

WHEN RECORDED, PLEASE MAIL TO:

Westwood 25 LLC  
Attn: Griffin M. Johnson  
160 W Canyon Crest Rd, Suite 200  
Alpine, UT 84004

### CERTIFICATE OF AMENDMENT

THIS CERTIFICATE OF AMENDMENT TO THE DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS FOR PLAT A, ALPINE WEST MEADOW SUBDIVISION (this "Certificate") is made and executed this 5<sup>th</sup> day of MARCH, 2019, WESTWOOD 25 LLC. ("Declarant").

#### RECITALS

- A. WHEREAS the Amended and Restated Declaration of Protective Covenants, Conditions and Restrictions for PLAT A, ALPINE WEST MEADOW SUBDIVISION ("Declaration") was recorded on August 3, 2017 as entry 75132, on the books of the Utah County Recorder; and
- B. WHEREAS Declarant recorded an additional modification to the Declaration on March 5, 2018 as entry 20824 on the books of the Utah County Recorder; and
- C. WHEREAS Section 4.2 of the Declaration states that "Until 90% of lots are sold, Declarant can modify this Declaration"; and
- D. WHEREAS Declarant has only sold 56% of the lots to date; and
- E. WHEREAS Declarant is desirous to further modify the Declaration.

#### AMENDMENT

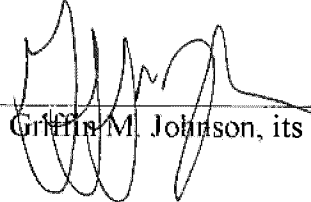
NOW, THEREFORE the Declaration is hereby modified such that Paragraph 3.23 shall be replaced with the following:

3.23 Fences and Walls. Fences and walls are encouraged to be complimentary to the approved dwelling colors and materials. Use of landscaping materials for hedges and fencing is encouraged. All fences and walls may require a building permit from Alpine City and must have prior written approval of the Committee. No fence or wall shall exceed 6 feet in height and no fence or wall above 3 feet shall be permitted within the front setback area of the Lot without express, written consent by the Committee.

Signature on following page.

IN WITNESS WHEREOF, Declarant has executed this Declaration this 5<sup>th</sup> day of MARCH, 2019.

WESTWOOD 25 LLC, a Utah limited liability company,

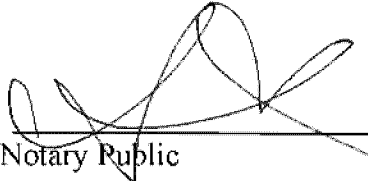
By  \_\_\_\_\_  
Griffin M. Johnson, its Manager

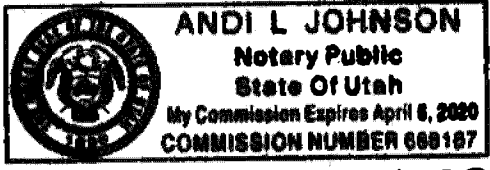
STATE OF UTAH )

SS: COUNTY OF UTAH )

On the 5<sup>th</sup> day of March, 2019, personally appeared before me Griffin M. Johnson, who, being by me duly sworn, did say that he is the Manager of Westwood 25 LLC, a Utah limited liability company, and that the within and foregoing instrument was signed in behalf of the Company by authority of its Operating Agreement, and that the Company executed the same.

[SEAL]

  
\_\_\_\_\_  
Notary Public



4/6/20

688167

EXHIBIT "A"

Lots 101 - 125, Alpine West Meadow Subdivision, Plat "A", Alpine, Utah County, Utah,  
according to the official plat thereof on file and of record in the Utah County Recorder's Office.

(34:601:0101 - 34:601:0125)