

After Recording Return To:
2225 Murray Holladay Rd., Suite 111
Salt Lake City, UT 84117

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12/17/2013 12:21:00 PM \$178.00
Book - 10199 Pg - 7698-7703
Gary W. Ott
Recorder, Salt Lake County, UT
SEB LEGAL LLC
BY: eCASH, DEPUTY - EF 6 P.

**CERTIFICATE OF AMENDMENT
TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR SUNSET HILLS P.U.D.**

This Amendment to the Declaration of Covenants, Conditions and Restrictions for Sunset Hills P.U.D. (“Declaration”) is executed on the date set forth below by the Granite Homeowners’ Association (“Association”).

RECITALS

A. Real property in Salt Lake County, Utah, known as the Sunset Hills P.U.D., was subjected to covenants, conditions, and restrictions pursuant to the Declaration recorded May 29, 2009, in the Salt Lake County Recorder’s Office as Entry No. 10715287;

B. This amendment shall be binding against the property described in EXHIBIT A and the Declaration and any annexation or supplement thereto;

C. This amendment is intended to create a reinvestment fee covenant.

D. All capitalized terms in this amendment shall have the same meaning as given to them in the Declaration;

E. The President, Vice President, and Secretary certify that this amendment was approved by Owners casting seventy-five percent of the votes at the election voted affirmatively for the adoption of this amendment as required by Declaration Article XI, Section 9.2;

NOW, THEREFORE, the Association hereby amends the Declaration as follows:

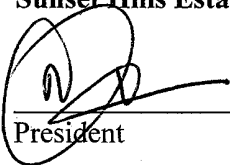
Declaration Article V, Section 5.2 shall be amended in its entirety to read as follows:

5.2 Assessment of Certain Costs. In the event that the need for maintenance or repair of Common Areas or any other areas maintained by an Association is caused through the willful or negligent act of any Owner (except Declarant), his or her family, guests or invitees, the cost of such maintenance or repairs shall be added to and become part of the Maintenance Charge to which such Owner’s Lot is subject and shall be secured by the Assessment Lien. Additionally, every Lot at the time the Lot is transferred shall be subject to a reinvestment fee not to exceed ½% of the sale price of the Lot (the exact amount to be determined by the Board) for the purpose of covering Association expenses, including without limitation: administrative expenses; purchase, ownership, leasing, construction, operation, use, administration, maintenance, improvement, repair, or replacement of association facilities, including expenses for taxes,

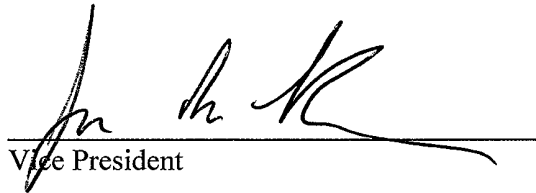
insurance, operating reserves, capital reserves, and emergency funds; common planning facilities, and infrastructure expenses; obligations arising from an environmental covenant; community programming; open space; recreation amenities; or charitable expenses. Reinvestment fees shall be considered Maintenance Charges to which a Lot is subject and shall be secured by the Assessment Lien.

IN WITNESS WHEREOF, the Association, by and through its President, Vice President, and Secretary have executed this Amendment to the Declaration as of the 11 day of December, 2013.

Sunset Hills Estates Homeowners Association



President



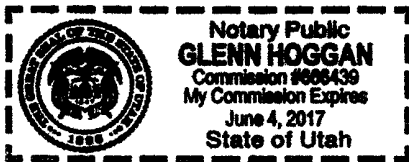
Vice President

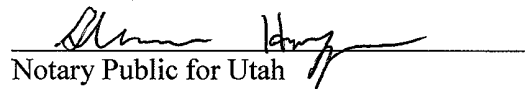
ATTEST:

Secretary

STATE OF UTAH)
 :SS
County of Salt Lake)

On the 11 day of December, 2013, personally appeared Luzp D
Peters, Jasen Pickards, and _____ who,
being first duly sworn, did that say that they are the President, Vice President, and Secretary of
the Association, certified that Owners casting seventy-five percent of the votes at the election
voted affirmatively for the adoption of this amendment, and that said instrument was signed in
behalf of said Association by authority of its Board; and each of them acknowledged said
instrument to be their voluntary act and deed.





Notary Public for Utah

**EXHIBIT A
LEGAL DESCRIPTION**

ALL LOTS SUNSET HILLS PHASE 1 PUD AMENDED AS SHOWN ON THE OFFICIAL MAP THEREOF ON RECORD IN THE SALT LAKE COUNTY RECORDER'S OFFICE, STATE OF UTAH.

Block / Building	Type	Lot / Quarter	Parcel Number	Obsolete?
	L	1	20-22-181-024-0000	N
	L	2	20-22-181-025-0000	N
	L	3	20-22-181-026-0000	N
	L	4	20-22-181-027-0000	N
	L	5	20-22-181-030-0000	N
	L	6	20-22-181-029-0000	N
	L	7	20-22-181-028-0000	N
	L	8	20-22-181-031-0000	N
	L	9	20-22-181-032-0000	N
	L	10	20-22-181-033-0000	N
	L	11	20-22-181-034-0000	N
	L	12	20-22-181-037-0000	N
	L	13	20-22-181-036-0000	N
	L	14	20-22-181-035-0000	N
	L	15	20-22-181-038-0000	N
	L	16	20-22-181-039-0000	N
	L	17	20-22-181-040-0000	N
	L	18	20-22-181-041-0000	N
	L	19	20-22-181-042-0000	N
	L	20	20-22-181-043-0000	N
	L	21	20-22-177-058-0000	N
	L	22	20-22-177-057-0000	N
	L	23	20-22-177-056-0000	N
	L	24	20-22-177-055-0000	N
	L	25	20-22-177-054-0000	N
	L	26	20-22-177-053-0000	N
	L	27	20-22-177-052-0000	N
	L	28	20-22-177-051-0000	N
	L	29	20-22-177-050-0000	N
	L	30	20-22-177-049-0000	N
	L	31	20-22-177-048-0000	N
	L	32	20-22-177-047-0000	N
	L	33	20-22-177-046-0000	N
	L	34	20-22-177-045-0000	N
	L	35	20-22-177-044-0000	N
	L	36	20-22-177-043-0000	N
	L	37	20-22-177-041-0000	N
	L	38	20-22-177-042-0000	N

	L	39	20-22-177-040-0000	N
	L	40	20-22-177-039-0000	N
	L	41	20-22-177-038-0000	N
	L	42	20-22-177-037-0000	N
	L	43	20-22-177-034-0000	N
	L	44	20-22-177-035-0000	N
	L	45	20-22-177-036-0000	N
	L	46	20-22-177-033-0000	N
	L	47	20-22-177-032-0000	N
	L	48	20-22-177-031-0000	N
	L	49	20-22-177-030-0000	N
	L	50	20-22-153-048-0000	N
	L	51	20-22-153-049-0000	N
	L	52	20-22-153-050-0000	N
	L	53	20-22-153-047-0000	N
	L	54	20-22-153-046-0000	N
	L	55	20-22-153-045-0000	N
	L	56	20-22-153-044-0000	N
	L	57	20-22-153-041-0000	N
	L	58	20-22-153-042-0000	N
	L	59	20-22-153-043-0000	N
	L	60	20-22-153-040-0000	N
	L	61	20-22-153-039-0000	N
	L	62	20-22-153-038-0000	N
	L	63	20-22-153-037-0000	N
	L	64	20-22-153-034-0000	N
	L	65	20-22-153-035-0000	N
	L	66	20-22-153-036-0000	N
	L	67	20-22-153-033-0000	N
	L	68	20-22-153-032-0000	N
	L	69	20-22-153-031-0000	N
	L	70	20-22-153-030-0000	N
	L	71	20-22-153-027-0000	N
	L	72	20-22-153-028-0000	N
	L	73	20-22-153-029-0000	N
	L	74	20-22-154-017-0000	N
	L	75	20-22-154-018-0000	N
	L	76	20-22-154-019-0000	N
	L	77	20-22-154-020-0000	N
	L	78	20-22-154-021-0000	N
	L	79	20-22-154-022-0000	N
	L	80	20-22-154-023-0000	N
	L	81	20-22-154-024-0000	N
	L	82	20-22-154-025-0000	N
	L	83	20-22-154-026-0000	N
	L	84	20-22-154-027-0000	N

	L	85	20-22-154-028-0000	N
	L	86	20-22-154-029-0000	N
	L	87	20-22-154-030-0000	N
	L	88	20-22-180-014-0000	N
	L	89	20-22-180-017-0000	N
	L	90	20-22-180-016-0000	N
	L	91	20-22-180-015-0000	N
	L	92	20-22-180-018-0000	N
	L	93	20-22-180-019-0000	N
	L	94	20-22-180-020-0000	N
	L	95	20-22-180-021-0000	N
	L	96	20-22-180-024-0000	N
	L	97	20-22-180-023-0000	N
	L	98	20-22-180-022-0000	N
	L	99	20-22-179-032-0000	N
	L	100	20-22-179-033-0000	N
	L	101	20-22-179-034-0000	N
	L	102	20-22-179-035-0000	N
	L	103	20-22-179-036-0000	N
	L	104	20-22-179-031-0000	N
	L	105	20-22-179-030-0000	N
	L	106	20-22-179-029-0000	N
	L	107	20-22-179-028-0000	N
	L	108	20-22-179-027-0000	N
	L	109	20-22-179-026-0000	N
	L	110	20-22-179-025-0000	N
	L	111	20-22-179-024-0000	N
	L	112	20-22-179-022-0000	N
	L	113	20-22-179-021-0000	N
	L	114	20-22-179-020-0000	N
	L	115	20-22-179-019-0000	N
	L	116	20-22-178-054-0000	N
	L	117	20-22-178-053-0000	N
	L	118	20-22-178-052-0000	N
	L	119	20-22-178-051-0000	N
	L	120	20-22-178-050-0000	N
	L	121	20-22-178-049-0000	N
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	L	124	20-22-178-055-0000	N
	L	125	20-22-178-056-0000	N
	L	126	20-22-178-057-0000	N
	L	127	20-22-178-058-0000	N
	L	128	20-22-178-059-0000	N
	L	129	20-22-178-067-0000	N
	L	130	20-22-178-066-0000	N

	L	131	20-22-178-065-0000	N
	L	132	20-22-178-064-0000	N
	L	133	20-22-178-072-0000	N
	L	134	20-22-178-073-0000	N
	L	135	20-22-178-074-0000	N
	L	136	20-22-178-075-0000	N
	L	137	20-22-178-081-0000	N
	L	138	20-22-178-080-0000	N
	L	139	20-22-178-087-0000	N
	L	140	20-22-178-088-0000	N
	L	141	20-22-178-089-0000	N
	L	142	20-22-178-090-0000	N
	L	143	20-22-178-091-0000	N
	L	144	20-22-178-092-0000	N
	L	145	20-22-178-085-0000	N
	L	146	20-22-178-084-0000	N
	L	147	20-22-178-083-0000	N
	L	148	20-22-178-082-0000	N
	L	149	20-22-178-077-0000	N
	L	150	20-22-178-076-0000	N
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	L	153	20-22-178-070-0000	N
	L	154	20-22-178-069-0000	N
	L	155	20-22-178-068-0000	N
	L	156	20-22-178-061-0000	N
	L	157	20-22-178-060-0000	N
	L	158	20-22-178-062-0000	N
	L	159	20-22-178-063-0000	N