

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

11414777  
6/21/2012 12:46:00 PM \$43.00  
Book - 10028 Pg - 2940-2942  
Gary W. Ott  
Recorder, Salt Lake County, UT  
BONNEVILLE SUPERIOR TITLE  
BY: eCASH, DEPUTY - EF 3 P.

27-36-379-001 thru 030

AMENDMENT TO THE  
DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS  
OF SUNFLOWER CROSSING TOWN HOME ASSOCIATION, A PUD

This Amendment to the Declaration is executed on the date set forth below by Sunflower Crossing Town Home Owners Association ("Association").

RECITALS

A. Real property in Salt Lake County, Utah, known as Sunflower Crossing, A Planned Residential Unit Development was subjected to covenants, conditions, and restrictions recorded May 30, 2012, as Entry No. 11400296, in the Salt Lake County Recorder's Office, Utah ("Declaration");

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

C. This amendment is intended to authorize the Association to charge a reinvestment fee at the time a Unit is transferred;

D. Declarant is the sole owner of all Units. Under Declaration Article XIII, Section 13.2, the Board of Directors certifies that this amendment have been approved by at affirmative vote of at least 2/3 majority of the Owners. Additionally, in accordance with Article XIII, Section 13.2, Declarant gives written consent to this amendment;

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

Declaration Article V, Section 5.5 is amended to add (d) to the list of acceptable Special Assessments on Specific Units, the period after (c) shall be changed to a semi-colon and followed by this language:

and (d) on every Unit at the time the Unit is transferred as a reinvestment fee not to exceed 1/2% of the sale price of the Unit (the exact amount to be set 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; resort facilities; open space; recreation amenities; or charitable expenses.

IN WITNESS WHEREOF, the Board and Declarant have executed this Amendment to the Declaration as of the 20 day of June, 2012

SUNFLOWER CROSSING TOWN HOME OWNERS ASSOCIATION

By: Targee Child  
Its: President

By: Targee Child  
Its: Secretary

DECLARANT:  
Taylor Scott Partners, L.L.C.  
By: Taylor Dudley  
Its: Manager

STATE OF UTAH )  
County of Utah/Davis<sup>ISS</sup>

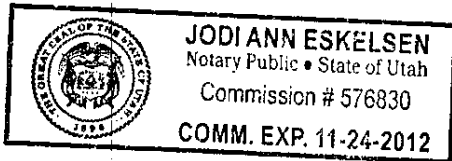
On the 20 day of June, 2012, personally appeared Targee Child and \_\_\_\_\_ who, being first duly sworn, did that say that they are the president and secretary of the Association authorized to sign this instrument and that said instrument was signed and sealed on behalf of the Association, certified that the Amendment was authorized by more than 2/3 majority of the Owners, and acknowledged said instrument to be their voluntary act and deed.



Jodi Ann Eskelsen  
Notary Public for Utah

STATE OF UTAH )  
County of Davis<sup>ISS</sup>

On the 20 day of June, 2012, personally appeared Taylor Dudley, who, being first duly sworn, did that say that he is the manager of Declarant authorized to sign this instrument and that said instrument was signed and sealed on behalf of Declarant, certified that the Amendment was authorized by Declarant, and acknowledged said instrument to be his voluntary act and deed.



Jodi Ann Eskelsen  
Notary Public for Utah

**EXHIBIT "A"**

**TOWN HOME PROPERTY**

The following real property located in Salt Lake County, State of Utah, to-wit:

**SUNFLOWER CROSSING**

**BOUNDARY DESCRIPTION**

A PARCEL OF LAND LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SALT LAKE COUNTY UTAH:

BEGINNING AT A POINT WHICH IS NORTH 89°37'14" EAST ALONG SECTION LINE 2190.17 FEET (2221.70 FEET BY RECORD) AND NORTH 00°22'47" WEST 514.45 FEET (519.83 FEET BY RECORD) FROM A BRASS CAP MARKING THE SOUTHWEST CORNER OF SAID SECTION 36, AND RUNNING THENCE SOUTH 79°56'27" WEST 31.90 FEET (63.89 FEET BY RECORD); THENCE NORTH 82°52'45" WEST 83.69 FEET; THENCE NORTH 78°08'57" WEST 56.46 FEET; THENCE NORTH 74°38'49" WEST 111.96 FEET; THENCE NORTH 66°09'43" WEST 30.80 FEET; THENCE NORTH 73°22'11" WEST 60.74 FEET; THENCE NORTH 75°18'37" WEST 154.15 FEET; THENCE NORTH 75°03'38" WEST 51.67 FEET; THENCE NORTH 67°58'19" WEST 13.78 FEET; THENCE SOUTH 89°37'14" WEST 61.34 FEET (59.54 FEET BY RECORD) TO THE EASTERLY LINE OF THE D.&R.G. RAIL ROAD RIGHT OF WAY, SAID RIGHT OF WAY LINE BEING PARALLEL WITH AND OFFSET 100 FEET EASTERLY FROM THE CENTERLINE OF THE WESTERLY SET OF EXISTING TRAIN TRACKS; THENCE NORTHERLY ALONG SAID RIGHT OF WAY LINE 380.35 FEET ALONG THE ARC OF 2970.50 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 07°20'11" (CHORD BEARS NORTH 20°00'31" EAST 380.09 FEET) TO THE EXTENSION OF THE SOUTHERLY LINE OF LOT C, ALLEGRO @ CORNER CANYON SUBDIVISION, A PLAT RECORDED AT THE SALT LAKE COUNTY RECORDER AS LOCATED ON THE GROUND; THENCE SOUTH 72°48'29" EAST ALONG THE SOUTH LINE OF SAID LOT 282.40 FEET TO THE WESTERLY LINE OF GREEN CLOVER ROAD, A 60 FOOT WIDE STREET SHOWN ON SAID SUBDIVISION PLAT; THENCE SOUTHERLY ALONG SAID STREET 159.43 FEET ALONG THE ARC OF A 1970.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 04°38'13" (CHORD BEARS SOUTH 19°30'36" WEST 159.39 FEET) TO A POINT OF TANGENCY; THENCE SOUTH 21°49'43" WEST ALONG THE SAID STREET 178.49 FEET TO THE SOUTHERLY LINE OF GALENA PARK BOULEVARD A STREET SHOWN ON SAID SUBDIVISION PLAT; THENCE SOUTH 68°13'43" EAST PARALLEL WITH AND OFFSET SOUTHERLY 30 FEET FROM THE CENTERLINE OF SAID GALENA PARK BOULEVARD 94.49 FEET TO A POINT OF CURVATURE; AND THENCE EASTERLY 276.35 FEET ALONG THE SOUTHERLY LINE OF SAID STREET ALONG THE ARC OF A 786.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 20°08'40" (CHORD BEARS SOUTH 78°18'03" EAST 274.92 FEET) TO THE POINT OF BEGINNING.

CONTAINING: 103,312 SQ.FT. (2.37 ACRES)

SUBJECT TO the covenants, conditions, restrictions, easements, charges and liens provided for in said Declaration of Covenants, Conditions and Restrictions.

27-36-379-001 thru 030