

AMENDMENT TO CONDITIONS, COVENANTS, RESTRICTIONS and EASEMENTS

AUTUMN RIDGE SUBDIVISION, PHASE I RESIDENTIAL DISTRICT (a phase of the Autumn Ridge Subdivision Area)

This Amendment to Conditions, Covenants, Restrictions and Easements (the "Amendment") is made this 07 day of December, 2012 by the Autumn Ridge Homeowners Association, Inc. (the "Association").

RECITALS

A. The Association is governed by the Conditions, Covenants, Restrictions and Easements, Autumn Ridge Subdivision Phase I Residential District (a phase of the Autumn Ridge Subdivision Area) recorded as Entry No. 112974:2007, on August 3, 2007 in the Office of the Utah County Recorder, State of Utah, (the "Declaration");

B. This Amendment shall amend provisions of the Declaration as noted below and shall apply to and be binding against all of the property more fully described in Exhibit A, attached hereto, and any additional Property, annexation, expansion or supplement thereto (the "Property");

C. This Amendment is subject to the Definitions of the Declaration at Article I, unless otherwise defined herein.

D. This Amendment is intended to: permit Owners to construct fences or walls of greater height in the front yard.

E. Pursuant to the Declaration, the necessary approvals to amend the Declaration were duly conducted and received to adopt and record this amendment, including approval from the Eagle Mountain Properties Communities Master Association (the "Master Association").

NOW, THEREFORE, the Association hereby amends the Declaration at Section 5.34 so that it shall henceforth provide as follows:

Section 5.34 Walls and fences. No fences or walls are permitted anywhere in the district property unless approved in advance in writing by the District ARC. Any fence permitted in the District Property may not exceed the maximum height of six (6) feet, except for any fencing along alleyways which are restricted to a maximum height of four (4) feet, and must be constructed with a material approved by the District ARC. All fencing material in the District (including any additional areas contained in additional phases which are subsequently annexed herein shall be of a



uniform material, design, and construction, consisting of tan vinyl material, except as allowed by the District ARC. No chain link or barbed wire fencing shall be allowed. All fences and walls shall be constructed and maintained to allow clear angles of vision from adjoining streets, alleys, and walking areas. The height, material color, design and configuration of all fencing, including side yard connecting fencing, shall be uniform with and throughout the entire District and shall be constructed of tan vinyl material. All fencing shall constructed and maintained in accordance with the architectural standards for fencing established by the District ARC, and no fence can be erected or maintained without the prior written approval of the District ARC. Additional perimeter fencing shall be constructed and uniformly maintained to provide a continuous fence surrounding and enclosing all common parks. Fencing shall not be permitted extending beyond the front of the house, except decorative fencing not exceeding four (4) feet above ground.

IN WITNESS WHEREOF, THE ASSOCIATION has executed this Amendment to the Declaration as of the 07 day of December, 2012 in accordance with the Declaration.

Autumn Ridge Homeowners Association, Inc.

Autumn M. Maxwell
President or Vice President

STATE OF UTAH)
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County of Utah)

On this 07 day of December 2012, personally appeared before me Aaron Zmerzlikan who is known to me or who presented satisfactory identification, and has, while in my presence and while under oath or affirmation, voluntarily signed this document.

Eileen Caldwell
Notary Public

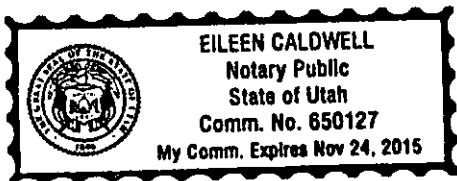


EXHIBIT A
Property Description

PROPOSED AUTUMN RIDGE SUBDIVISION, PHASE I, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING S02°17'02"W 2497.79 FEET FROM THE NORTHWEST CORNER OF SECTION 12, T6S, R2W, SLB&M; THENCE S06°35'11"E 144.95 FEET; THENCE S28°33'59"E 100.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 940.74 FEET, A RADIAL LINE BEARS S28°33'59"E; THENCE NORTHEASTERLY ALONG SAID CURVE 164.46 FEET THROUGH A CENTRAL ANGLE OF 10°1'0" (CHORD BEARING AND DISTANCE OF SAID CURVE BEING N66°26'31"E 164.25 FEET); THENCE S18°32'59"E 50.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 20.00 FEET, A RADIAL LINE BEARS S18°32'59"E; THENCE SOUTHWESTERLY 33.88 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 97°3'51" (CHORD BEARING AND DISTANCE OF SAID CURVE BEING S22°55'05"W 29.97 FEET) TO THE BEGINNING OF A COMPOUND CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 475.00 FEET; THENCE SOUTHEASTERLY 240.08 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 28°57'33" (CHORD BEARING AND DISTANCE OF SAID CURVE BEING S40°05'37"E 237.53 FEET); THENCE S54°34'23"E 515.63 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 275.00 FEET; THENCE SOUTHEASTERLY 212.60 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 44°17'42" (CHORD BEARING AND DISTANCE OF SAID CURVE BEING S76°43'14"E 207.35 FEET); THENCE N81°07'55"E 77.01 FEET; THENCE N00°26'05"W 129.51 FEET; THENCE N89°32'46"E 300.39 FEET; THENCE S01°21'47"W 1023.19 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 9953.50 FEET, A RADIAL LINE BEARS N28°20'16"E; THENCE NORTHWESTERLY 1648.08 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°29'13" (CHORD BEARING AND DISTANCE OF SAID CURVE BEING N56°55'08"W 1646.22 FEET) TO THE BEGINNING OF A COMPOUND CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 2653.50 FEET; THENCE NORTHWESTERLY 632.60 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°39'34" (CHORD BEARING AND DISTANCE OF SAID CURVE BEING N45°20'43"W 631.10 FEET) TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 20.00 FEET, A RADIAL LINE BEARS N51°29'04"E; THENCE SOUTHEASTERLY 32.00 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 91°40'31" (CHORD BEARING AND DISTANCE OF SAID CURVE BEING S84°21'12"E 28.69 FEET) THENCE N49°48'33"E 90.09 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 80.00 FEET; THENCE NORTHEASTERLY 121.36 FEET ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 86°54'56" (CHORD BEARING AND DISTANCE OF SAID CURVE BEING N06°21'05"E 110.05 FEET); THENCE N53°11'30"E 51.39 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 100 FEET, A RADIAL LINE BEARS N43°31'38"E; THENCE SOUTHEASTERLY 71.77 FEET ALONG SAID CURVE THROUGH A CENTRAL

ANGLE OF $41^{\circ}07'22''$ (CHORD BEARING AND DISTANCE OF SAID CURVE BEING $S67^{\circ}02'03''E$ 70.24 FEET) TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 91.00 FEET; THENCE SOUTHEASTERLY 75.29 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $47^{\circ}24'17''$ (CHORD BEARING AND DISTANCE OF SAID CURVE BEING $S63^{\circ}53'35''E$ 73.16 FEET); THENCE $N49^{\circ}48'33''E$ 264.31 FEET TO THE POINT OF BEGINNING.

Serial Nos.: 34:456:0001 through 34:456:0068.