

**FIRST AMENDMENT
TO THE
DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS,
RESERVATIONS, AND RESTRICTIONS
FOR
TRAILHEAD AT SPANISH TRAILS MULTI-FAMILY SUBDIVISION**

This FIRST AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, RESERVATIONS, AND RESTRICTIONS FOR TRAILHEAD AT SPANISH TRAILS MULTI-FAMILY SUBDIVISION ("First Amendment") is effective when recorded with the Utah County Recorder's Office by Trailhead at Spanish Trails Multi-Family Association, Inc. ("Association").

RECITALS

- A. The Declaration of Covenants, Conditions, Easements, Reservations, and Restrictions for Trailhead at Spanish Trails Multi-Family Subdivision was recorded in the Utah County Recorder's Office on September 24, 2009 as Entry No. 102541:2009 ("Declaration").
- B. This First Amendment affects the real property situated in Utah County, Utah, described with particularity on Exhibit A, which exhibit is attached hereto and incorporated in this First Amendment by reference (the "Project") and shall be binding on all parties having or acquiring any right, title, or interest to the Project or any part thereof.
- C. Pursuant to Utah Code Ann. §57-8a-104(1)(a)(i)(A), at least sixty-seven percent (67%) of the total votes of the Association have approved this First Amendment. The signature hereinafter of the president of the Association certifies and attests that such vote was obtained.
- D. Unless specifically modified herein, all remaining provisions of the Declaration and shall remain in full force and effect.
- E. In case of any conflict between the terms of this First Amendment and the terms of the Declaration, the provisions of this First Amendment shall control.
- F. Unless otherwise provided in this First Amendment, capitalized terms used herein shall have the same meaning and effect as used in the Declaration.

FIRST AMENDMENT

NOW, THEREFORE, the Declaration are amended as follows:

Section 4.1 ([Maintenance] Responsibility) of the Declaration is hereby amended by adding the following paragraph to Section 4.1:

Section 4.1. Responsibility. Unless otherwise specifically set forth...

...The Association shall maintain, repair, and replace the exterior of all residences, including, but not limited to, roofs, stucco, siding, rain gutters, and downspouts, but excluding exterior doors and doorframes, foundations, windows, window frames, window screens, garage doors, rockwork, balconies, patios, porches, entryways, address numbers, and exterior light fixtures and bulbs.

In the event a maintenance obligation is not outlined in this Declaration, the Association shall maintain, repair, and replace all items that service more than one Unit. If confusion still remains as to a maintenance obligation, the Board may, by resolution and in its sole discretion, determine whether the Association or the Owners shall have the responsibility to fulfill the maintenance obligation.

[End of Amendment]

[Signature on Following Page]

IN WITNESS WHEREOF, the Association has caused this First Amendment to be executed by its President.

DATED as of the 27th day of September, 2024.

**Trailhead at Spanish Trails Multi-Family
Association, Inc.**
a Utah Nonprofit Corporation

Signature: Dawn Johnson

Print: Dawn A Johnson

Its: Board Member

State of Utah)
County of Utah) ss.
)

On the 27 day of September, 2024, Dawn Johnson
[Name] personally appeared before me who by me being duly sworn, did say that she/
he is the authorized representative of Trailhead at Spanish Trails Multi-Family
Association, Inc. and that the foregoing instrument is signed on behalf of said
corporation and executed with all necessary authority.

Notary Public Matthew

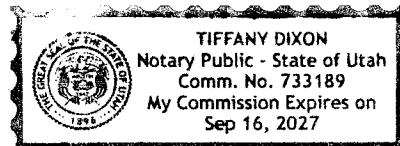


EXHIBIT A

LEGAL DESCRIPTION AND PARCEL NUMBERS

Lots 1-4 and Common Area as shown on the Spanish Trails Townhomes Plat A, on file and of record in the office of the Utah County Recorder.

Parcel Numbers: **66:261:0001 through 66:261:0004**
66:261:0005 (Common Area)

Lots 5-25 and Common Area as shown on the Spanish Trails Townhomes Plat B, on file and of record in the office of the Utah County Recorder.

Parcel Numbers: **66:298:0005 through 66:298:0025**
66:298:0026 (Common Area)
66:298:0028 (Common Area)

Lots 26-54 and Common Area as shown on the Spanish Trails Townhomes Plat C, on file and of record in the office of the Utah County Recorder.

Parcel Numbers: **66:297:0026 through 66:297:0054**
66:297:0056 (Common Area)
66:297:0057 (Common Area)

Lots 55-71 and Common Area as shown on the Spanish Trails Townhomes Plat D, on file and of record in the office of the Utah County Recorder.

Parcel Numbers: **66:451:0055 through 66:451:0071**
66:451:0072 (Common Area)
66:451:0073 (Common Area)

(78 Total Parcels)