

**AMENDMENT TO MASTER DECLARATION
OF COVENANTS, CONDITIONS AND RESTRICTIONS
OF SUNBROOK COMMUNITIES**

This Amendment to Master Declaration of Covenants, Conditions, and Restrictions is made and executed this 30th day of October, 1997, by Sunhill Homes, I.C., a Utah Limited Liability Company (hereinafter "Declarant") with reference to the following:

RECITALS

A. Declarant caused a Master Declaration of Covenants, Conditions, and Restrictions of Sunbrook Communities (Master Declaration) to be recorded in the Official Records of the Washington County Recorder's Office on April 28, 1997, as Entry No. 564089, in Book 1095, at Pages 72-120. The real property currently dedicated to the Master Association (subject to the Declarant's right to add properties as set forth in the Master Declaration) is as follows:

(See Exhibit A attached)

B. Declarant has determined that an amendment to the Master Declaration is needed to clarify that the Master Association (described in the Master Declaration) shall be responsible for the landscaping of the medians, islands and sidewalk areas located on or by certain of the public roads within the Sunbrook area. Landscape maintenance does not include maintenance of the asphalt roads, curbs and gutter and/or sidewalks.

C. This amendment is being made pursuant to the power granted to the Declarant to unilaterally amend the Master Declaration as found in Article II, Section 1(b) and Article XXIII, Section 3, of the Master Declaration.

D. Declarant shall cause this amendment to be recorded in the Official Record of the Washington County Recorder's Office and added to the original Master Declaration as a fully integrated and incorporated Amendment to said Master Declaration.

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RUSSELL SHIRTS * WASHINGTON CO RECORDER
1997 OCT 16 10:36 AM FEE \$101.00 BY DKR
FOR: DIXIE TITLE CO

NOW, HEREOF for the foregoing purposes Declarant hereby amends **Article XVI, Section 1 Master Association Maintenance** of the Master Declaration as follows

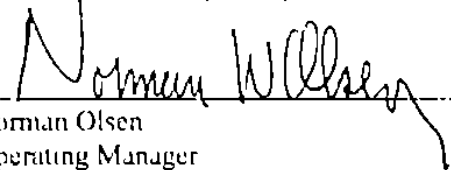
**ARTICLE XVI
MAINTENANCE RESPONSIBILITIES**

Section 1 Master Association Maintenance The Master Association shall maintain, repair and replace the Master Association property and all improvements thereon. In addition the Master Association shall maintain the landscaping within the medians, islands, and sidewalk areas of the public streets in certain portions of the Sunbrook area which area is set forth in the legal descriptions of the Master Declaration. Specifically the Master Association shall maintain the landscaping on that portion of Sunbrook Drive beginning at the intersection of Sunbrook Drive and Emerald Drive and continuing westward on Sunbrook Drive, including the other public streets in the Sunbrook Area. Landscape maintenance does not include maintenance of the asphalt roads, curbs and gutters, and/or the sidewalks. The Master Association shall not however, maintain the landscaping on that portion of Sunbrook Drive starting at Dixie Drive and continuing westward to Emerald Drive.

EXECUTED this 10th day of October 1997

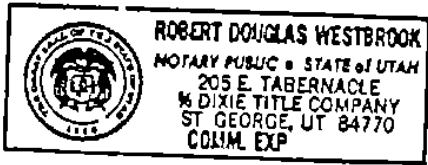
SUNBROOK HOMES, L.C.,
A Utah Limited Liability Company

By


Norman Olsen
Operating Manager

STATE OF)
) SS
COUNTY OF)

On the 16th day of October, 1997, personally appeared before me Norman Olsen, the signer of the foregoing document, who upon being duly sworn acknowledged to me that he executed the same as Operating Manager of Sunhill Homes I C a Utah limited liability Company



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NOTARY PUBLIC

Exhibit "A"

All of Lots 1 through 53, CANYON VIEW RIDGE SUBDIVISION AT SUNBROOK, Phase 1, according to the Official Plat thereof of file in the Office of the Washington County Recorder.

All of Lots 54 through 60, CANYON VIEW RIDGE SUBDIVISION AT SUNBROOK Phase 2, according to the Official Plat thereof on file in the Office of the Washington County Recorder.

All of Lots 1 through 26, THE FRENCH QUARTER AT SUNBROOK, according to the Official Plat thereof on file in the Office of the Washington County Recorder