

After Recording Return To:

RICHARDS, KIMBLE & WINN, PC  
c/o Curtis G. Kimble  
2040 Murray Holladay Rd., Suite 106  
SLC, UT 84117

**AMENDMENT TO  
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF  
GABLES AT SARATOGA SPRINGS  
A PLANNED UNIT DEVELOPMENT**

This Amendment is made on the date evidenced below by Gables at Saratoga Springs Homeowners Association ("Association").

RECITALS

A. Certain real property in Utah County, Utah, known as the Gables at Saratoga Springs was subjected to certain covenants, conditions and restrictions pursuant to a Declaration of Covenants, Conditions and Restrictions recorded June 13, 2008, as Entry No. 69123:2008 in the Recorder's Office for Utah County, Utah (the "Declaration").

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

C. In order to offset the costs of changing ownership records, copy costs for CC&Rs, bylaws, and rules and regulations, and other costs associated with the obligations of the Association when a Unit is conveyed and/or changes Owners, and to provide for and benefit the Project as a whole, the Association deems the implementation of a reinvestment fee (or transfer fee) to be in the best interest of all Owners within the Association.

D. Pursuant to Article X, Section 10.2 of the Declaration, the undersigned hereby certifies that all of the voting requirements to amend the Declaration have been satisfied and that the affirmative vote of at least two-thirds (2/3) of the Owners has been obtained to adopt this Amendment.

**NOW, THEREFORE**, the Association hereby amends **Article V, Section 5.11**, as follows:

Article V. Assessments

5.11 Reinvestment Fee Due on INITIAL Transfer of Lot. The first Owner (and only the first Owner) of each Lot, other than the Declarant, shall pay to the Association upon purchase of the Lot, in addition to any other required amounts, a reinvestment fee, in an amount determined



**EXHIBIT A**

## Legal Description

Lots 1 – 70 GABLES AT SARATOGA SPRINGS PUD PHASE 1, in Utah County, City of Saratoga Springs,

Serial Numbers 40:414:0001 through 40:414:0070

All as more particularly described as follows:

*Beginning at a point N89°51'52"E 898.81 feet along the Section Line and South 162.21 feet from the North Quarter Corner of Section 14, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running thence N66°50'27"E 167.81 feet; thence Southeasterly 15.42 feet along the arc of a 25.00 foot radius curve to the left, chord bears S74°34'22"E 15.17 feet; thence Northeasterly 76.76 feet along the arc of a 216.00 foot radius curve to the right, chord bears N80°46'35"E 76.35 feet; thence S89°02'37"E 96.06 feet; thence Southeasterly 59.72 feet along the arc of a 216.00 foot radius curve to the right, chord bears S81°07'23"E 59.53 feet; thence Southeasterly 24.59 feet along the arc of a 184.00 foot radius curve to the left, chord bears S77°01'50"E 24.57 feet; thence S00°35'11"W 280.19 feet; thence S00°52'43"W 88.87 feet; thence N87°26'32"E 0.92 feet to the Northwestern Corner of an existing Boundary Line Agreement as recorded February 13, 2003 as Entry No. 22465:2003 in the Utah County Recorder's Office; thence S00°57'23"W 575.81 feet along the Westerly Line of said Boundary Line Agreement; thence N89°26'17"W 277.24 feet; thence N00°33'43"E 331.59 feet; thence Northwesternly 223.32 feet along the arc of a 343.00 foot radius curve to the left, chord bears N18°05'23"W 219.39 feet; thence Northwesternly 134.77 feet along the arc of a 207.00 foot radius curve to the right, chord bears N18°05'23"W 132.40 feet; thence N00°33'43"E 111.49 feet; thence Northwesternly 111.59 feet along the arc of a 209.00 foot radius curve to the left, chord bears N14°44'01"W 110.27 feet to the point of beginning.*

Contains 314,284 SF or 7.215 acres