



**2<sup>nd</sup> Amendment**  
**DECLARATION OF**  
**COVENANTS, CONDITIONS & RESTRICTIONS**  
**STONE BRIDGE SUBDIVISION**

The following amendment to the recorded Declaration of Covenants, Conditions, and Restrictions for Stone Bridge Subdivision recorded on June 20, 2007 at the office of the County Recorder of Utah County, Utah, entry number 89426:2007, shall replace the section identified. To the extent that anything in this amendment modifies or conflicts with any previously recorded Covenants, Conditions, or Restrictions this amendment shall control. All other recorded Covenants, Conditions, and Restrictions not modified by this amendment shall remain the same.

**SECTION 3.03 Architecture – Elevation Articulation Ratio (EAR).** *The elevation articulation ratio is intended to establish a measure of acceptable architectural material and massing for an elevation. This ratio shall be established for all elevations of a dwelling as well as averaged in order to meet the minimum requirements. The EAR, for lot 13 – 70, shall meet the criteria of the Ranches Community Design Guidelines for “Second Time Move-Up Neighborhoods”, found on page 38, paragraph 6.4.2.3.2.B, C, &D (except that the exterior elevations shall consist of stucco or siding with brick/rock accents totaling approximately 15% of the front exterior surface area of the home. The EAR, for all other lots, shall meet the criteria of the Ranches Community Design Guidelines for “Semi-Custom Neighborhoods”, found on page 39, paragraph 6.4.2.4.B, C, &D.*

**SECTION 3.05. Floor Space.** *The minimum size of each single story, bi-level, or tri-level dwelling unit, built on lots 13 -70, shall meet the criteria of The Ranches Community Design Guidelines for “Second Time Move-Up Neighborhoods”, found on page 38, paragraph 6.4.2.3.2.A. All other dwelling units shall meet the criteria of The Ranches Community Guidelines for “Semi-Custom Neighborhoods”, found on page 39, paragraph 6.4.2.4.A. All of the above finished living space is not to include porch, patio, garage, or basement.*

**SECTION 3.06. Exterior Materials.** All exterior surfaces of any building shall be of materials and of colors approved by the Design Review Committee and as specified in Article 1.14 of this Declaration, and in accordance with Section VI: Architecture Guidelines found on pages 29-41 of the Design Guidelines, except as noted herein. Each residence must have a minimum coverage of 15% brick or stone on the front elevation. ~~and in accordance with Section 3.03 above.~~ Colors of exterior materials shall be in accordance with the Design Review Committee’s approved color palette.

**SECTION 3.07. Roofs.** All roofs shall be constructed in accordance with the Design. Roof colors shall be in accordance with the Design Review Committee’s approved color palette.

**SECTION 3.10. Garages.** All Garages must meet the criteria of Design Guidelines as found on page 33, paragraph 6.4.1.3.D.

**SECTION 3.11. Garage Doors.** Garage doors and colors shall be as required in the Design Guidelines, page 30, paragraph 6.3.1.E and page 33, paragraph 6.4.1.3.D, and approved by the Design Review Committee. Garage doors shall be colored as per Section 3.06 above and shall blend with the color of the home.

