

When recorded, return to:

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Attorney at law
Jones, Waldo, Holbrook & McDonough
170 South Main Street, Suite 1500
Salt Lake City, Utah 84101-1644

**FIRST AMENDED DECLARATION OF
COVENANTS, CONDITIONS, AND RESTRICTIONS
AND RESERVATION OF EASEMENTS
FOR
CEDAR RIDGE AT QUARRY JUNCTION,
A PLANNED UNIT DEVELOPMENT SUBDIVISION
SUMMIT COUNTY, UTAH**

**THIS FIRST AMENDED DECLARATION OF COVENANTS, CONDITIONS,
AND RESTRICTIONS AND RESERVATION OF EASEMENTS** ("Amended Declaration"),
is made on this 7 day of MARCH, 2003, by CORNERSTONE DEVELOPMENT,
INC., a Utah corporation ("Declarant") and CEDAR RIDGE OWNERS' ASSOCIATION, INC.,
a Utah nonprofit corporation ("Association"), with reference to the following facts:

WHEREAS, Declarant is the developer of a certain tract of land located in Summit
County, Utah, which property is subject to the Declaration of Covenants, Conditions, And
Restrictions And Reservation of Easements For Cedar Ridge at Quarry Junction, dated June 12,
1999 and recorded in the records of the Recorder of Summit County, Utah in Book 1311, Page
1322, as Entry No. 00561710 (the "Original Declaration"); and,

WHEREAS, Declarant and P.J. Livingston Family Partnership are presently the owners
of seventy-nine (79) of the original eighty-eight (88) units of the Project, which is more than two-
third's of the units under the Original Declaration; and,

WHEREAS, Cedar Ridge Owners' Association, Inc. is the Association duly established
pursuant to Article 2 of the Original Declaration; and,

WHEREAS, Declarant desires to amend the Original Declaration pursuant to Utah Code
Ann. Section 57-8-7(3) and the terms of this Amended Declaration, to eliminate or reconfigure
certain Lots and common areas; and,

WHEREAS, the Association, through a vote of its Members conducted pursuant to its
Articles of Incorporation and Bylaws and as certified in this Amended Declaration, has consented
to the amendment of the Original Declaration in conformity herewith.

NOW THEREFORE, be it known:

00652438 Bk01521 Pg00179-00197

ALAN SPRIGGS, SUMMIT CO RECORDER
2003 MAR 25 15:51 PM FEE \$133.00 BY DMG
REQUEST: CORNERSTONE DEVELOPMENT INC

AMENDMENT

1. Exhibit "E" attached to the Original Declaration recorded in Summit County in Book 1311, beginning on Page 1363 is hereby deleted and in its place is substituted revised Exhibit "E" attached hereto showing the building elevations.

2. Exhibit "G" attached to the Original Declaration recorded in Summit County in Book 1311, beginning on Page 1393 is hereby deleted and in its place is substituted revised Exhibit "G" attached hereto.

3. Section 1.19 of the Original Declaration is stricken and replaced with the following:

1.19. "Plat Map" means the recorded map dated MARCH 6, 2003 and entitled "Amended Plat, Cedar Ridge at Quarry Junction, a Planned Unit Development" showing the surface of the Property and the division thereof into Lots and Common Area, as the same may be amended and or supplemented from time to time.

4. By subscribing this Amended Declaration, the undersigned hereby certify that the record Owners of the required number of Units (*viz.*, at least sixty-seven *per cent*) have either voted in favor of a resolution in favor of this Amended Declaration at a special meeting of the Members of the Association conducted on APRIL 18, 2002, or have consented in writing to such action, all in conformity with the requirements of Article 13 of the Original Declaration and in conformity with the Articles of Incorporation and Bylaws of the Association. In addition the undersigned officers of the association certify that approval of this Amended Declaration has been obtained from Eligible Holders representing at least fifty-one *per cent* of the of the votes of Units that are subject to mortgages held by Eligible Holders.

4. All other provisions of the Original Declaration shall remain as set forth in the Original Declaration and in any other, subsequent amendments.

THE UNDERSIGNED, being the undersigned have executed this Amended Declaration on the 25 day of MARCH, 2003.

DECLARANT:

CORNERSTONE DEVELOPMENT, INC., a Utah corporation

By: _____

Lance Livingston
Its President

BK1521 PG0180

P.J. LIVINGSTON FAMILY PARTNERSHIP


By: 

P.J. Livingston
Its Trustee

ASSOCIATION:

CEDAR RIDGE OWNERS' ASSOCIATION, INC.,
a Utah non-profit corporation

CERTIFIED BY


LANCE LIVINGSTON

Its President


J. LEE LIVINGSTON

Its Secretary

BK1521 PG0181

STATE OF UTAH

COUNTY OF SUMMIT)

: ss.

On the 25 day of March, 2003, personally appeared before me Lance Livingston, who being by me duly sworn did say that he is the president of Cornerstone Development, Inc., and that the within and foregoing instrument was signed in behalf of said corporation by authority of a resolution of its board of directors, and said Lance Livingston duly acknowledged to me that Cornerstone Development, Inc., executed the same.



[Signature]
Notary Public

My Commission Expires:

Residing at: Park City UT

03-30-03

STATE OF CALIFORNIA Utah)

COUNTY OF Utah)

: ss.

On the 21st day of March, 2003, personally appeared before me P. J. Livingston, who being by me duly sworn did say that he is general partner of P. J. Livingston Family Partnership, and that the within and foregoing instrument was signed in behalf of said partnership by authority of its articles of partnership and its partnership agreement, and said P.J. Livingston duly acknowledged to me that the P. J. Livingston Family Partnership, executed the same.

[Signature]
Notary Public

My Commission Expires:

Residing at: Utah

October 14, 2004

STATE OF UTAH)

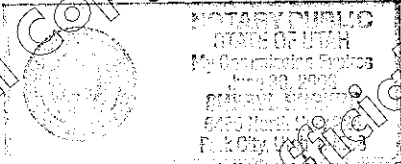
COUNTY OF SUMMIT)

: ss.

RECORDERS NOTE
DUE TO THE COLOR OF THE INK
OF THE NOTARY SEAL AFFIXED
TO THIS DOCUMENT, THE
SEAL MAY BE UNSATISFACTORY
FOR COPYING.

BK1521 PG0182

On the 25 day of March, 2003, personally appeared before me Lance Livingston and _____, who being by me duly sworn did say that they are the president and secretary respectively, of Cedar Ridge Owners' Association, Inc. and that the within and foregoing instrument was signed in behalf of said corporation by authority of a resolution of its board of directors, and said President and _____ duly acknowledged to me that Cedar Ridge Owners' Association, Inc. executed the same.



Clayton R. Rogers
Notary Public

My Commission Expires: 10-30-03

Residing at: PO Box City UT

Signed Kathleen M. [Signature]
Address [Signature]
Subscribed and sworn to before me, this 21
day of March 19 2003
expires October 15, 2004
Notary Public residing in Utah

Joseph L. Livingston

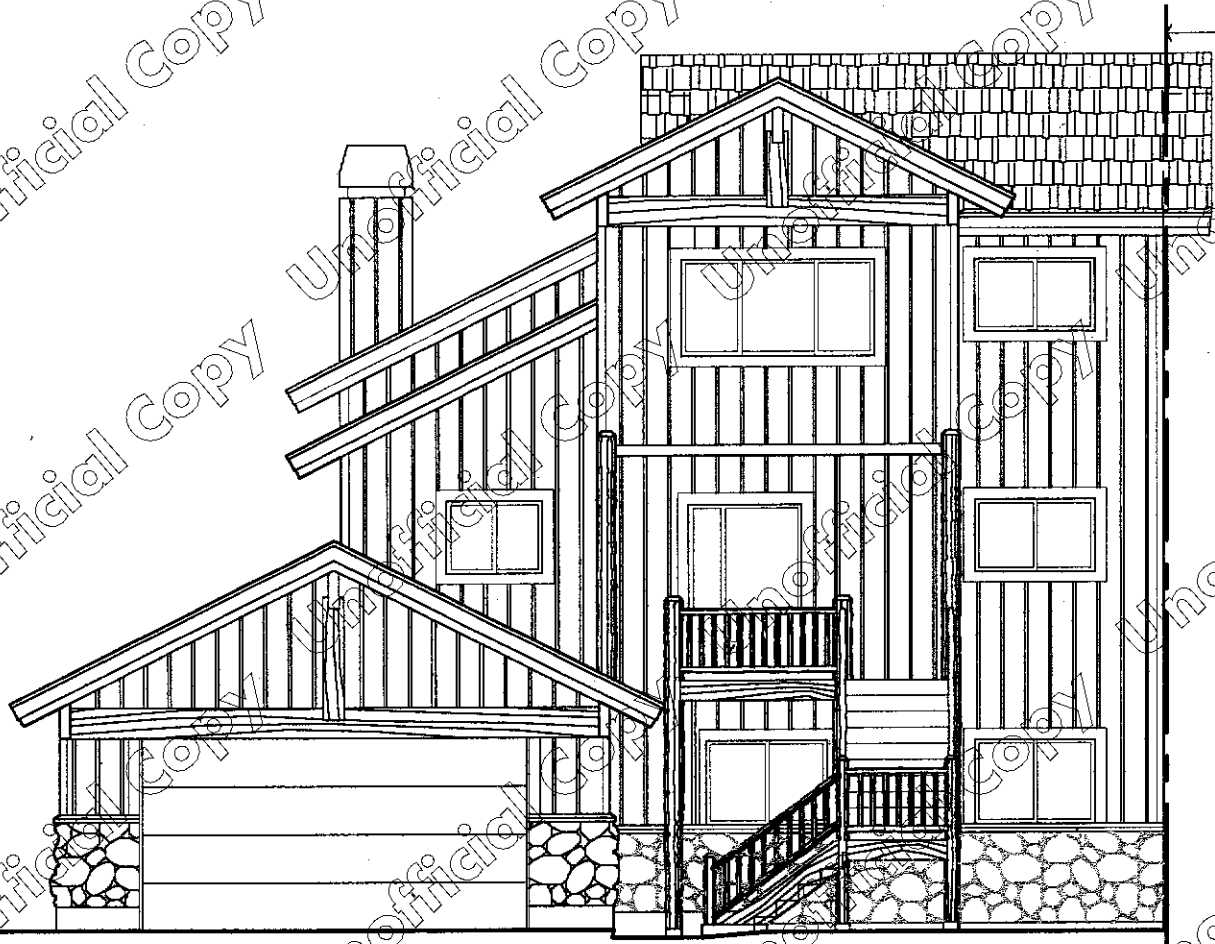
RECORDERS NOTE:
DUE TO THE COLOR OF THE INK OF THE NOTARY SEAL AFFIXED TO THIS DOCUMENT, THE SEAL MAY BE UNSATISFACTORY FOR COPYING.

BK1521 PG0183

Unofficial Copy

EXHIBIT E

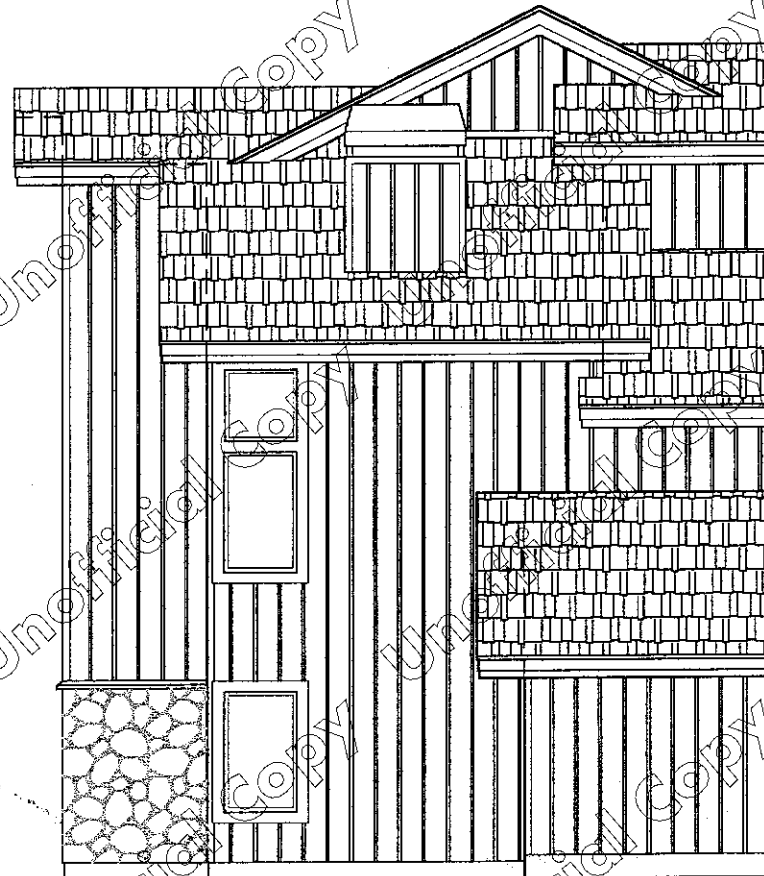
BK1521 PG0184



A

Prototype 'A' Front Elevation

1/8"=1'-0"

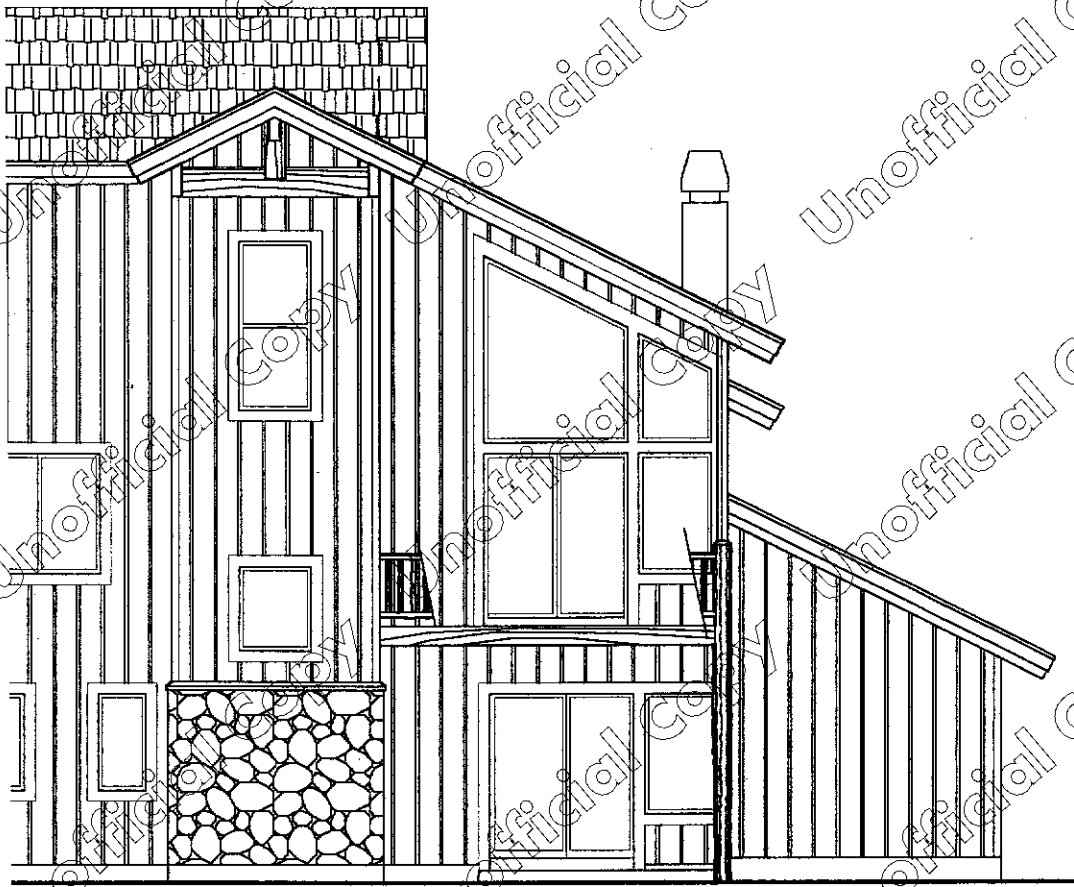


C

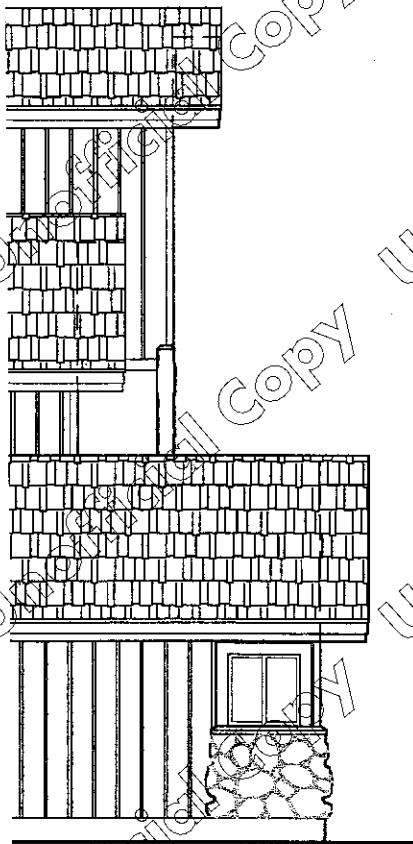
Prototype 'A' Side Elevation

1/8"=1'-0"

BK1521 PG0185



B Prototype 'A' Rear Elevation
 1/8" = 1'-0"

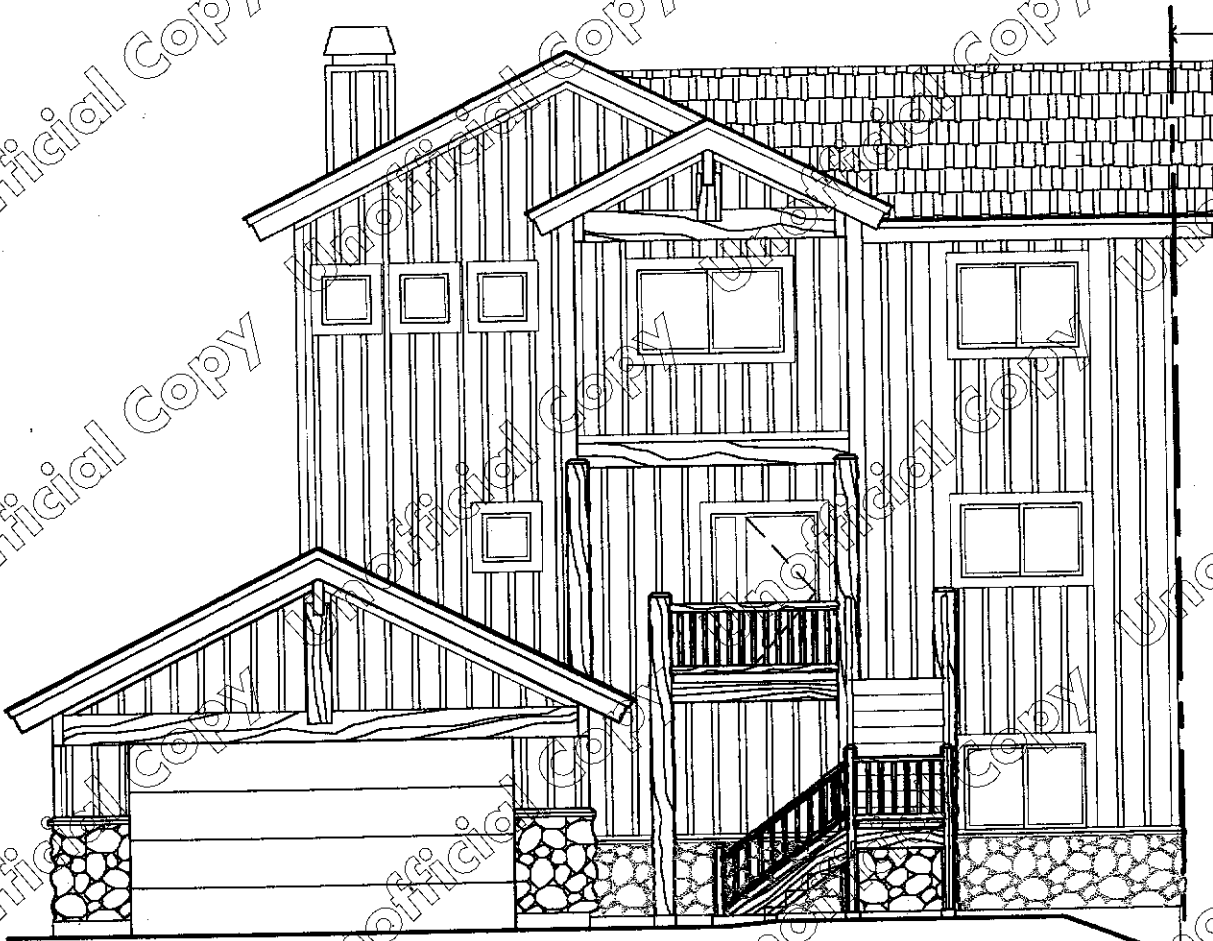


BK1521 PG0186

CEDAR RIDGE CONDOMINIUMS

Prototype A Anelbrook Estates Summit County Ut

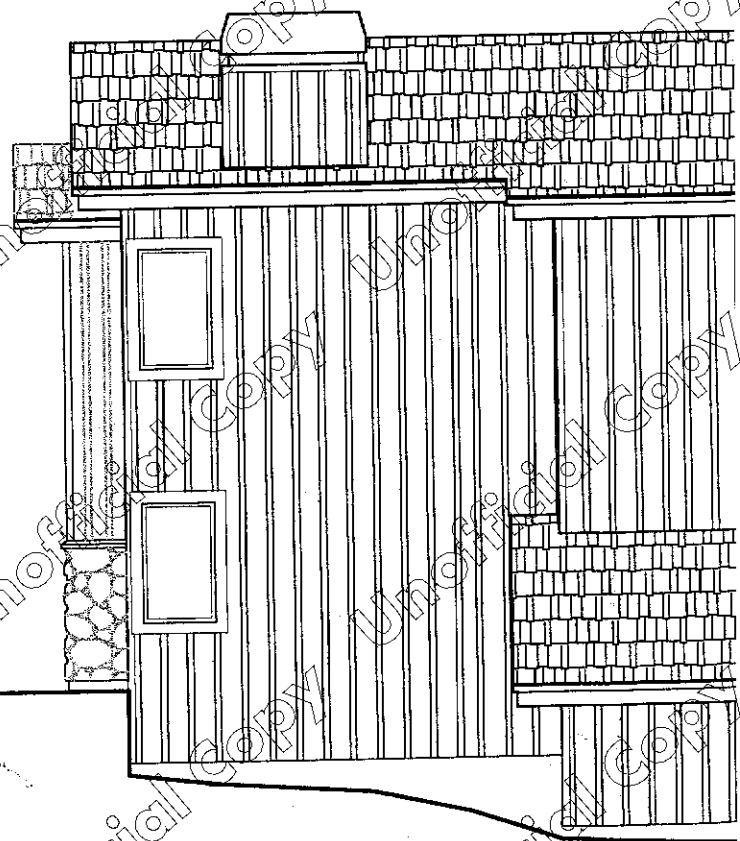
ROB E MCQUAY
 ARCHITECT & ASSOCIATES



A

Prototype 'B' Front Elevation

1/8"=1'-0"

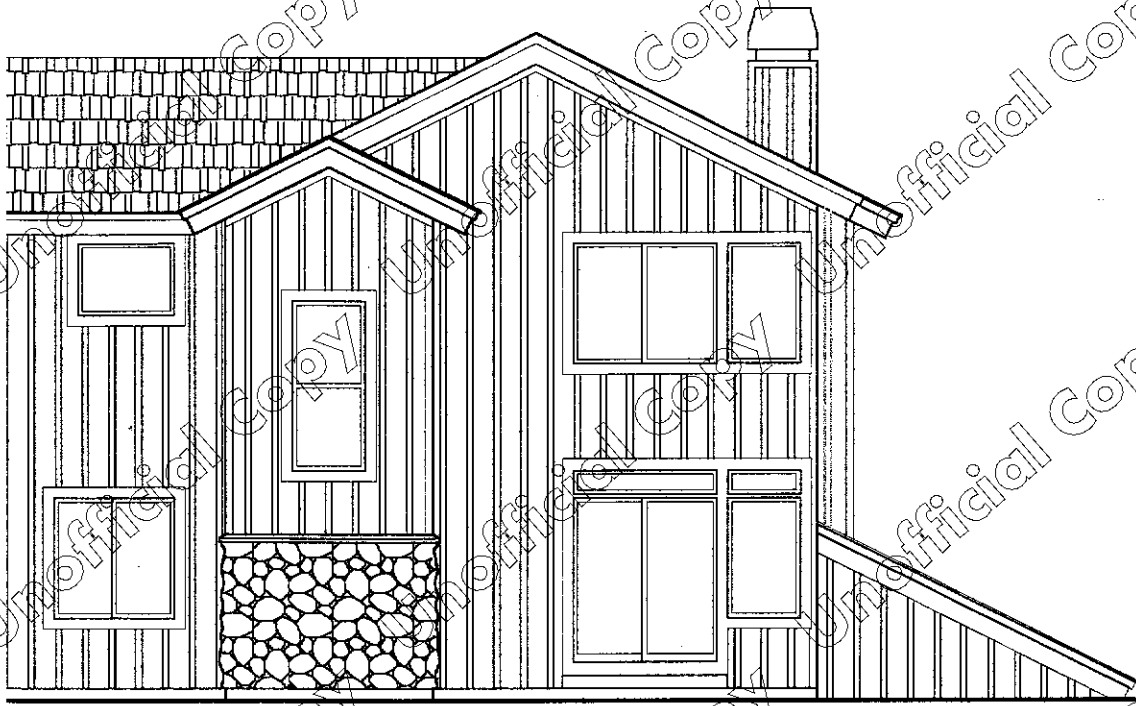


C

Prototype 'B' Side Elevation

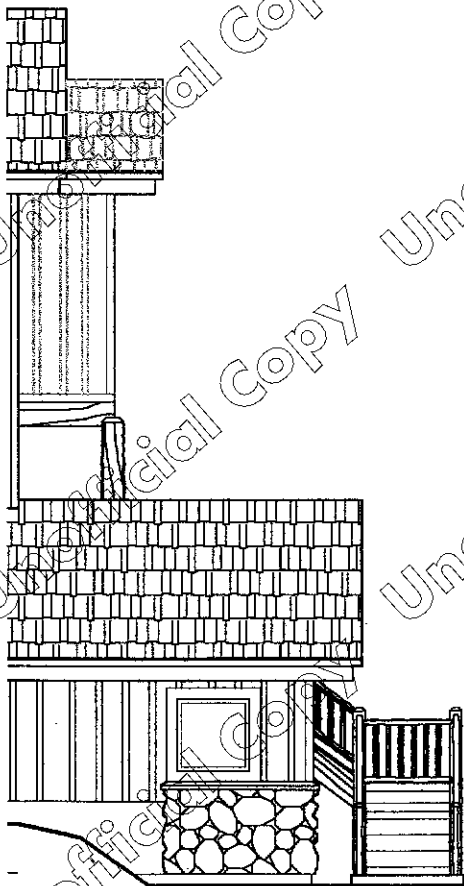
1/8"=1'-0"

BK1521 PG0187



ROB E. MCQUAY
ARCHITECT & ASSOCIATES

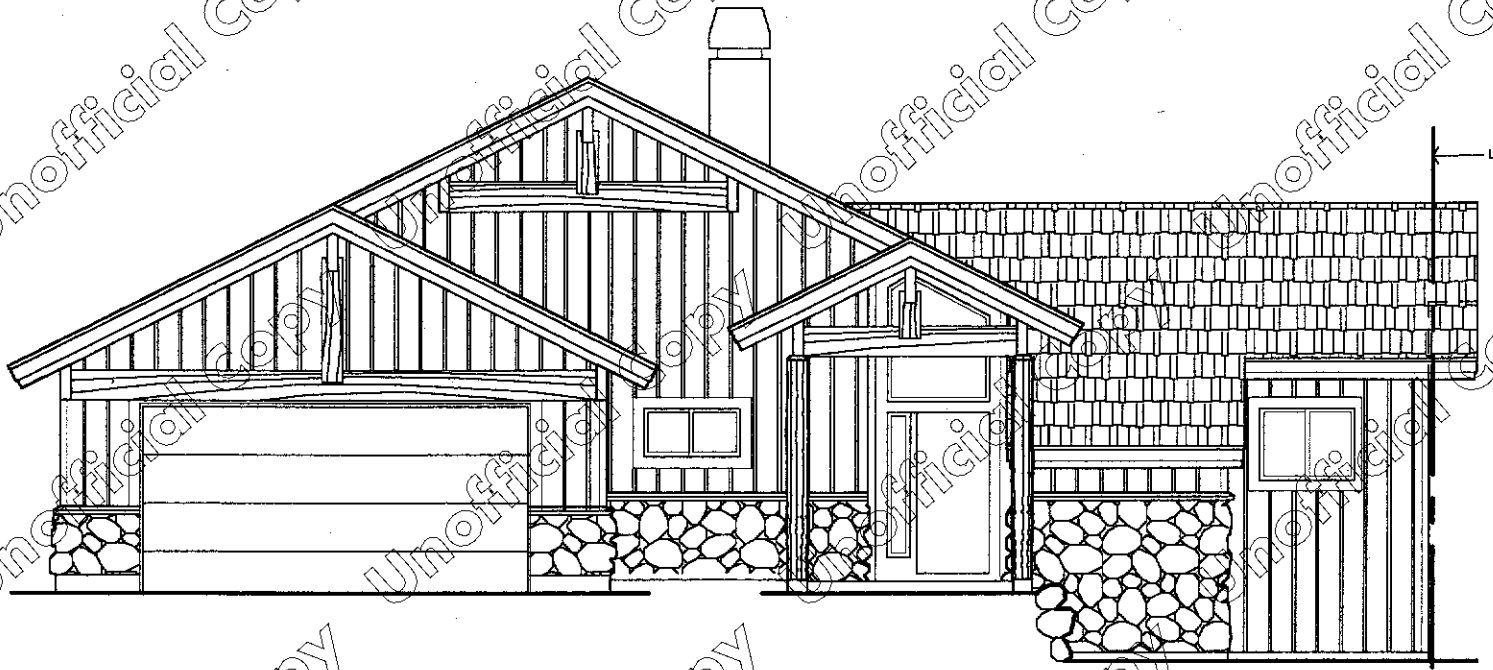
B Prototype 'B' Rear Elevation
1/8" = 1'-0"



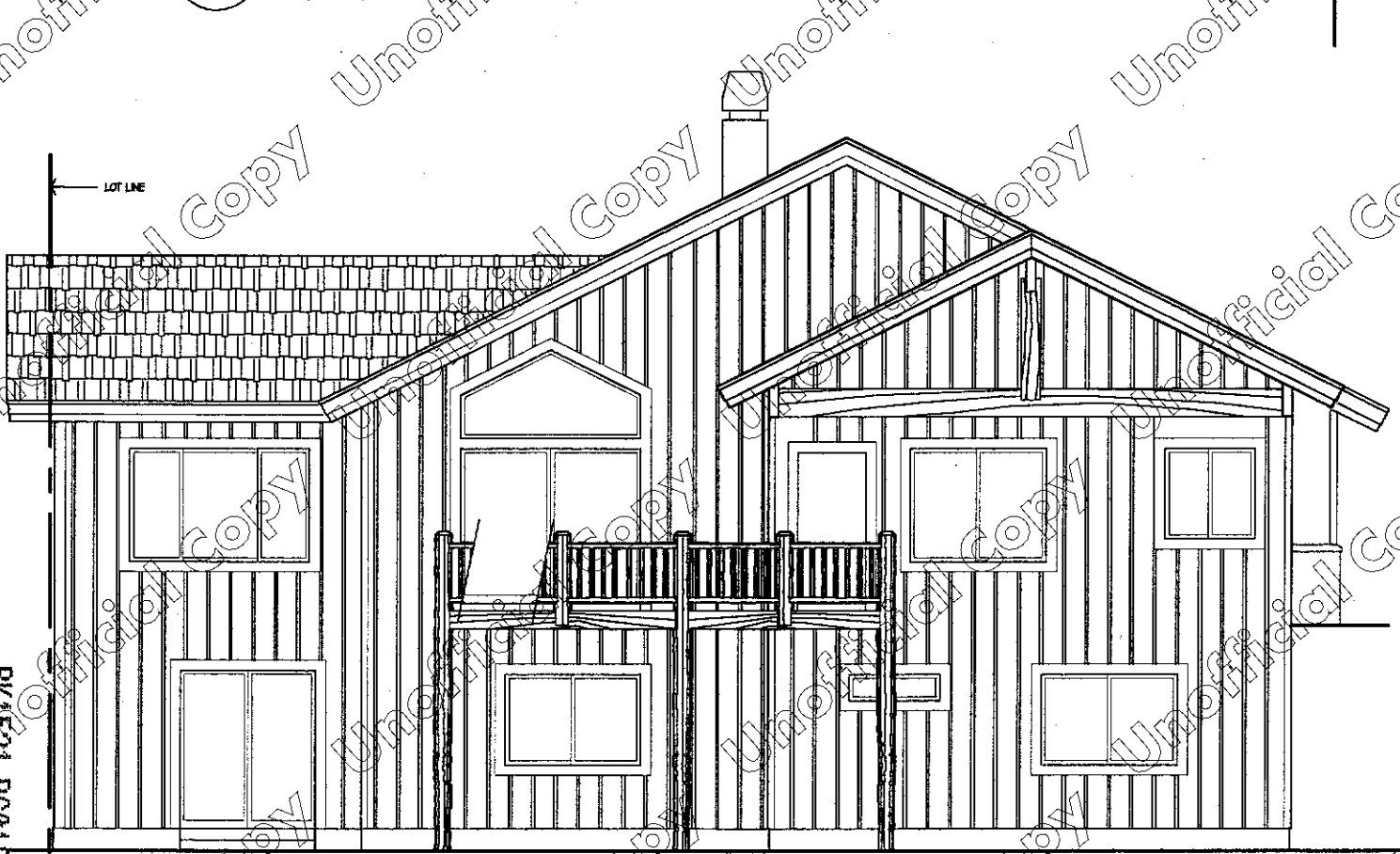
BK1521 PG0138

CEDAR RIDGE CONDOMINIUMS

Prototype B
Finebrook Estates Summit County Ut

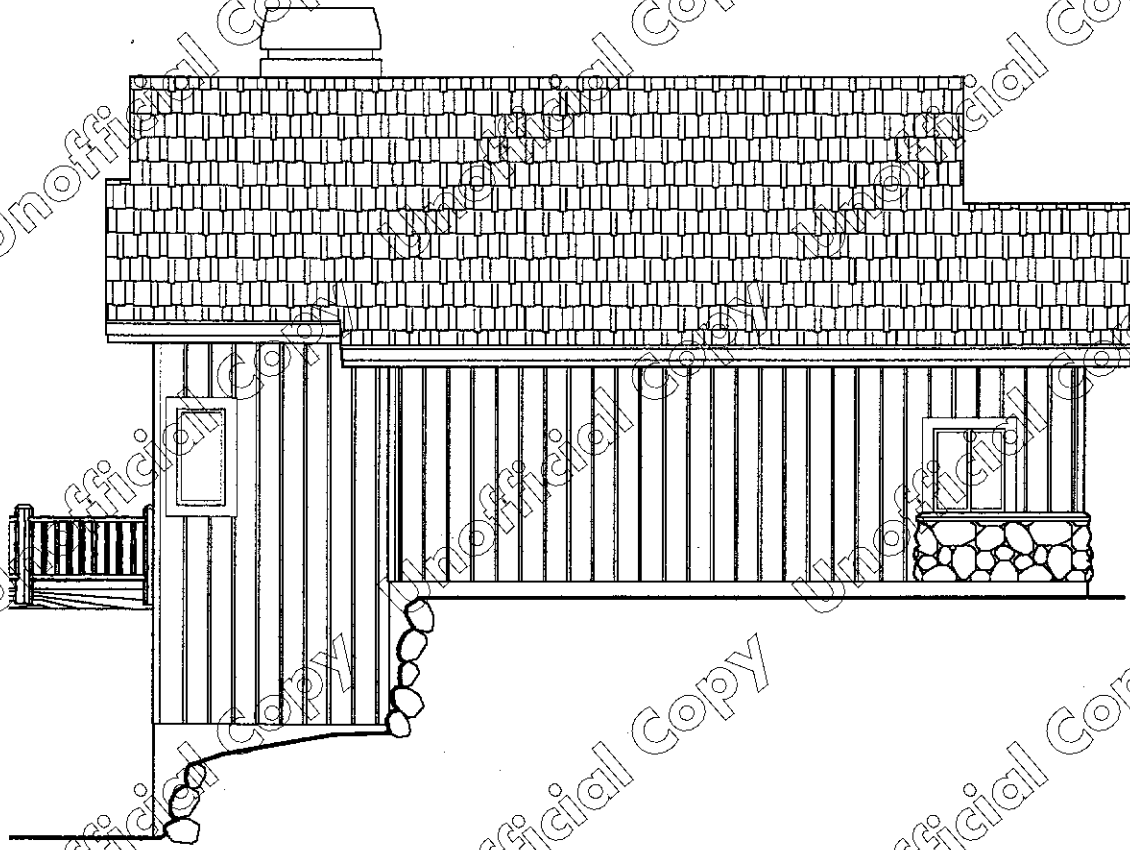


A Prototype 'C' Front Elevation
1/8"=1'-0"



B Prototype 'C' Rear Elevation
1/8"=1'-0"

BK1521 PG0189



C Prototype 'C' Side Elevation
1/8" = 1'-0"

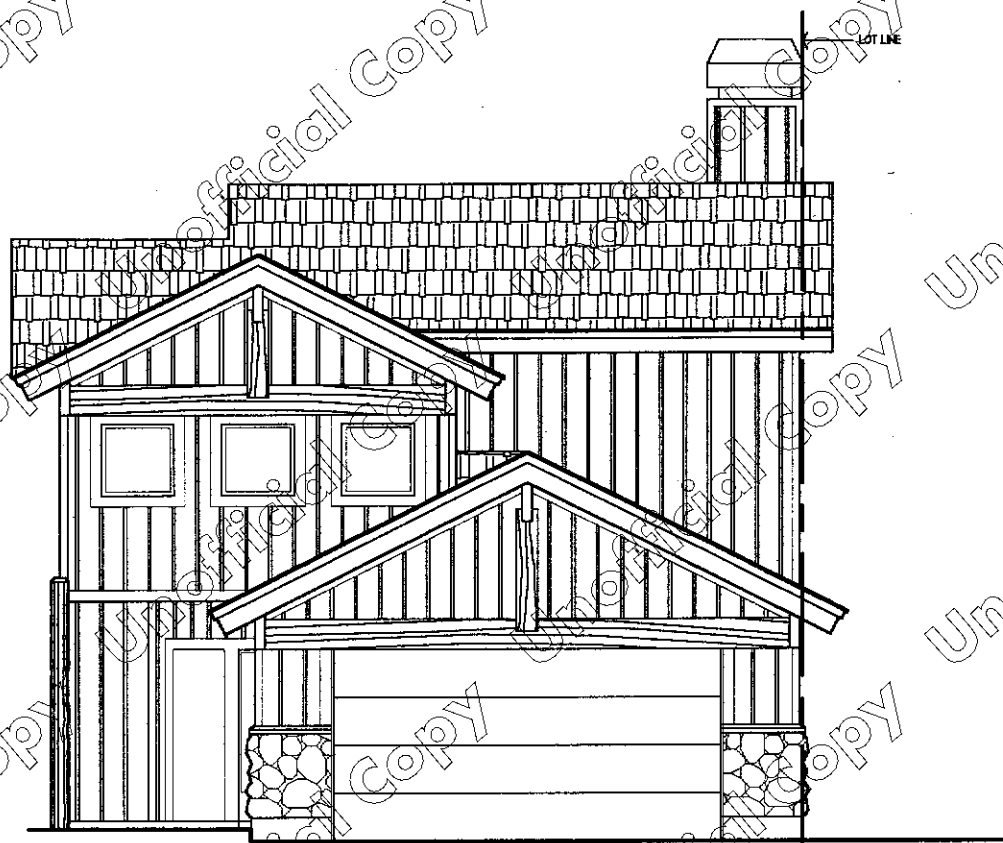
BK1521 PG0130

CEDAR RIDGE CONDOMINIUMS

Prototype C

Finbrook Estates Summit County Ut





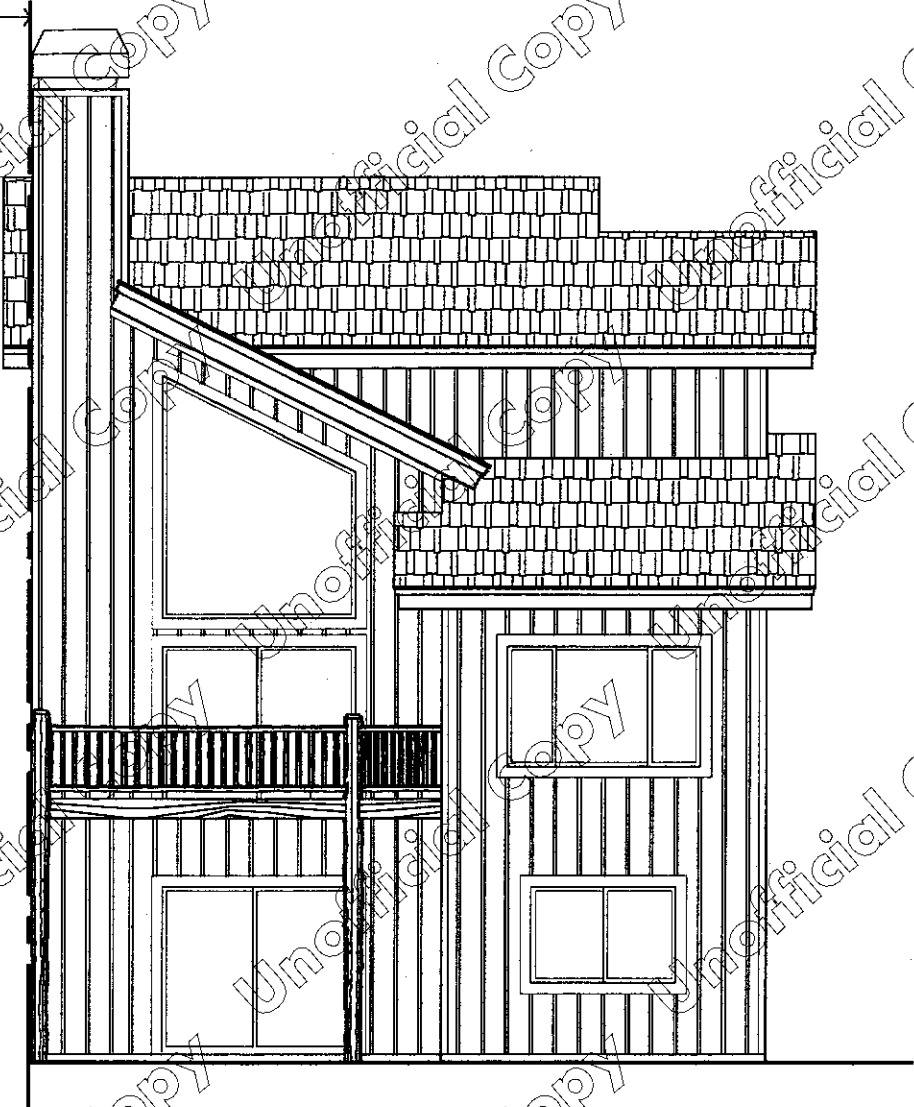
A Prototype 'D' Front Elevation
1/8"=1'-0"



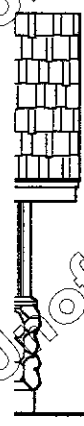
C Prototype 'D' Side Elevation
1/8"=1'-0"

B10521 PG0131

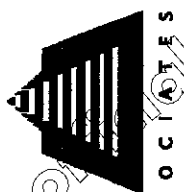
LOT LINE



B Prototype 'D' Rear Elevation
 1/8"=1'-0"



BK1521 PG0192



ROBE MCQUAY
 ARCHITECT & ASSOCIATES

CEDAR RIDGE CONDOMINIUMS

Prototype D Pinebrook Estates Summit County Ut

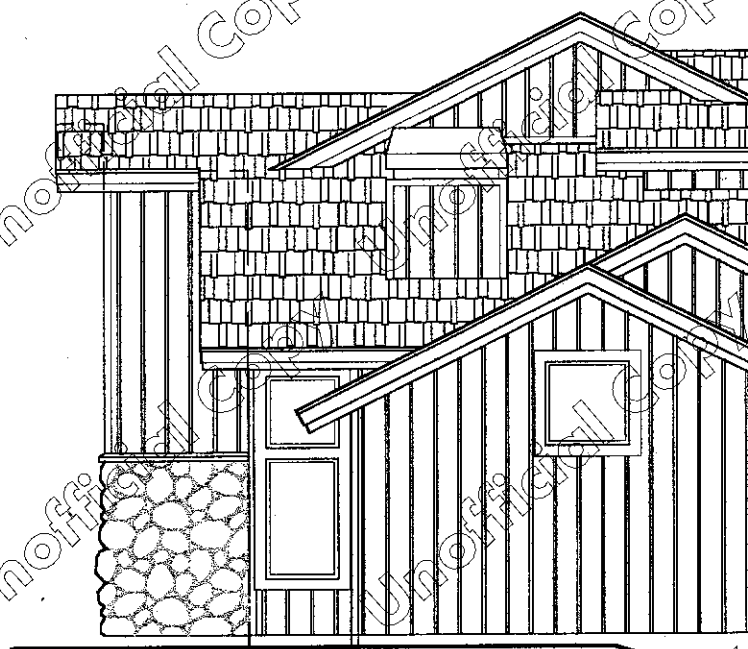


LOT LINE

A

Prototype 'G' Front Elevation

1/8"=1'-0"

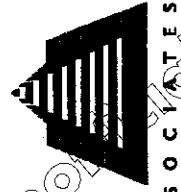
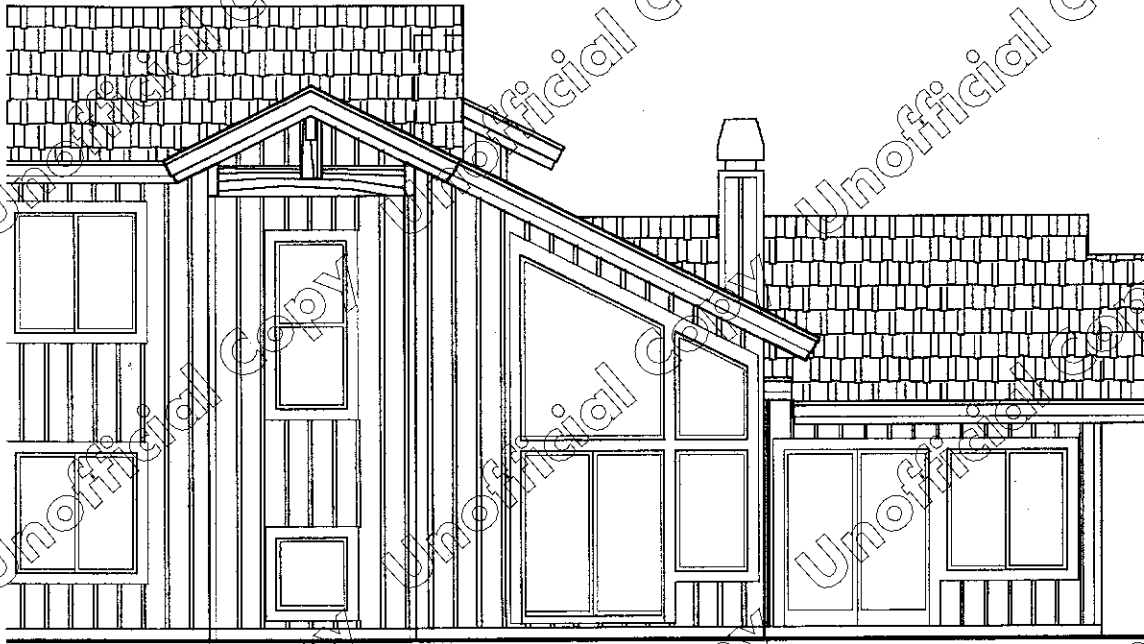


C

Prototype 'G' Side Elevation

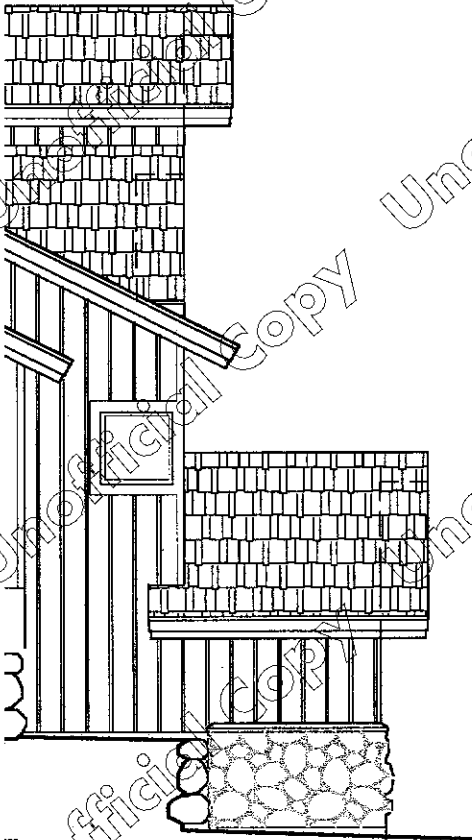
1/8"=1'-0"

EK1521 P60133



ROB E MCQUAY
ARCHITECT & ASSOCIATES

B Prototype 'G' Rear Elevation
1/8"=1'-0"



BK1521 PG0194

CEDAR RIDGE CONDOMINIUMS

Prototype G
Finbrook Estates
Summit County Ut

Unofficial Copy

EXHIBIT G

EXHIBIT G
TABLE OF PROPORTIONATE SHARES

G-1

LOT	ADDRESS	PROPORTIONATE SHARE
1	3352 West Cedar Drive	0.011905
2	3356 West Cedar Drive	0.011905
3	3360 West Cedar Drive	0.011905
4	3364 West Cedar Drive	0.011905
5	3368 West Cedar Drive	0.011905
6	3372 West Cedar Drive	0.011905
7	3378 West Cedar Drive	0.011905
8	3380 West Cedar Drive	0.011905
9	3384 West Cedar Drive	0.011905
10	3388 West Cedar Drive	0.011905
11	3392 West Cedar Drive	0.011905
12	3396 West Cedar Drive	0.011905
13	3400 West Cedar Drive	0.011905
14	3404 West Cedar Drive	0.011905
15	3410 West Cedar Drive	0.011905
16	3412 West Cedar Drive	0.011905
17	3414 West Cedar Drive	0.011905
18	3416 West Cedar Drive	0.011905
19	3418 West Cedar Drive	0.011905
20	3420 West Cedar Drive	0.011905
21	3422 West Cedar Drive	0.011905
22	3424 West Cedar Drive	0.011905
23	3428 West Cedar Drive	0.011905
24	3430 West Cedar Drive	0.011905
25	3429 West Cedar Drive	0.011905
26	3425 West Cedar Drive	0.011905
27	3421 West Cedar Drive	0.011905
28	3419 West Cedar Drive	0.011905
29	3415 West Cedar Drive	0.011905
30	8370 North Point Road	0.011905
33	8365 North Point Road	0.011905
34	8371 North Point Road	0.011905
35	8375 North Point Road	0.011905
36	8379 North Point Road	0.011905
37	3395 West Cedar Drive	0.011905
38	3393 West Cedar Drive	0.011905
39	3375 West Cedar Drive	0.011905

LOT	ADDRESS	PROPORTIONATE SHARE
40	3385 West Cedar Drive	0.011905
43	3434 West Cedar Drive	0.011905
44	3438 West Cedar Drive	0.011905
45	3442 West Cedar Drive	0.011905
46	3446 West Cedar Drive	0.011905
47	3450 West Cedar Drive	0.011905
48	3452 West Cedar Drive	0.011905
49	3456 West Cedar Drive	0.011905
50	3460 West Cedar Drive	0.011905
51	3462 West Cedar Drive	0.011905
52	3466 West Cedar Drive	0.011905
53	3465 West Cedar Drive	0.011905
54	3461 West Cedar Drive	0.011905
55	8437 North Point Road	0.011905
56	8435 North Point Road	0.011905
57	8433 North Point Road	0.011905
58	8431 North Point Road	0.011905
59	8407 North Point Road	0.011905
60	8399 North Point Road	0.011905
61	8389 North Point Road	0.011905
62	8383 North Point Road	0.011905
63	8384 North Point Road	0.011905
64	8390 North Point Road	0.011905
65	8400 North Point Road	0.011905
66	8406 North Point Road	0.011905
67	8420 North Point Road	0.011905
68	8430 North Point Road	0.011905
69	3455 West Cedar Drive	0.011905
70	3451 West Cedar Drive	0.011905
71	3447 West Cedar Drive	0.011905
72	3445 West Cedar Drive	0.011905
73	3441 West Cedar Drive	0.011905
74	3439 West Cedar Drive	0.011905
75	3435 West Cedar Drive	0.011905
76	3433 West Cedar Drive	0.011905
77	8455 North Gambel Drive	0.011905
78	8459 North Gambel Drive	0.011905
79	3496 West Cedar Court	0.011905
80	3490 West Cedar Court	0.011905
81	3464 West Cedar Court	0.011905
82	3458 West Cedar Court	0.011905
83	3432 West Cedar Court	0.011905
84	3426 West Cedar Court	0.011905
85	3427 West Cedar Court	0.011905
86	3433 West Cedar Court	0.011905
87	3459 West Cedar Court	0.011905
88	3467 West Cedar Court	0.011905