



**FIRST SUPPLEMENT TO  
DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND  
EASEMENTS OF BOX ELDER SOUTH SUBDIVISION**

This Supplement is now herewith attached to the Declaration of Covenants, Conditions, Restrictions and Easements for Box Elder South Subdivision (CC&R's) which CC&R's were signed May 25, 2017 and recorded with Utah County on May 31, 2017 as entry number 52192-2017.

The changes in this Supplement were approved in accordance with the CC&R's by more than 70% of the Grantors and more than 70% of the Owners. The Board of the Lambert Park Estates Home Owners Association (HOA) has authorized Ross Welch, President of the HOA, to sign this Supplement.

**This Supplement applies to Lots 1 through 59 in Plat A, Box Elder South Subdivision, also referenced by parcel numbers 35:691:0001 through 35:692:0059.**

**The following section changes shall be made to the CC&R's.**

**Section 5:17** shall be changed to read: "Exterior Materials and Colors. All exterior materials and colors selected and used on the lot shall be approved by the ACC. Earth tone colors shall be encouraged. Roofing materials shall be Class A fire resistant. No combustible materials such as wood shingles shall be permitted. No gravel roofs shall be permitted. Colors for the roof shall be approved by the ACC."

**Section 5:19** shall be changed to read: "Fire Suppression. Every structure shall be reviewed by the Fire Marshall to determine if a fire suppression system (sprinkler system) is required. Decking materials shall be fire resistant. All non-indigenous landscaping shall also be maintained by a common outdoor sprinkler system. No scrub oak can be within 50 feet of a structure."

**Second paragraph of Section 5:28** shall be changed to read: "No Owner shall be permitted to lease his/her lot for transient, hotel, seasonal, corporate or executive use purposes. If an Owner chooses to lease his/her basement while Owner lives on the lot, the Owner shall be compliant with the requirements Alpine City has for basement rentals. An Owner of a Lot that is being

leased must pay a \$1,000.00 security deposit to the Association. The deposit is refundable in whole as the end of the lease if the lessee has been compliant with the CC&R's.

This First Supplement to the CC&R's is made as of the 15<sup>th</sup> day of August, 2019.

IN WITNESS WHEREOF the Association, having received the necessary votes, does hereby adopt the First Supplement to CC&R's.

LAMBERT PARK ESTATES HOME OWNERS ASSOCIATION, INC.

BY:   
Ross Welch, President / Board Member

STATE OF UTAH     )  
                                   : ss.  
COUNTY OF UTAH )

On this 15<sup>th</sup> day of August, in the year of 2019, before me personally appeared Ross Welch, President of said Association and acknowledged to me that he executed the same in said Association's name having received the necessary votes to effectuate these amendments.

  
Notary Public

