

After Recording Return To:  
**The Richards Law Office**  
4190 South Highland Dr., Suite 111  
SLC, UT 84124

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RANDALL A. COVINGTON  
UTAH COUNTY RECORDER  
2006 Sep 22 2:09 pm FEE 2760.00 BY CH  
RECORDED FOR ATKINSON, CHAD

**AMENDMENT TO  
THE COMMUNITY DECLARATION FOR  
THE RANCHES AT EAGLE MOUNTAIN MASTER  
HOMEOWNER'S ASSOCIATION INC.**

**This Amendment to the Community Declaration of Covenants, Conditions and Restrictions of The Ranches at Eagle Mountain Master Homeowner's Association, Inc., (the "Declaration") that established The Ranches at Eagle Mountain subdivision is made this 2 day of August, 2006 by The Ranches at Eagle Mountain Master Homeowner's Association (the "Association").**

RECITALS

A. Certain real property in Utah County, Utah, known as The Ranches at Eagle Mountain Subdivision was subjected to certain covenants, conditions, and restrictions pursuant to a Declaration dated June 8, 2004, and recorded as Entry No. 65905:2004 in the Recorder's Office for Utah County, Utah;

B. This amendment shall be binding against all of the property described in **Exhibit "A"** attached hereto, the Declaration and any annexation, expansion or supplement thereto.

C. The Board of Trustees has determined that it is in the best interests of the community to incorporate the parking restrictions found in the individual subdivision declarations into the Master Declaration in an effort to promote uniformity of enforcement within the community and enhance the aesthetic appeal and property values of the community.

D. The purpose of this amendment is to officially incorporate the unsightly articles provisions found in the individual subdivision declarations into the Master Declaration.

E. Pursuant to Article XI, Section 11.3 of the Declaration, Declarant and Members representing more than seventy-five percent (75%) of the voting rights have approved this Amendment.

**NOW, THEREFORE**, The Association, by and through its Board of Trustees, hereby amends Article IX, Section 9.5 of the Declaration in its entirety to read as follows:

**Section 9.5 Unsightly Articles.**

No unsightly article shall be permitted to remain on any Lot or on streets and drives within the Community Association Area but must be stored in a garage on the Lot or an off-site storage area in compliance with the Town of Eagle Mountain Development Code. Without limiting the generality of the foregoing: trailers, mobile homes, recreation vehicles, graders, trucks (other than pickups used solely for the private and non-business use of the residents of a Lot), boats, tractors, campers, wagons, buses, sleighs, motorcycles, motor scooters, snowmobiles, snow

removal equipment, garden and maintenance equipment, and all commercial, farming and business vehicles, except when in actual use, shall be kept at all times in a garage, an off-site storage facility, or appropriately screened from view. With the only exception that unsightly articles stored on a Lot which is adjacent to an alleyway, such that the access to the storage site is directly off the alleyway, do not need to be screened from view from the alleyway (i.e., no gate or fencing facing the alleyway is required). However, the unsightly articles stored on an alley loaded storage site must be appropriately screened on three sides and not visible from the street.

No repair or maintenance work shall be done on any of the foregoing, or on any automobile, other than minor emergency repairs, except in an enclosed garage or other structure, or appropriately screened from view. Family vehicles, which are kept in good repair and driven regularly, may be parked in the driveway.

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Refuse, garbage and trash shall be kept at all times in a covered, noiseless container and any such container shall be kept within an enclosed structure or appropriately screened from view. Service areas, storage areas, compost piles and facilities for hanging, drying or airing clothing or household fabrics shall be appropriately screened from view. No materials or scrap shall be kept, stored or allowed to accumulate on any property except within an enclosed structure or if appropriately screened from view. Liquid propane gas, oil and other exterior tanks shall be kept within an enclosed structure or permanently screened from view.

IN WITNESS WHEREOF, THE RANCHES AT EAGLE MOUNTAIN MASTER HOMEOWNER'S ASSOCIATION has executed this Amendment to the Declaration as of the 2 day of August, 2006, in accordance with Article XI of the Declaration.

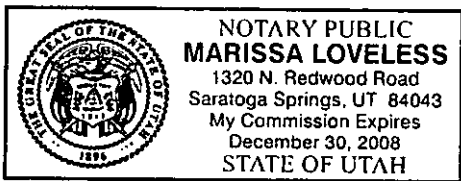
**THE RANCHES AT EAGLE MOUNTAIN MASTER HOMEOWNER'S ASSOCIATION**

John Haux  
\_\_\_\_\_  
President

Jonathan Celaya  
\_\_\_\_\_  
Secretary

STATE OF UTAH            )  
  : ss  
County of Utah         )

On the 29 day of August 2006, personally appeared John Haux and Jonathan Celaya who, being first duly sworn, did that say that they are the President and Secretary of the Association and that the seal affixed to the foregoing instrument is the seal of said Association and that said instrument was signed and sealed in behalf of said Association by authority of its Board of Trustees; and each of them acknowledged said instrument to be their voluntary act and deed.



Marissa Loveless  
\_\_\_\_\_  
Notary Public for Utah

## **EXHIBIT A**

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### **ANTHEM AT THE RANCHES SUBDIVISION**

All of lots 1 through 152, inclusive of the Anthem at the Ranches Subdivision, Phases 1, 2, & 3 at Eagle Mountain, according to the official plats thereof on file with the Office of the Utah County Recorder's Office.

### **ANTHEM ON THE GREEN SUBDIVISION**

All of lots 101 through 162 and 201 through 259, inclusive of the Anthem on the Green Subdivision, Phases 1 & 2 at Eagle Mountain, according to the official plats thereof on file with the Office of the Utah County Recorder's Office.

### **ASH POINT AT SADDLE ROCK RANCH A SUBDIVISION**

All of lots 1 through 79, inclusive of the Ash Point at Saddle Rock Ranch A Subdivision at Eagle Mountain, according to the official plats thereof on file with the Office of the Utah County Recorder's Office.

### **CASTLE ROCK AT RED HAWK RANCH SUBDIVISION**

All of lots 1 through 67, inclusive of the Castle Rock at Red Hawk Ranch Subdivision at Eagle Mountain, according to the official plats thereof on file with the Office of the Utah County Recorder's Office.

### **CHIMNEY ROCK AT RED HAWK RANCH SUBDIVISION**

All of lots 1 through 77, inclusive of the Chimney Rock at Red Hawk Ranch Subdivision, Plats A, B, & C at Eagle Mountain, according to the official plats thereof on file with the Office of the Utah County Recorder's Office.

### **COLD SPRINGS AT RED HAWK RANCH PUD**

All of lots 101 through 161 and 201 through 256, inclusive of the Cold Springs at Red Hawk Ranch PUD, Phases 1 & 2 at Eagle Mountain, according to the official plats thereof on file with the Office of the Utah County Recorder's Office.

### **CRITTENDEN CORNER AT RED HAWK RANCH SUBDIVISION**

All of lots 1 through 35, A, B, C, inclusive of the Crittenden Corner at Red Hawk Ranch Subdivision at Eagle Mountain, according to the official plats thereof on file with the Office of the Utah County Recorder's Office.

**EXHIBIT A**

**DIAMOND SPRINGS AT RED HAWK RANCH SUBDIVISION**

All of lots 1 through 88, inclusive of the Diamond Springs at Red Hawk Ranch Subdivision, Phases A & B at Eagle Mountain, according to the official plats thereof on file with the Office of the Utah County Recorder's Office.

**EAGLE'S GATE SUBDIVISION**

All of lots 101 through 153 and 401 through 449, inclusive of the Eagle's Gate Subdivision, Plats A & D at Eagle Mountain, according to the official plats thereof on file with the Office of the Utah County Recorder's Office.

**FREMONT SPRINGS SUBDIVISION**

All of lots 1 through 59, inclusive of the Fremont Springs Subdivision, Plats A, B, C, & D at Eagle Mountain, according to the official plats thereof on file with the Office of the Utah County Recorder's Office.

**FRIDAY'S STATION AT RED HAWK RANCH SUBDIVISION**

All of lots 1 through 26, inclusive of the Friday's Station at Red Hawk Ranch Plat A Subdivision at Eagle Mountain, according to the official plats thereof on file with the Office of the Utah County Recorder's Office.

**FRIDAY'S STATION AT PRAIRIE GATE RANCH SUBDIVISION**

All of lots 1 through 23, inclusive of the Friday's Station at Prairie Gate Ranch Plat B Subdivision, at Eagle Mountain, according to the official plats thereof on file with the Office of the Utah County Recorder's Office.

**HIDDEN CANYON SUBDIVISION**

All of lots 1 through 85, inclusive of the Anthem at the Hidden Canyon Subdivision, Phase 1 at Eagle Mountain, according to the official plats thereof on file with the Office of the Utah County Recorder's Office.

**KENNEKUK AT RED HAWK RANCH SUBDIVISION**

All of lots 1 through 57, inclusive of the Kennekuk at Red Hawk Ranch Plat A Subdivision, at Eagle Mountain, according to the official plats thereof on file with the Office of the Utah County Recorder's Office.

**EXHIBIT A**

**KIOWA VALLEY SUBDIVISION**

All of lots 1 through 160 and 401 through 447 and 501 through 537, inclusive of the Kiowa Valley Subdivision, Plats A, B, C, D, & E at Eagle Mountain, according to the official plats thereof on file with the Office of the Utah County Recorder's Office.

**LIBERTY FARM AT SMITH RANCH SUBDIVISION**

All of lots 1 through 70, inclusive of the Liberty Farm at Smith Ranch Plat A Subdivision, at Eagle Mountain, according to the official plats thereof on file with the Office of the Utah County Recorder's Office.

**LONE TREE AT CIRCLE FIVE RANCH SUBDIVISION**

All of lots 1 through 74 and 201 through 241, inclusive of the Lone Tree at Circle Five Ranch Subdivision, Plats A & B at Eagle Mountain, according to the official plats thereof on file with the Office of the Utah County Recorder's Office.

**MT AIREY AT RED HAWK RANCH SUBDIVISION**

All of lots 1 through 72, inclusive of the Mt Airey at Red Hawk Ranch Subdivision, at Eagle Mountain, according to the official plats thereof on file with the Office of the Utah County Recorder's Office.

**MT AIREY AT PRAIRIE GATE RANCH SUBDIVISION**

All of lots 73 through 75, inclusive of the Mt Airey at Prairie Gate Ranch Plat D Subdivision, at Eagle Mountain, according to the official plats thereof on file with the Office of the Utah County Recorder's Office.

**MT AIREY PLAT B SUBDIVISION**

All of lots 1 through 19, inclusive of the Mt Airey Plat B Subdivision, at Eagle Mountain, according to the official plats thereof on file with the Office of the Utah County Recorder's Office.

**MT AIREY PLAT C SUBDIVISION**

All of lots 1 through 9, inclusive of the Mt Airey Plat C Subdivision, at Eagle Mountain, according to the official plats thereof on file with the Office of the Utah County Recorder's Office.

**EXHIBIT A**

**PLUM CREEK CONDOMINIUMS**

All of Units 1 through 12 of Buildings A & B, Units 1 through 4 of Buildings C through F, and Units 1 through 30 of Buildings G through T, inclusive of the Plum Creek Condominiums Plat A, as amended, at Eagle Mountain, according to the official plats thereof on file with the Office of the Utah County Recorder's Office.

**PORTER'S CROSSING SUBDIVISION**

All of lots 179 through 254 and 356 through 358, inclusive of the Porter's Crossing Subdivision, Plats A, B, & C at Eagle Mountain, according to the official plats thereof on file with the Office of the Utah County Recorder's Office.

**ROCK CREEK CONDOMINIUMS PHASE I**

All of Units 1 through 12 of Buildings A through H, inclusive of the Rock Creek Condominiums, Phase I at Eagle Mountain, according to the official plats thereof on file with the Office of the Utah County Recorder's Office.

**ROCKWELL VILLAGE AT RED HAWK RANCH SUBDIVISION**

All of lots 1 through 37, inclusive of the Rockwell Village at Red Hawk Ranch Subdivision, at Eagle Mountain, according to the official plats thereof on file with the Office of the Utah County Recorder's Office.

**RUBY VALLEY AT SADDLE ROCK RANCH**

All of lots 1 through 79, A-D, inclusive of the Ruby Valley at Saddle Rock Ranch Subdivision, Plats A & B, as amended at Eagle Mountain, according to the official plats thereof on file with the Office of the Utah County Recorder's Office.

**RUSH VALLEY SUBDIVISION**

All of lots 1 through 143 and 145 through 146, inclusive of the Rush Valley Subdivision, Plats A, B, & C at Eagle Mountain, according to the official plats thereof on file with the Office of the Utah County Recorder's Office.

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**EXHIBIT A**

**SADDLEBACK SUBDIVISION**

All of lots 1 through 78, A-N, inclusive of the Saddleback Subdivision, Plats A, B, & C at Eagle Mountain, according to the official plats thereof on file with the Office of the Utah County Recorder's Office.

**SIMPSON SPRINGS AT RED HAWK RANCH SUBDIVISION**

All of lots 1 through 21, inclusive of the Simpson Springs at Red Hawk Ranch Subdivision, Plat A at Eagle Mountain, according to the official plats thereof on file with the Office of the Utah County Recorder's Office.

**SUNDANCE AT RED HAWK RANCH SUBDIVISION**

All of lots 1 through 49, inclusive of the Sundance at Red Hawk Ranch Subdivision, Plat A at Eagle Mountain, according to the official plats thereof on file with the Office of the Utah County Recorder's Office.

**THREE CROSSINGS SUBDIVISION**

All of lots 79 through 178, inclusive of the Three Crossings Subdivision, Plats A, B, & C at Eagle Mountain, according to the official plats thereof on file with the Office of the Utah County Recorder's Office.

**WILLOW SPRINGS CONDOMINIUM**

All of Units 1 through 12 of Buildings A through T, inclusive of the Willow Springs Condominium, Phases 1, 2, & 3 at Eagle Mountain, according to the official plats thereof on file with the Office of the Utah County Recorder's Office.