

Tax ID No. 38-468-2001  
When Recorded Return To:  
Michael L. Hutchings  
9537 South 700 East  
Sandy, UT 84070

ENT 91684:2014 PG 1 of 2  
Jeffery Smith  
Utah County Recorder  
2014 Dec 19 03:51 PM FEE 37.00 BY SS  
RECORDED FOR Meridian Title Company  
ELECTRONICALLY RECORDED

**THIRD AMENDMENT TO MODIFY LEGAL DESCRIPTION AND OTHER  
AMENDMENTS  
TO THE DECLARATION  
OF  
PROTECTIVE COVENANTS, AGREEMENTS, EASEMENTS,  
CONDITIONS AND RESTRICTIONS  
FOR**

**EASTLAKE AT GENEVA INDUSTRIAL BUSINESS PARK, PHASE 1 AND  
EASTLAKE AT GENEVA INDUSTRIAL BUSINESS PARK, PHASE 3**

THIS THIRD AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS, AGREEMENTS, EASEMENTS, CONDITIONS AND RESTRICTIONS ("The Declaration") is made this 19<sup>th</sup> day of December 2014, by Anderson Geneva Development, Inc., a Utah corporation ("hereinafter referred to as "Grantor").

**WITNESSETH:**

Whereas, Grantor recorded that Declaration of Protective Covenants, Agreements, Easements, Conditions and Restrictions ("Declaration") for EASTLAKE AT GENEVA, INDUSTRIAL BUSINESS PARK, PHASE 1, located at Vineyard Town, Utah County, Utah, and EASTLAKE AT GENEVA INDUSTRIAL BUSINESS PARK, PHASE 3, PLAT "A", located in Lindon City, Utah County, Utah, on December 7, 2007, as Entry 170124:2007, with the Utah County Recorder. and

Whereas, Grantor has previously promulgated, proclaimed, published and declared two prior amendments to the Declaration;

Whereas, Grantor desires to promulgate, proclaim, publish and declare this third amendment to the Declaration by modifying section 4.17 of the Declaration to allow for a gas station, car wash or auto repair or body shop to be an allowed use of the Property known as Lot 1, EastLake at Geneva North Commercial Subdivision; and

Whereas, Grantor has the right, pursuant to Section 13.10 of the Declaration, to amend the Declaration so long as Grantor is the owner of 5% or more of the property included in the Declaration; and

Whereas, Grantor affirmatively alleges herein that Grantor remains the owner of at least 5% of the land included within the Declaration; and

Whereas, this Third Amendment has been approved and promulgated by the Grantor

pursuant to its powers granted to it in the Declaration.

**DECLARATION:**

**NOW, THEREFORE,** Grantor does hereby promulgate, proclaim, publish and declare that the Declaration is hereby amended in accordance with the provisions of this Third Amendment and that the Declaration, together with this Third Amendment, shall continue to govern the Property known as Lot 1, EastLake at Geneva North Commercial Subdivision as described in the Declaration (as amended herein). All defined terms set forth in the Declaration shall be and hereby are adopted herein. The following amendments are adopted and shall modify the Declaration:

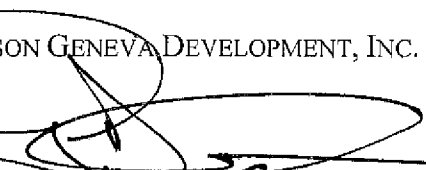
1. Amendment of Property affected hereby. The Property affected by the Third Amendment shall be Lot 1, EastLake at Geneva North Commercial Subdivision. Nothing herein imposes any additional or alternate burden or rights on any of the other Lots described in the Declaration.

2. Amendment allowing gas station, car wash or auto repair or body shop uses on Lot 1, EastLake at Geneva North Commercial Subdivision. The prohibitions of Section 4.17 of the Declaration do not apply to Lot1, EastLake at Geneva North Commercial Subdivision in that the uses of a gas station, car wash or auto repair or body shop are specifically allowed and authorized on said lot. The following sentence is hereby added at the end of Section 4.17 of the Declaration: "However, the prohibitions of this Section 4.17 of the Declaration do not apply to Lot1, EastLake at Geneva MNorth Commercial Subdivision in that the uses of a gas station, car wash or auto repair or body shop are specifically allowed and authorized on said lot."

Except as set forth above in this Third Amendment, the Declaration shall continue in full force and effect as originally adopted, and as amended by the First Amendment and Second Amendment.

IN WITNESS WHEREOF, Grantor has executed this First Amendment.


ANDERSON GENEVA DEVELOPMENT, INC.

By:   
Gerald D. Anderson, President

STATE OF UTAH                    )  
  )ss  
COUNTY OF SALT LAKE    )

The foregoing instrument was acknowledged before me this 18 day of December, 2014, by Gerald D. Anderson, as President of Anderson Geneva Development, Inc., Grantor.



  
Notary Public