



ENT 132794:2020 PG 1 of 6  
JEFFERY SMITH  
UTAH COUNTY RECORDER  
2020 Sep 01 12:00 pm FEE 130.00 BY MA  
RECORDED FOR SUMMIT RIDGE COMMUNITIES

WHEN RECORDED, MAIL TO:

Dawn J. Soper, Esq.  
**YORK HOWELL & GUYMON**  
10610 S. Jordan Gateway  
Suite 200  
South Jordan, UT 84095

Legal Description attached as Exhibit A

**SECOND AMENDMENT  
TO RESIDENTIAL DESIGN GUIDELINES  
FOR SUMMIT RIDGE COMMUNITIES**

**A PLANNED COMMUNITY DEVELOPMENT IN SANTAQUIN, UTAH**

**SECOND AMENDMENT  
TO  
TO RESIDENTIAL DESIGN GUIDELINES FOR SUMMIT RIDGE COMMUNITIES**

This Second Amendment to Residential Design Guidelines for Summit Ridge Communities, a Planned Community Development (the "Amendment") is made and executed this 26 day of August, 2020, by HG Utah 1, LLC, an Arizona limited liability company (the "Developer").

1. RECITALS.

1.1. Developer is the developer and owner of a community located in Utah and Juab Counties, Utah known as the Summit Ridge Communities (the "Project"), which Project is governed by the Master Declaration of Covenants, Conditions, and Restrictions and Reservation of Easements for Summit Ridge Communities recorded in Utah County on September 1, 2006, as Entry No. 115136:2006 and as recorded in Juab County, as amended (the "CC&Rs").

1.2. As set forth in Sections 11.8(e) of the CC&Rs, the Design Guidelines attached to the CC&Rs are not incorporated into, or made part of, the CC&Rs and can be amended without amending the CC&Rs.

1.3. Under Section 2.4 of the Design Guidelines, Developer is entitled to amend or supplement the Design Guidelines at Developer's sole discretion. Developer desires to amend the Design Guidelines for The Hills subdivision, described in Exhibit A to this Amendment, as set forth below.

NOW, THEREFORE, the Developer hereby amends the Design Guidelines for The Hills subdivision as follows:

2. DEFINITIONS.

Unless the context clearly indicates otherwise, the capitalized terms in this Amendment shall have the meanings given to them in the Design Guidelines.

3. AMENDMENTS.

The following provisions are incorporated into and made a part of the Design Guidelines, as applied to The Hills subdivision:

3.1. Section 7.3.2.a is restated in its entirety:

Elevations.

7.3.2.a.i. As applied to the Project.

If a plan is repeated, a minimum of three elevation schemes shall be developed, at least one of which shall be designed with front porches. Each elevation of the house shall have one window per floor per elevation as a minimum requirement. No one elevation scheme shall be repeated on the same street within four lots of each other.

7.3.2.a.ii. As applied to Stone Hollow II (per Amendment to the Summit Ridge Communities Residential Design Guidelines recorded on June 29, 2016 in the Utah County Recorder's Office as Entry No. 59710:2016) and The Hills subdivision.

No one plan or elevation scheme shall be repeated on adjacent lots. Any repeated elevation schemes must use different combinations of colors and materials so as to differentiate each residence.

3.2. Section 7.3.2.b. As applied to The Hills subdivision.

Roofs. Roofs shall have a minimum pitch of 6/12, except that prairie style elevations may have a minimum pitch of 4/12, and shall be approved by the SRDRC. Gutters shall be required on all draining roof areas. Roofing material shall be architectural shingles, treat heavy shake shingles, or concrete shingles.

3.3. Section 7.3.3. As applied to residences located on Freestone Blvd., in Plats B, F, L and M of The Hills subdivision ("The Hills Cottage Property").

A new Section 7.3.3.f is added as follows:

f. Cottage Home. Cottage Homes having the following features and characteristics may be designed and constructed upon The Hills Cottage Property:

- Two story homes shall have a minimum above grade finished footprint of 1,500 square feet (not including the garage), of which 550 square feet must be on the main floor.
- Garages shall not be less than 400 square feet and allow two full size cars.
- Car ports are prohibited.
- Roofing materials shall be of architectural grade and have a minimum warranty of 25 years.
- Mill finished metal (aluminum) windows are prohibited.
- Exterior elevations shall consist of a combination of masonry finishes (stone, brick and/ or rock).
- Front elevations shall consist of a minimum of 15% of stone, brick and/ or rock).

- Any variances may only be permitted as per the consent of the SRDRC.
- All exterior elevations must be approved by the SRDRC prior to issuance of building permits.
- Houses sited on three adjacent lots (on the same side of the street) or directly across the street (sharing frontage) shall have different rooflines, elevations and color schemes.
- The colors and materials of the residences shall be varied to improve the aesthetics of the subdivision. Color combinations should blend well as to enhance the overall look of each residence. Extreme color combinations (such as, but not limited to, the dominant colors of black, red, and orange) and designs are prohibited.
- Log homes and log siding are prohibited.
- A minimum of six inch fascia is required.

#### 4. EFFECT OF AMENDMENT.

The Design Guidelines, as amended by this Amendment, shall remain in full force and effect. This Amendment shall apply to The Hills subdivision, as it now exists, and to any and all additional land or additional phases of The Hills subdivision that may be developed in the future. This Amendment shall take effect when recorded in the Utah and Juab County Recorders' Offices.

*[Signature on following page]*



## EXHIBIT A

BEGINNING AT A POINT ON A CURVE THAT IS S.0°01'14"E. A DISTANCE OF 191.42' ALONG THE SECTION LINE AND WEST 142.68' FROM THE SOUTHWEST CORNER OF SECTION 10, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN;

Said curve turning to the right through an angle of 61° 55' 21", having a radius of 260.94 feet, and whose long chord bears N 70° 29' 30" E for a distance of 268.49 feet to a point of intersection with a non-tangential line.

Thence, S 71° 28' 43" E for a distance of 79.62 feet to a point on a line.

Thence, S 77° 12' 35" E for a distance of 91.06 feet to the beginning of a curve,

Said curve turning to the right through 86° 15' 30", having a radius of 15.00 feet, and whose long chord bears S 34° 05' 13" E for a distance of 20.51 feet to the beginning of a non-tangential curve.

Said curve turning to the left through an angle of 97° 37' 43", having a radius of 948.09 feet, and whose long chord bears S 39° 46' 20" E for a distance of 1427.03 feet.

Thence, S 88° 35' 00" E for a distance of 551.93 feet to a point on a line.

Thence, S 01° 26' 00" W for a distance of 2681.18 feet to a point on a line.

Thence, N 62° 24' 35" W for a distance of 177.75 feet to a point on a line.

Thence, N 67° 55' 10" W for a distance of 287.97 feet to a point on a line.

Thence, N 76° 39' 17" W for a distance of 140.80 feet to a point on a line.

Thence, S 87° 08' 15" W for a distance of 80.10 feet to a point on a line.

Thence, N 68° 32' 14" W for a distance of 113.09 feet to a point on a line.

Thence, N 67° 00' 36" W for a distance of 48.34 feet to a point on a line.

Thence, N 62° 08' 32" W for a distance of 94.16 feet to a point on a line.

Thence, N 61° 34' 44" W for a distance of 48.33 feet to a point on a line.

Thence, N 41° 02' 50" W for a distance of 90.99 feet to a point on a line.

Thence, N 45° 34' 02" W for a distance of 89.28 feet to a point on a line.

Thence, N 33° 26' 51" W for a distance of 82.55 feet to a point on a line.

Thence, N 33° 17' 14" W for a distance of 117.98 feet to a point on a line.

Thence, N 35° 51' 49" W for a distance of 155.33 feet to a point on a line.

Thence, N 31° 19' 11" W for a distance of 201.03 feet to a point on a line.

Thence, N 36° 31' 35" W for a distance of 396.51 feet to a point on a line.

Thence, N 31° 23' 47" W for a distance of 67.52 feet to a point on a line.

Thence, N 89° 42' 15" W for a distance of 62.52 feet to a point on a line.

Thence, N 01° 36' 20" W for a distance of 0.08 feet to a point on a line.

Thence, S 89° 14' 48" W for a distance of 1315.16 feet to a point on a line.

Thence, N 00° 49' 27" W for a distance of 2121.54 feet to a point on a line.

Thence, N 90° 00' 00" E for a distance of 887.73 feet to a point on a line.

Thence, N 37° 44' 02" E for a distance of 212.24 feet to a point on a line.

Thence, N 39° 29' 45" E for a distance of 248.37 feet to a point on a line.

thence S 50° 30' 15" E a distance of 30.21 feet to the POINT OF BEGINNING

CONTAINING 165.86 ACRES OF LAND