

9317533

RETURN TO: BENJI NELSON
PO. Box 57129
SLC, UT 84157

ADDENDUM #1

TO THE CC&R'S OF THE COVE OF CORNER CANYON SUBDIVISION
LOCATED AT APPROXIMATLY 1750 EAST 14150 SOUTH IN DRAPER UTAH
84020

SEE ATTACHED DOCUMENTS

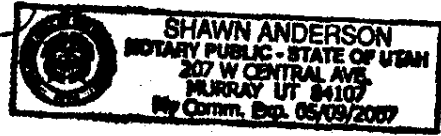
RECORDED BY BENJI NELSON ITS PRESIDNT

Benji Nelson

NOTARY PUBLIC

Shawn Anderson

3-2-05



9317533
03/08/2005 03:57 PM \$49.00
Book - 9103 Pg - 428-436
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
BENJI NELSON
PO BOX 571129
SLC UT 84157
BY: ZJM, DEPUTY - WI 9 P.

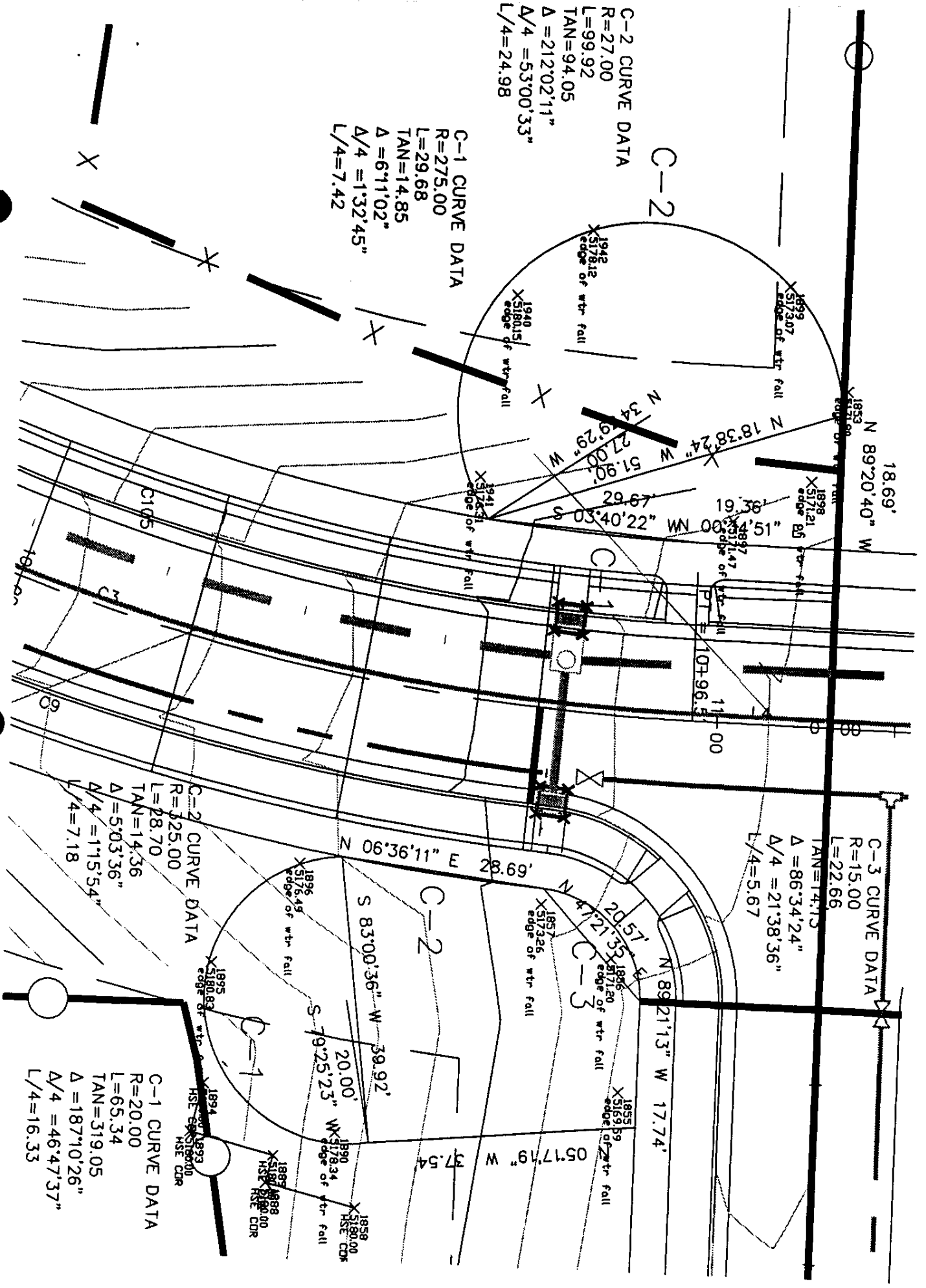
C-2 CURVE DATA
 R=27.00
 L=99.92
 TAN=94.05
 $\Delta = 212^{\circ}02'11''$
 $\Delta/4 = 53^{\circ}00'33''$
 L/4=24.98

C-1 CURVE DATA
 R=275.00
 L=29.68
 TAN=14.85
 $\Delta = 6^{\circ}11'02''$
 $\Delta/4 = 1^{\circ}32'45''$
 L/4=7.42

C-1 CURVE DATA
 R=20.00
 L=65.34
 TAN=319.05
 $\Delta = 187^{\circ}10'26''$
 $\Delta/4 = 46^{\circ}47'37''$
 L/4=16.33

C-2 CURVE DATA
 R=125.00
 L=28.70
 TAN=14.36
 $\Delta = 5^{\circ}03'36''$
 $\Delta/4 = 1^{\circ}15'54''$
 L/4=7.18

C-3 CURVE DATA
 R=15.00
 L=22.66
 TAN=14.15
 $\Delta = 86^{\circ}34'24''$
 $\Delta/4 = 21^{\circ}38'36''$
 L/4=5.67



WATER FALL EASEMENT LOT 3

BEGINNING AT A POINT 81.76 FEET NORTH 89°21'13" WEST, ALONG THE NORTH LOT LINE, FROM THE NORTHEAST CORNER OF LOT 3 OF "THE COVE IN CORNER CANYON" LOCATED IN THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, DRAPER CITY, UTAH AND RUNNING THENCE SOUTH 5°17'19" EAST 37.54 FEET TO A POINT ON THE ARC OF A 20.00-FOOT RADIUS CURVE TO THE RIGHT; THENCE EASTERLY 65.34 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 187°10'26" TO A POINT ON THE ARC OF A 325.00-FOOT RADIUS CURVE TO THE LEFT (NOTE: RADIUS POINT FOR SAID 20.00-FOOT RADIUS CURVE BEARS SOUTH 79°25'23" WEST WITH A CHORD WHICH BEARS SOUTH 83°00'36"W 39.92 FEET); THENCE NORTHERLY 28.70 FEET ALONG THE ARC OF SAID 325.00-FOOT RADIUS CURVE THROUGH A CENTRAL ANGLE OF 5°03'36" TO A POINT OF REVERSE CURVE WITH THE ARE OF A 15.00-FOOT RADIUS TO THE RIGHT (NOTE: CHORD FOR SAID 325.00-FOOT RADIUS CURVE BEARS NORTH 6°36'11"EAST 28.69 FEET.); THENCE NORTHEASTERLY 22.66 FEET ALONG THE ARC OF SAID 15.00-FOOT RADIUS CURVE TO THE NORTH LINE OF SAID LOT 3 (NOTE: CHORD FOR SAID 15.00-FOOT RADIUS CURVE BEARS NORTH 47°21'13" EAST 20.57 FEET.); THENCE SOUTH 89°21'13" EAST 17.74 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

CONTAINS 2,049.7 SQ. FT.

WATER FALL EASEMENT LOT 22

BEGINNING AT THE NORTHEAST CORNER OF LOT 22 OF "THE COVE IN CORNER CANYON" LOCATED IN THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, DRAPER CITY, UTAH AND RUNNING THENCE SOUTH $0^{\circ}34'51''$ WEST 19.36 FEET TO A POINT OF TANGENCY WITH THE ARC OF A 275.00-FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHERLY 29.68 FEET ALONG THE ARC OF SAID CURVE TO A POINT ON THE ARC OF A 27.00-FOOT RADIUS CURVE TO THE RIGHT (NOTE: CHORD FOR SAID 275.00-FOOT RADIUS CURVE BEARS SOUTH $3^{\circ}40'22''$ WEST 29.67 FEET.); THENCE NORTHERLY 99.92 FEET ALONG THE ARC OF SAID 27.00-FOOT RADIUS CURVE BEARS THROUGH A CENTRAL ANGLE OF $212^{\circ}02'11''$ TO THE NORTH LINE OF SAID LOT 22 (NOTE: RADIUS POINT OF SAID 27.00-FOOT RADIUS CURVE BEARS NORTH $34^{\circ}39'29''$ WITH A CHORD WHICH BEARS NORTH $18^{\circ}38'24''$ WEST FOR 51.90 FEET.); THENCE SOUTH $89^{\circ}20'40''$ EAST 18.69 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

CONTAINS 2,023.40 SQ. FT.

MINUTES OF THE ANNUAL MEETING OF THE BOARD OF DIRECTORS

The annual meeting of the Board of Directors of the Corporation was held , on July 2, 2003, immediately following the annual meeting of shareholders of the Corporation.

The following Directors present were: Bruce E. Nelson Jr. (Benji), Tiffany Nelson, and Blake Osborne and Kevin Dunford.

The chairman then present and read to the meeting a Waiver of Notice of meeting, subscribed by all of the Directors of the Corporation.

The Chairman then stated that nominations for the officers of the Corporation (The Cove of Corner Canyon HOA) were in order. The following persons were then nominated and elected to the position opposite their names to serve until their successors are elected and qualified:

Bruce E. Nelson Jr. (Benji)	President
Kevin Dunford	Vice President
Tiffany Nelson	Secretary
Blake Osborne	Treasurer

The individuals elected will assume their respective offices.

The President, Benji, then presented and read the minutes of the annual meeting of the shareholders of this corporation, and the same were, on motion duly and made, seconded and unanimously carried, in all respects ratified and adopted by this Board of Directors.

Resolved Further, that any and all actions by the officers of this corporation , and each individual is and are hereby authorized and approved, including execution of any and all documents and certificates, as said officers shall have deem necessary or advisable in order to carry out the legal purposes of this corporation.

It was further agreed: As stated in the CC&R's that the covenants may be amended by a majority vote of not less than 75% of the lot owners. It was decided that a meeting would be held at Nate Messe's home and all lot owners would be invited to vote on changing the CC&R's. The following are a list of the proposed changes to be voted on

- 1- Size of homes finished above ground on all lots must be: Ramblers (3200 SF), Multi – Story (4000 SF)
- 2- The home must be constructed of not less than 65% stone or brick on the exterior of the home
- 3- Roof pitch shall have At least a 10/12 pitch or higher. 12/12 or higher are encouraged
- 4- Front yards must be fully landscaped before occupancy
- 5- Black wrought iron fencing must be used in fencing all yards. The only exception is if you are fencing the rear of the property, in the scrub oak were the fencing can not be seen, to protect wild animals from entering your yards.
- 6- In order to enhance the entrance of the neighbor hood each lot owner would pay an Additional \$5,000.00 to the HOA to help pay for the property, a waterfall on each side of the entrance, landscaping, & entrance lights. All lots purchased after March 2004, will have the price included in the purchase of the lot.

There being no further business to come before the meeting, upon motion duly made, seconded and unanimously carried, the same was adjourned.

Dated July 2, 2003



(Secretary of the Board)

January 7, 2004

We hope everyone had a Merry Christmas and a Happy New Year. As we start this new year we are excited and anxious to get to know all of you better. As we are sure you have noticed, four homes have been started and are underway at The Cove. The Dunford's, Nelson's, Osborne's, and Scotts have all started the construction of their new homes. Congratulations!!!

The development is nearly complete. The only items left to be completed are the gas lines and the sidewalks. We have been waiting for Questar to install the gas line so we can finish installing the sidewalks.

As we start the New Year we wanted to remind everyone of the items that are required prior to building and the obligations under the CC&R's

A meeting was held in July 2003 at the home of Nate and Julie Messe. All lot owners were notified and invited to attend. The purpose of the meeting was to vote on the proposed changes to the CC&R's and get better aquanited with each other. Benji Nelson, conducted the meeting and each of the items below were discussed and voted to be changed or modified:

1. Size of homes finished above ground on all lots must be: Ramblers (3000 SF), Multi - Story (4000 SF)
2. The home must be constructed of not less than 65% stone or brick on the exterior of the home
3. Roof pitch shall have At least a 10/12 pitch or higher. 12/12 or higher are encouraged
4. Front yards must be fully landscaped before occupancy
5. Black wrought iron fencing must be used in fencing all yards. The only exception is if you are fencing the rear of the property, in the scrub oak were the fencing can not be seen, to protect wild animals from entering your yards.
6. Redi-rock retaining walls may be used in back yards to meet geotechnical requirements. The colors must be approved by the HOA and must match the same color scheme as the natural rocks outlined in the original CC&R's.
7. In order to enhance the entrance of the neighborhood each lot owner would pay an Additional \$5,000.00 to the HOA to help pay for the property, a waterfall on each side of the entrance, landscaping, & entrance lights.
8. It was also agreed that at the time each lot owner presented there plans for approval to the HOA, if any lot owner wanted to request modifications other than those recorded in the CC&R's, that the HOA would consider those changes. However, the HOA would be under no obligation to accept them.
9. One of the 24 lots would be eliminated and the lots would be reconfigured in order to make room for the entrance features. 23 lots X \$5000 = \$115,000. \$50,000 would be paid to the development to pay for the lot being eliminated and the other \$65,000 will go towards the entrance.

The following is the outcome of the vote.

Lot 1- approved all changes

Lot 2- approved all changes

Lot 3- approved all changes
 Lot 4- approved all changes
 Lot 5- approved all changes
 Lot 6- approved all changes
 Lot 7- approved all changes
 Lot 8- not present
 Lot 9- approved all changes
 Lot 10- approved all changes
 Lot 11- approved all changes
 Lot 12- approved all changes
 Lot 13- approved all changes
 Lot 14- not present
 Lot 15- not present
 Lot 16- not present
 Lot 17- approved all changes
 Lot 18- approved all changes
 Lot 19- approved all changes
 Lot 20- approved all changes
 Lot 21- approved all changes
 Lot 22- approved all changes
 Lot 23- approved all changes
 Lot 24- approved all changes
 By majority vote all changes to the CC&R's were approved.

Additional notes:

1. As outlined in the CC&R's all plans must be stamped for approval by the HOA prior to submitting them to the city. All plans must include all exterior brick, stone, stucco and roofing materials you are planning to use. A landscape design must be attached. Areas in which retaining walls will be built must be drawn. A sample of landscape rock must also be submitted. A \$75.00 check must be paid to the HOA at the time of reviewing your plans.
2. At the time of closing all lot owners were to have paid \$100.00 check to the HOA for Neighborhood address Marker.
3. The development has contracted with Lawn Ranger Landscaping to create the waterfall and entrance feature. We are planning on starting on the entrance on February 1, 2004. Therefore all lot owners need to make arrangements to make payment to Stone Bridge in the amount of \$5,000.00 no latter than February 15th of 2004. Stonebridge has Pre-paid Lawn Ranger for the materials. If there are any questions please contact Benji at 633-5104. If payment is not made by the 15th a lien will be placed on those lots.
4. As recorded in the CC&R's, all lot owners were required to pay \$150.00 at time of closing on the lots for HOA dues for the year 2003. Dues for 2004 in the amount of \$150.00 were also due on January 1, 2004. A fifty dolar late fee will be applied each month dues are not paid on time. Since the HOA did not request that the dues be paid until now, the time frame to pay dues without penalty will be extended until February 15, 2004. The amount due for each individual lot will be listed below.

Amount due for each lot:

Lot #

Entrance: _____

Address Marker _____

HOA Dues 2003, 2004 _____

Total due by February 15, 2004 _____