



**AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND  
RESTRICTIONS FOR SAGEBROOK  
SUMMIT COUNTY, UTAH**

THIS AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS is made this 21<sup>st</sup> day of September 2008 by Sagebrook Homeowners Association, Inc.

Whereas Fieldstone Partners, LLC., a Utah limited liability company, hereinafter referred to as (Declarant) has ceased to own any property interest in any of the Lots that comprise the Lots within the Sagebrook subdivision property and therefore has ceased to be a Member for purposes of Membership under the Declaration of Covenants, Conditions and Restrictions for Sagebrook dated December 3, 1998.

And, whereas Sagebrook Homeowners Association desires to amend and restate its Declarations of Covenants, Conditions and Restrictions for Sagebrook to reflect the change in ownership, it hereby adopts the following amendments to the existing Declaration of Covenants, Conditions and Restrictions for Sagebrook dated December 3, 1998.

Now, therefore, Sagebrook Homeowners Association hereby amends the Declarations of Covenants, Conditions and Restrictions for Sagebrook as follows:

1. Section 1.27 is hereby added as follows:

1.27 "Members". The Members of the Association shall be the owners of lots in Sagebrook development in Summit County, Utah. Membership is deemed appurtenant to each lot and shall pass automatically to the owner of each lot upon conveyance of title.

2. Section 2.3 is hereby deleted in its entirety.

3. Section 2.3.1 is hereby deleted in its entirety.

4. Section 2.4 is hereby deleted in its entirety.

5. Section 2.5 is hereby deleted in its entirety.

6. Section 2.6 is hereby deleted in its entirety.

7. Section 2.7 is hereby deleted in its entirety.

8. Section 2.8 is hereby deleted in its entirety.

9. Section 2.9 is hereby deleted in its entirety.

- 10. Section 2.10 is hereby deleted in its entirety.
- 11. Section 4.6 is hereby deleted and replaced by the following:


4.6 **Solar Panels.** Solar panels will be permitted only with the consent of the Architectural Review Committee.

- 12. Section 6.5 is hereby deleted and replaced by the following:

6.5 **Amendment.** The Members may further amend the Declaration of Covenants, Conditions and Restrictions for Sagebrook upon approval of seventy-five percent (75%) of the total voting power of the Association, except to the extent that the Articles of Incorporation, the Amended and Restated Bylaws, the Declaration of Covenants, Conditions and Restrictions for Sagebrook or state law require otherwise.


This amendment was properly amended by approval of 75% of the total voting power of the Association and shall be fully effective as of the date of recording in the Summit County Recorder's Office.

Dated this 21st day of September 2008.

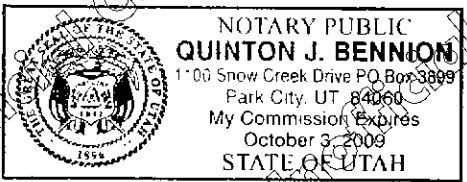
  
 President, Sagebrook Homeowners Association

STATE OF UTAH )  
 ) :ss  
 COUNTY OF )

The foregoing instrument was acknowledged before me on the 30 day of SEPTEMBER 2008 by SUSAN J. HERSTMAN on behalf of Sagebrook Homeowners Association, Inc.

  
 Notary Public  
 Residing at: PARK CITY, UT

My Commission Expires:  
OCT. 3, 2009



Prepared by and Return to:  
Beatrice M. Peck  
Tomsic & Peck, LLC  
136 East South Temple, Suite 800  
Salt Lake City, UT 84111  
801-532-1995

**NOTICE OF RECORDING OF THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SAGEBROOK HOMEOWNERS ASSOCIATION, INC.**

NOTICE IS HEREBY GIVEN, that the attached Amended and Restated Declaration of Covenants, Conditions and Restrictions for Sagebrook Homeowners Association, Inc. is hereby being recorded in the office of the Summit County Recorder's office and shall be considered effective as of the date of recording, as indicated hereon.


The real property to which this Amended and Restated Declaration of Covenants, Conditions and Restrictions for Sagebrook Homeowners Association, Inc. shall apply includes Lots 201-246 of the Silver Summit Subdivision Phase 1 and Lots 301-338 of the Silver Summit Subdivision Phase 2, according to the plats thereof as recorded in the official records in the office of the Summit County Recorder, State of Utah, more specifically:

Lot 201	Silver Summit Subdivision, Phase 1	Parcel No. SSS-1-201
Lot 202	Silver Summit Subdivision, Phase 1	Parcel No. SSS-1-202
Lot 203	Silver Summit Subdivision, Phase 1	Parcel No. SSS-1-203
Lot 204	Silver Summit Subdivision, Phase 1	Parcel No. SSS-1-204
Lot 205	Silver Summit Subdivision, Phase 1	Parcel No. SSS-1-205
Lot 206	Silver Summit Subdivision, Phase 1	Parcel No. SSS-1-206
Lot 207	Silver Summit Subdivision, Phase 1	Parcel No. SSS-1-207
Lot 208	Silver Summit Subdivision, Phase 1	Parcel No. SSS-1-208
Lot 209	Silver Summit Subdivision, Phase 1	Parcel No. SSS-1-209
Lot 210	Silver Summit Subdivision, Phase 1	Parcel No. SSS-1-210
Lot 211	Silver Summit Subdivision, Phase 1	Parcel No. SSS-1-211
Lot 212	Silver Summit Subdivision, Phase 1	Parcel No. SSS-1-212
Lot 213	Silver Summit Subdivision, Phase 1	Parcel No. SSS-1-213
Lot 214	Silver Summit Subdivision, Phase 1	Parcel No. SSS-1-214
Lot 215	Silver Summit Subdivision, Phase 1	Parcel No. SSS-1-215
Lot 216	Silver Summit Subdivision, Phase 1	Parcel No. SSS-1-216
Lot 217	Silver Summit Subdivision, Phase 1	Parcel No. SSS-1-217
Lot 218	Silver Summit Subdivision, Phase 1	Parcel No. SSS-1-218
Lot 219	Silver Summit Subdivision, Phase 1	Parcel No. SSS-1-219

Lot 220	Silver Summit Subdivision, Phase 1	Parcel No. SSS-1-220
Lot 221	Silver Summit Subdivision, Phase 1	Parcel No. SSS-1-221
Lot 222	Silver Summit Subdivision, Phase 1	Parcel No. SSS-1-222
Lot 223	Silver Summit Subdivision, Phase 1	Parcel No. SSS-1-223
Lot 224	Silver Summit Subdivision, Phase 1	Parcel No. SSS-1-224
Lot 225	Silver Summit Subdivision, Phase 1	Parcel No. SSS-1-225
Lot 226	Silver Summit Subdivision, Phase 1	Parcel No. SSS-1-226
Lot 227	Silver Summit Subdivision, Phase 1	Parcel No. SSS-1-227
Lot 228	Silver Summit Subdivision, Phase 1	Parcel No. SSS-1-228
Lot 229	Silver Summit Subdivision, Phase 1	Parcel No. SSS-1-229
Lot 230	Silver Summit Subdivision, Phase 1	Parcel No. SSS-1-230
Lot 231	Silver Summit Subdivision, Phase 1	Parcel No. SSS-1-231
Lot 232	Silver Summit Subdivision, Phase 1	Parcel No. SSS-1-232
Lot 233	Silver Summit Subdivision, Phase 1	Parcel No. SSS-1-233
Lot 234	Silver Summit Subdivision, Phase 1	Parcel No. SSS-1-234
Lot 235	Silver Summit Subdivision, Phase 1	Parcel No. SSS-1-235
Lot 236	Silver Summit Subdivision, Phase 1	Parcel No. SSS-1-236
Lot 237	Silver Summit Subdivision, Phase 1	Parcel No. SSS-1-237
Lot 238	Silver Summit Subdivision, Phase 1	Parcel No. SSS-1-238
Lot 239	Silver Summit Subdivision, Phase 1	Parcel No. SSS-1-239
Lot 240	Silver Summit Subdivision, Phase 1	Parcel No. SSS-1-240
Lot 241	Silver Summit Subdivision, Phase 1	Parcel No. SSS-1-241
Lot 242	Silver Summit Subdivision, Phase 1	Parcel No. SSS-1-242
Lot 243	Silver Summit Subdivision, Phase 1	Parcel No. SSS-1-243
Lot 244	Silver Summit Subdivision, Phase 1	Parcel No. SSS-1-244
Lot 245	Silver Summit Subdivision, Phase 1	Parcel No. SSS-1-245
Lot 246	Silver Summit Subdivision, Phase 1	Parcel No. SSS-1-246
Lot 301	Silver Summit Subdivision, Phase 2	Parcel No. SSS-2-301
Lot 302	Silver Summit Subdivision, Phase 2	Parcel No. SSS-2-302
Lot 303	Silver Summit Subdivision, Phase 2	Parcel No. SSS-2-303
Lot 304	Silver Summit Subdivision, Phase 2	Parcel No. SSS-2-304
Lot 305	Silver Summit Subdivision, Phase 2	Parcel No. SSS-2-305
Lot 306	Silver Summit Subdivision, Phase 2	Parcel No. SSS-2-306
Lot 307	Silver Summit Subdivision, Phase 2	Parcel No. SSS-2-307
Lot 308	Silver Summit Subdivision, Phase 2	Parcel No. SSS-2-308
Lot 309	Silver Summit Subdivision, Phase 2	Parcel No. SSS-2-309
Lot 310	Silver Summit Subdivision, Phase 2	Parcel No. SSS-2-310
Lot 311	Silver Summit Subdivision, Phase 2	Parcel No. SSS-2-311
Lot 312	Silver Summit Subdivision, Phase 2	Parcel No. SSS-2-312
Lot 313	Silver Summit Subdivision, Phase 2	Parcel No. SSS-2-313
Lot 314	Silver Summit Subdivision, Phase 2	Parcel No. SSS-2-314
Lot 315	Silver Summit Subdivision, Phase 2	Parcel No. SSS-2-315

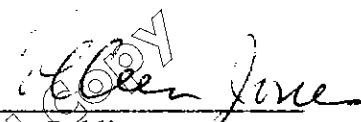
Lot 316	Silver Summit Subdivision, Phase 2	Parcel No. SSS-2-316
Lot 317	Silver Summit Subdivision, Phase 2	Parcel No. SSS-2-317
Lot 318	Silver Summit Subdivision, Phase 2	Parcel No. SSS-2-318
Lot 319	Silver Summit Subdivision, Phase 2	Parcel No. SSS-2-319
Lot 320	Silver Summit Subdivision, Phase 2	Parcel No. SSS-2-320
Lot 321	Silver Summit Subdivision, Phase 2	Parcel No. SSS-2-321
Lot 322	Silver Summit Subdivision, Phase 2	Parcel No. SSS-2-322
Lot 323	Silver Summit Subdivision, Phase 2	Parcel No. SSS-2-323
Lot 324	Silver Summit Subdivision, Phase 2	Parcel No. SSS-2-324
Lot 325	Silver Summit Subdivision, Phase 2	Parcel No. SSS-2-325
Lot 326	Silver Summit Subdivision, Phase 2	Parcel No. SSS-2-326
Lot 327	Silver Summit Subdivision, Phase 2	Parcel No. SSS-2-327
Lot 328	Silver Summit Subdivision, Phase 2	Parcel No. SSS-2-328
Lot 329	Silver Summit Subdivision, Phase 2	Parcel No. SSS-2-329
Lot 330	Silver Summit Subdivision, Phase 2	Parcel No. SSS-2-330
Lot 331	Silver Summit Subdivision, Phase 2	Parcel No. SSS-2-331
Lot 332	Silver Summit Subdivision, Phase 2	Parcel No. SSS-2-332
Lot 333	Silver Summit Subdivision, Phase 2	Parcel No. SSS-2-333
Lot 334	Silver Summit Subdivision, Phase 2	Parcel No. SSS-2-334
Lot 335	Silver Summit Subdivision, Phase 2	Parcel No. SSS-2-335
Lot 336	Silver Summit Subdivision, Phase 2	Parcel No. SSS-2-336
Lot 337	Silver Summit Subdivision, Phase 2	Parcel No. SSS-2-337
Lot 338	Silver Summit Subdivision, Phase 2	Parcel No. SSS-2-338

Dated this 6<sup>th</sup> day of November, 2008.

  
 Beatrice M. Peck

State of Utah  
 County of Salt Lake

On this 6th day of November, 2008, personally appeared before me, Beatrice M. Peck, personally known to me, or proved to me on the basis of satisfactory evidence, to be the person whose name is subscribed to the foregoing instrument, who being duly sworn, acknowledged that she was duly authorized as the attorney of Sagebrook Homeowners Association, Inc to execute the foregoing instrument on behalf of said entity, and that she did so of her own voluntary act.

  
 Notary Public

