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11/22/2017 2:44:00 PM \$34.00
Book - 10622 Pg - 7593-7596
ADAM GARDINER
Recorder, Salt Lake County, UT
STRONG & HANNI
BY: eCASH, DEPUTY - EF 4 P.

AFTER RECORDING, RETURN TO:

Graden P. Jackson
STRONG & HANNI
9350 South 150 East, Suite 820
Sandy, UT 84070

Affects Tax Parcel Numbers:

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Space Above for Recorder's Use

**ADDENDUM ONE TO THE DECLARATION
OF
COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR
BRIDLEWOOD COURT TOWNHOMES P.U.D.**

Ferran Construction, LLC
Declarant

**ADDENDUM ONE TO THE DECLARATION
OF
COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR
BRIDLEWOOD COURT TOWNHOMES P.U.D.**

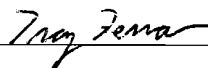
This Addendum One to the Declaration of Covenants, Conditions, and Restrictions for Bridlewood Court Townhomes P.U.D. ("**Declaration**") is made this 3rd day of February, 2015, by **Ferran Construction, LLC**, a Utah limited liability company ("**Declarant**") and will be effective as of the date the original Declaration of Covenants, Conditions, and Restrictions for Bridlewood Court Townhomes P.U.D. was recorded.

Section 7.3 of Article 7 is hereby retracted and restated as follows:

7.3 Apportionment of Assessments. Each Lot will be assessed its pro rata share of the Annual Assessments and Special Assessments. Declarant is not responsible for payment or management of any assessment. After all Lots have been sold, the Association will be responsible for 100% of all future Annual Assessments and Special Assessments. All accumulated assessments for any Lot are due on the first business day of each month and will be considered late on the 6th calendar day of each month. A \$25.00 late fee will be charged and added to any assessment considered late and the homeowner required to pay that assessment will be unable to vote in any matter unless such assessment have been paid and the account made current. A homeowner will be notified that they are delinquent in the payment of their assessments and will be unable to vote.

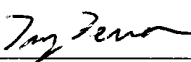
Section 7.5 of Article 7 is hereby retracted and restated as follows:

7.5 Annual Assessments. Based on the annual budget, the Board will determine the amount of the Annual Assessment, which will be apportioned among the Lots as provided in Section 7.3. At the closing of the sale of each Lot, the Owner purchasing the Lot will pay an amount equal to \$500 of the homeowner's annual assessment. An Owner who sells its Lot will not be entitled to a refund from the Association of any Assessments paid in advance. However, the purchasing Owner will be entitled to a credit for any Assessments paid in advance by a previous Owner, and the selling Owner may seek a corresponding credit from the purchasing Owner.



President, Troy Ferran

Attest:



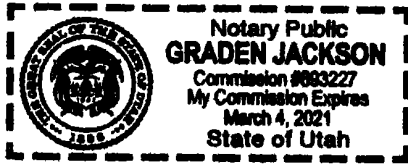
Secretary

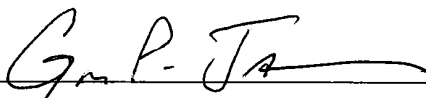
STATE OF UTAH)

:ss.

COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 8TH day of November, 2017, by Troy Ferran, Manager of Ferran Construction, L.C.





Notary Public

EXHIBIT A

**Addendum One To The Declaration
Of
Covenants, Conditions, and Restrictions
For
Bridlewood Court Townhomes P.U.D.**

Legal Description of the Property

[All of Lots 1 through 18 and all Common Areas and Limited Common Areas, Bridlewood Court Townhomes P.U.D., Salt Lake County, Utah, according to the official plat thereof, on file and of record in the office of the Salt Lake County Recorder].

BOUNDARY DESCRIPTION

COMMENCING AT A POINT SOUTH 00°38'43" WEST ALONG THE SECTION LINE 280.39 FEET AND EAST 65.26 FEET FROM THE WEST CORNER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING ON THE EASTERLY RIGHT OF WAY LINE OF 1300 EAST STREET; THENCE EAST 202.74 FEET; THENCE SOUTH 00°38'43" WEST 487.61 FEET; THENCE WEST 215.00 FEET TO A POINT OF SAID EASTERLY RIGHT OF WAY LINE; THENCE NORTH 00°38'43" EAST 360.53 FEET; THENCE NORTH 10°28'01" EAST 41.09 FEET; THENCE NORTH 04°06'25" EAST 86.89 FEET TO THE POINT OF BEGINNING.

CONTAINS: 103,853.53 SF OR 2.38 ACRES OR 18 TOWNHOMES