Ent 441283 Bk 1198 Pg 52-54
Date: 07-AUG-2017 1:13:41PM
Fee: \$143.00 Check Filed By: TC
PEGGY FOY SULSER, Recorder
WASATCH COUNTY CORPORATION
For: JORDANELLE RIDGE NORTH HOME OWN
ERS ASSOCIATION

When recorded return to: Jordanelle Ridge North Home Owners Association, Inc. 10421 S. Jordan Gateway Suite 200 South Jordan, Utah 84095

# AMENDMENT OF DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF JORDANELLE RIDGE, PLAT A

This Amendment of the Declaration of Covenants, Conditions, and Restrictions of Jordanelle Ridge, Plat A, is hereby recorded to be effective August 47th, 2017, by the Association. Unless otherwise defined herein, capitalized terms used herein shall have the same definition as in Amended and Restated Declaration of Covenants, Conditions and Restrictions for Jordanelle Ridge, Plat A recorded in Wasatch County of October 20, 2016; Entry # 430291; Book 1173; Page 234-321.

### Recitals

- A. The Amended and Restated Declaration was recorded on October 20, 2016.
- B. Members of the Association desire clarify the lots that will be maintained by the lot owners and lots and units that the Association will maintain in a manner similar to the maintenance of Common Areas associated with Townhome Units. Association maintenance of the specified Single Family lots and Townhome Units will ensure that the lots are maintained according to Association standards while offering the Owners of those specified Lots or Units a professionally maintained Lot or Unit in exchange for higher Assessments on those Lots or Units.
- C. Lots A-31 through A-35 and A-45 through A-59 in the Project be designated as Lots fully maintained by the Association. All other single family Lots in the recorded single family plat will still be maintained by the individual Owners of those Lots.
- D. Lots A-1 through A-30 and Lots A-36 through A-44 and Lots A-60 through Lots A-83 in the Project be designated as Lots maintained by the individual Owners of those Lots.
- D. Buildings 2, 3, 7, 8 and 13 through 24 as Townhomes Lots fully maintained by the Association.

## **Amendment**

- 1. Amendment Provisions. The Declaration is hereby amended by adding to the Declaration the following Sections in the following Articles:
- (a) ARTICLE 4 MAINTENANCE & MODIFICATIONS. Section 4.1 (a)(7): Fully

Maintained Lot shall mean certain Lots in the project designated as Lots A-31 through A-35 and A-45 through A-59 on which the yard, landscaping, and other portions of the Lot outside the Living Unit as determined by the reasonable discretion of the Association shall be maintained by the Association and which shall be assessed an additional assessment (the Fully Maintained Lot Assessment set forth in Article 7, Section 7.7(c) to cover such maintenance costs.

This AMENDMENT OF DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF JORDANELLE RIDGE, PLAT A is executed this AUGUET 47%, 2017 by the Association.

Jordanelle Ridge North Home Owners Association, Inc.

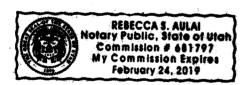
STATE OF UTAH

) :SS.

**COUNTY OF WASATCH)** 

This AMENDMENT OF DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF JORDANELLE RIDGE, PLAT A was acknowledged before me this day of August 2017 by Michael Phadeham in his capacity as the side of Jordanelle Ridge North Home Owners Association, Inc.

**NOTARY PUBLIC** 



## Exhibit A to AMENDMENT OF DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF JORDANELLE RIDGE, PLAT A (governing the real property set forth below)

JORDANELLE RIDGE PLAT A recorded March 2nd, 2007, in book 933 page 1622-1671

lots A-1, A-2, A-3, A-4, A-5, A-6, A-7, A-8, A-9, A-10, A-11, A-12, A-13, A-14, A-15, A-16, A-17, A-18, A-19, A-20, A-21, A-22, A-23, A-24, A-25, A-26, A-27, A-28, A-29, A-30, A-31, A-32, A-33, A-34, A-35, A-36, A-37, A-38, A-39, A-40, A-41, A-42, A-43, A-44, A-45, A-46, A-47, A-48, A-49, A-50, A-51, A-52, A-53, A-54, A-55, A-56, A-57, A-58, A-59, A-60, A-61, A-62, A-63, A-64, A-65, A-66, A-67, A-68, A-69, A-70, A-71, and A-72

#### AND

JORDANELLE RIDGE AMENDED PLAT A 4<sup>TH</sup> AMENDED TOWNHOME PLAT recorded August 1ST, 2017, in book 1197 page 870-819.

Bldg 2, Units 10, 2E, and 3F

Bldg 3, Units 1F, 2E, and 3D

Bldg 7, Units 1C, 2B, and 3A

Bldg 8, Units 1A, 2B, and 3C

Bldg 13, Units 1F, 2E, and 3D

Bldg 14, Units 1D, 2E, and 3F

Bldg 15, Units 10, 2E, and 3F

Bldg 16, Units 1F, 2E, and 3D

Bldg 17, Units 1D, 2E, and 3F

Bldg 18, Units 1D, 2E, 3E, and 4F

Bldg 19, Units 1A, 2B, and 3C Bldg 20, Units 1C, 2B, and 3A

Bldg 21, Units 1A, 2B, and 3C

Bldg 22, Units 1C, 2B, and 3A

Bldg 23, Units 1A, 2B, and 3C

Bldg 24, Units 1C, 2B, and 3A

And Lots A-74, A-75, A-76, A-77, A-78, A-79, A-80, A-81, A-82, A-83