

WHEN RECORDED RETURN TO:
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GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
JAMES R. BLAKESLEY
2595 E 3300 S 3RD FLOOR
SLC UT 84109
BY: ZJM, DEPUTY - WI & P.

**AMENDMENT TO DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS, AND BYLAWS
FOR SUNSET PONDS**

This Amendment to Declaration of Covenants, Conditions and Restrictions, and Bylaws for Sunset Ponds, a planned unit development, is made and executed by the Sunset Ponds Homeowners Association, Inc. (the "Association").

RECITALS

- A. The Amended and Restated Declaration of Covenants, Conditions and Restrictions, and Bylaws for Sunset Ponds was recorded in the office of the County Recorder of Salt Lake County, State of Utah on or about January 9, 1998 as Entry No. 6834279 in Book 7850 at Page 2944 of the official records (the "Declaration").
- B. Management and control of the Project has since been transferred by the original declarant or its successors in interest to the Association.
- C. This document affects the real property located in Salt Lake County, Utah, described with particularity on Exhibit "A," attached hereto and incorporated herein by this reference.
- D. The city has modified the landscaping requirements for Sunset Ponds regarding the planting of trees.
- E. The Association desires to amend the Declaration in order to make it consistent with the city's change in landscaping requirements.
- F. All of the voting requirements of Article (III), Section (30) of the Declaration have been satisfied.

AMENDMENT

NOW, THEREFORE, for the reasons recited above, and for the benefit of the Project and the Lot Owners thereof, the Association hereby executes this Amendment to Declaration of Covenants, Conditions and Restrictions, and Bylaws for Sunset Ponds, for and on behalf of all of the Lot Owners.

1. Article III, Section 19(c) of the Declaration is amended to read as follows:

c) Landscaping Restrictions and Vegetable Gardens. Lot Owners shall not modify the landscaping, green space, sod, plant beds, bark chip path, sprinkling system, stream bed, or drainage in, on, or about the Common Area without the prior written consent of the Management Committee. *Each Lot Owner shall plant and maintain at least one tree of whatever kind or caliper on his Lot. The tree shall be properly cared for and pruned. Any diseased or dead tree shall be removed and replaced.* Lot Owners shall have the right to plant flowers in approved and planned flower beds, and remove up to twenty-five percent (25%) of the sod in the fenced portion of the back yard of a Lot to create a vegetable garden, which shall be properly maintained. If in the opinion of the Committee, a resident has created a vegetable garden but has ceased to use the area for its intended purpose or to properly maintain it, the area shall be restored to its original condition.

2. The effective date of this Amendment is the date it is recorded in the office of the County Recorder of Salt Lake County, Utah.

Dated this 4 day of ^{April}~~March~~, 2005.

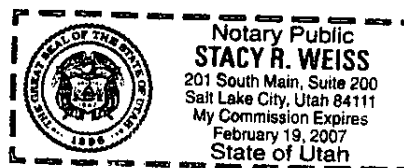
SUNSET PONDS HOMEOWNERS ASSOCIATION, INC.

By: [Signature]
Name:
Title: President

STATE OF UTAH)
)ss:
COUNTY OF SALT LAKE)

On the 4 day of ^{April}~~March~~, 2005, personally appeared before me Deborah Champlin, who by me being duly sworn, did say that (s)he is the President of the SUNSET PONDS HOMEOWNERS ASSOCIATION, INC., and that the within and foregoing instrument was signed in behalf of said Association by authority of a resolution of its Management Committee, and said President duly acknowledged to me that said Association executed the same.

[Signature]
NOTARY PUBLIC
Residing at:
My Commission Expires:



Dated this 12 day of ~~March~~^{May}, 2005.

SUNSET PONDS HOMEOWNERS ASSOCIATION, INC.

By: K Osborne
Name:
Title: Secretary

STATE OF UTAH)
)ss:
COUNTY OF SALT LAKE)

On the 12 day of ~~March~~^{May}, 2005, personally appeared before me Katherine Osborne, who by me being duly sworn, did say that (s)he is the Secretary of the SUNSET PONDS HOMEOWNERS ASSOCIATION, INC., and that the within and foregoing instrument was signed in behalf of said Association by authority of a resolution of its Management Committee, and said Secretary duly acknowledged to me that said Association executed the same.

Judi A Crook
NOTARY PUBLIC
Residing at: 672 E 11400 S Draper UT 84020
My Commission Expires: 1/6/09

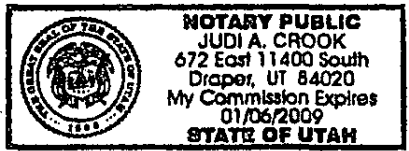


EXHIBIT "A"
LEGAL DESCRIPTION

The land described in the foregoing document is located in Salt Lake County, Utah and is described more particularly as follows:

Lot No.

Parcel No.

sunset pond amendment

RXLP SUNSET PONDS PUD			BLK, LOT-QUAR		OBSOLETE?
B FLG	BLK/BLDG	IND FLG	LOT/QUAR	PARCEL NUMBER	
		L	1	28-29-104-010-0000	NO
		L	2	28-29-104-011-0000	NO
		L	3	28-29-104-012-0000	NO
		L	4	28-29-107-003-0000	NO
		L	5	28-29-107-001-0000	NO
		L	6	28-20-354-001-0000	NO
		L	7	28-29-107-004-0000	NO
		L	8	28-29-107-002-0000	NO
		L	9	28-20-354-002-0000	NO
		L	10	28-29-108-002-0000	NO
		L	11	28-29-108-001-0000	NO
		L	12	28-20-355-001-0000	NO
		L	13	28-20-355-002-0000	NO
		L	14	28-20-355-003-0000	NO
		L	15	28-20-355-004-0000	NO
		L	16	28-20-355-005-0000	NO
		L	17	28-20-355-006-0000	NO
		L	18	28-29-108-007-0000	NO
		L	19	28-29-108-008-0000	NO

PF1=VTDI PF5=RXKP PF7=RXAB LIST PF12=PREV ENTER=NEXT CURSOR DOWN AND ENTER=RXPN
 PF4=RETURN TO RXEN PF10=LAST RECORDS

RXLP SUNSET PONDS PUD

B FLG	BLK/BLDG	IND FLG	LOT/QUAR	BLK, LOT-QUAR PARCEL NUMBER	OBSOLETE?
		L	19	28-29-108-008-0000	NO
		L	20	28-29-108-009-0000	NO
		L	21	28-29-108-006-0000	NO
		L	22	28-29-108-005-0000	NO
		L	23	28-29-108-004-0000	NO
		L	24	28-29-108-003-0000	NO
		L	25	28-20-353-017-0000	NO
		L	26	28-20-353-018-0000	NO
		L	27	28-20-353-019-0000	NO
		L	28	28-20-353-020-0000	NO
		L	29	28-20-353-021-0000	NO
		L	30	28-20-353-022-0000	NO
		L	31	28-20-353-023-0000	NO
		L	32	28-20-353-024-0000	NO
		L	33	28-20-353-025-0000	NO
		L	34	28-20-353-026-0000	NO
		L	35	28-20-353-027-0000	NO
		L	36	28-20-353-028-0000	NO
		L	37	28-20-353-029-0000	NO

PF1=VTDI PF5=RKKP PF7=RXAB LIST PF12=PREV ENTER=NEXT CURSOR DOWN AND ENTER=RXPN
 PF4=RETURN TO RXEN PF10=LAST RECORDS

RXLP SUNSET PONDS PUD			BLK, LOT-QUAR		OBSOLETE?
B FLG	BLK/BLDG	IND FLG	LOT/QUAR	PARCEL NUMBER	
		L	37	28-20-353-029-0000	NO
		L	38	28-20-353-030-0000	NO
		L	39	28-20-353-031-0000	NO
		L	40	28-20-353-032-0000	NO
		L	41	28-20-353-033-0000	NO
		L	42	28-20-353-034-0000	NO
		L	43	28-29-104-018-0000	NO
		L	44	28-29-104-019-0000	NO
		L	45	28-29-104-020-0000	NO
		L	46	28-29-104-021-0000	NO
		L	47	28-29-104-022-0000	NO
		L	48	28-29-104-023-0000	NO
		L	49	28-29-104-017-0000	NO
		L	50	28-29-104-016-0000	NO
		L	51	28-29-104-015-0000	NO
		L	52	28-29-104-014-0000	NO
		L	53	28-29-109-007-0000	NO
		L	54	28-29-109-005-0000	NO
		L	55	28-29-109-003-0000	NO

PF1=VTDI PF5=RXKP PF7=RXAB LIST PF12=PREV ENTER=NEXT CURSOR DOWN AND ENTER=RXPN
 PF4=RETURN TO RXEN PF10=LAST RECORDS

RXLP SUNSET PONDS PUD			BLK, LOT-QUAR		OBSOLETE?
B FLG	BLK/BLDG	IND FLG	LOT/QUAR	PARCEL NUMBER	
		L	55	28-29-109-003-0000	NO
		L	56	28-29-109-001-0000	NO
		L	57	28-20-356-001-0000	NO
		L	58	28-20-356-002-0000	NO
		L	59	28-29-109-002-0000	NO
		L	60	28-29-109-004-0000	NO
		L	61	28-29-109-006-0000	NO
		L	62	28-29-109-008-0000	NO
		L	AREA	28-29-104-013-0000	NO
		L	AREA	28-29-104-024-0000	NO

PF1=VTDI PF5=RKKP PF7=RXAB LIST PF12=PREV ENTER=NEXT CURSOR DOWN AND ENTER=RXPN
 PF4=RETURN TO RXEN PF10=LAST RECORDS