

**FIRST AMENDMENT TO THE  
AMENDED AND RESTATED  
DECLARATION OF PROTECTIVE EASEMENTS,  
COVENANTS, CONDITIONS, AND RESTRICTIONS FOR  
HOMESTEAD FARMS PLANNED UNIT DEVELOPMENT**

This FIRST AMENDMENT TO THE AMENDED AND RESTATED DECLARATION OF PROTECTIVE EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS FOR HOMESTEAD FARMS PLANNED UNIT DEVELOPMENT is made and executed on the date set forth below by the Association after being approved by at least 67% of the voting interests and shall be effective upon recording with the Salt Lake County Recorder.

**RECITALS**

- A. Homestead Farms Planned Unit Development is a planned unit development located in West Valley City, Salt Lake County, Utah.
- B. Homestead Farms was originally made subject to a declaration of covenants, conditions, and restrictions recorded as Entry Number 4055756, Book 5633, Page 424 recorded with the Salt Lake County Recorder's Office on February 28, 1985 ("Original Declaration").
- C. The Original Declaration was amended and replaced by the Amended and Restated Declaration of Protective Easements, Covenants, Conditions, and Restrictions for Homestead Farms Planned Unit Development, which was recorded with the Salt Lake County Recorder on January 29, 2014 as Entry Number 11796552 ("Declaration").
- D. The Declaration removed certain provisions from the Original Declaration relating to maintenance that the Association Members desire to reinstate.
- E. Section 11.1 of the Declaration provides that it may be amended with the approval from at least 67% of the Owners.
- F. At least 67% of the Owners have approved the following amendment.
- G. All Owners, Residents, guests, and invitees shall abide by the provisions of this Amendment, which shall run with the land described in Exhibit "A" and be binding on and burden all parties having or acquiring any right, title, or interest to the land.

**AMENDMENT**

Article 4 of the Declaration is hereby amended to read as follows:

**4 MAINTENANCE**

In addition to maintenance upon the Common Area, the Association shall provide exterior maintenance upon each Lot which is subject to assessment hereunder, as follows: paint, repair, replacement, and care of roofs, gutters, downspouts, exterior building surfaces, trees, shrubs, grass, walks, and other exterior improvements. Such exterior maintenance shall not include glass surfaces nor the replacement of exterior doors.

In the event that the need for maintenance or repair of a Lot or the improvements thereon is caused through the willful or negligent acts of its Owner, or through the willful or negligent acts of the family, guests, or invitees, of the Owner of the Lot needing such maintenance or repair, the cost of such exterior maintenance shall be added to and become part of the assessment to which such Lot is subject.

Patching of cracks, resurfacing of concrete, and other major repairs of deck, patio, and carport concrete surfaces and slabs will be the responsibility of the Association, however, the method and extent of repair will be as determined by the Board.

**CERTIFICATION**

HOMESTEAD FARMS ASSOCIATION, INC.

By: Carolyn Anderson

Its: President

State of Utah                    )  
  ):ss  
County of Utah                 )

On this 31 day of January, 2017, personally appeared before me Carolyn Anderson, who being by me duly sworn, did say that he/she  
*CA*

is the President of the Homestead Farms Association, Inc.; and that the foregoing is true and accurate to the best of his/her knowledge.



*Andrea Carrigan Phillips*  
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NOTARY PUBLIC

**Exhibit A  
Legal Description**

All Lots and Common Areas in Homestead Farms Phase 2 PUD as shown on the map thereof in the official records of the Salt Lake County Recorder's Office.

Block / Building	Type	Lot / Quarter	Parcel Number	Obsolete?
	L	41	15-34-128-055-0000	N
	L	42	15-34-128-051-0000	N
	L	43	15-34-128-056-0000	N
	L	44	15-34-128-052-0000	N
	L	45	15-34-128-057-0000	N
	L	46	15-34-128-053-0000	N
	L	47	15-34-128-058-0000	N
	L	48	15-34-128-054-0000	N
	L	49	15-34-176-053-0000	N
	L	50	15-34-176-049-0000	N
	L	51	15-34-176-054-0000	N
	L	52	15-34-176-050-0000	N
	L	53	15-34-176-055-0000	N
	L	54	15-34-176-051-0000	N
	L	55	15-34-176-056-0000	N
	L	56	15-34-176-052-0000	N
	L	57	15-34-176-048-0000	N
	L	58	15-34-176-044-0000	N
	L	59	15-34-176-047-0000	N
	L	60	15-34-176-043-0000	N
	L	61	15-34-176-046-0000	N
	L	62	15-34-176-042-0000	N
	L	63	15-34-176-045-0000	N
	L	64	15-34-176-041-0000	N
	L	65	15-34-128-049-0000	N
	L	66	15-34-128-043-0000	N
	L	67	15-34-128-048-0000	N
	L	68	15-34-128-042-0000	N
	L	69	15-34-128-047-0000	N
	L	70	15-34-128-041-0000	N
	L	71	15-34-128-046-0000	N
	L	72	15-34-128-040-0000	N
	L	73	15-34-128-045-0000	N
	L	74	15-34-128-039-0000	N
	L	75	15-34-128-044-0000	N
	L	76	15-34-128-038-0000	N
	L	AREA	15-34-128-079-0000	N

All Lots and Common Areas in Homestead Farms Phase 3 PUD as shown on the map thereof in the official records of the Salt Lake County Recorder's Office.

Block / Building	Type	Lot / Quarter	Parcel Number	Obsolete?
	L	77	15-34-128-032-0000	N
	L	78	15-34-128-026-0000	N
	L	79	15-34-128-033-0000	N
	L	80	15-34-128-027-0000	N
	L	81	15-34-128-034-0000	N
	L	82	15-34-128-028-0000	N
	L	83	15-34-128-035-0000	N
	L	84	15-34-128-029-0000	N
	L	85	15-34-128-036-0000	N
	L	86	15-34-128-030-0000	N
	L	87	15-34-128-037-0000	N
	L	88	15-34-128-031-0000	N
	L	89	15-34-176-037-0000	N
	L	90	15-34-176-033-0000	N
	L	91	15-34-176-038-0000	N
	L	92	15-34-176-034-0000	N
	L	93	15-34-176-039-0000	N
	L	94	15-34-176-035-0000	N
	L	95	15-34-176-040-0000	N
	L	96	15-34-176-036-0000	N
	L	97	15-34-176-032-0000	N
	L	98	15-34-176-028-0000	N
	L	99	15-34-176-031-0000	N
	L	100	15-34-176-027-0000	N
	L	101	15-34-176-030-0000	N
	L	102	15-34-176-026-0000	N
	L	103	15-34-176-029-0000	N
	L	104	15-34-176-025-0000	N
	L	105	15-34-128-025-0000	N
	L	106	15-34-128-021-0000	N
	L	107	15-34-128-024-0000	N
	L	108	15-34-128-020-0000	N
	L	109	15-34-128-023-0000	N
	L	110	15-34-128-019-0000	N
	L	111	15-34-128-022-0000	N
	L	112	15-34-128-018-0000	N
	L	113	15-34-128-014-0000	N
	L	114	15-34-128-010-0000	N
	L	115	15-34-128-015-0000	N
	L	116	15-34-128-011-0000	N
	L	117	15-34-128-016-0000	N

L	118	15-34-128-012-0000	N
L	119	15-34-128-017-0000	N
L	120	15-34-128-013-0000	N
L	121	15-34-176-019-0000	N
L	122	15-34-176-013-0000	N
L	123	15-34-176-020-0000	N
L	124	15-34-176-014-0000	N
L	125	15-34-176-021-0000	N
L	126	15-34-176-015-0000	N
L	127	15-34-176-022-0000	N
L	128	15-34-176-016-0000	N
L	129	15-34-176-023-0000	N
L	130	15-34-176-017-0000	N
L	131	15-34-176-024-0000	N
L	132	15-34-176-018-0000	N
L	133	15-34-176-012-0000	N
L	134	15-34-176-006-0000	N
L	135	15-34-176-011-0000	N
L	136	15-34-176-005-0000	N
L	137	15-34-176-010-0000	N
L	138	15-34-176-004-0000	N
L	139	15-34-176-009-0000	N
L	140	15-34-176-003-0000	N
L	141	15-34-176-008-0000	N
L	142	15-34-176-002-0000	N
L	143	15-34-176-007-0000	N
L	144	15-34-176-001-0000	N
L	145	15-34-128-008-0000	N
L	146	15-34-128-004-0000	N
L	147	15-34-128-007-0000	N
L	148	15-34-128-003-0000	N
L	149	15-34-128-006-0000	N
L	150	15-34-128-002-0000	N
L	151	15-34-128-005-0000	N
L	152	15-34-128-001-0000	N
L	AREA	15-34-128-079-0000	N

All Lots and Common Areas in Homestead Farms PUD Amended as shown on the map thereof in the official records of the Salt Lake County Recorder's Office.

Block / Building	Type	Lot / Quarter	Parcel Number	Obsolete?
	L	1	15-34-128-072-0000	N
	L	2	15-34-128-068-0000	N
	L	3	15-34-128-073-0000	N

L	4	15-34-128-069-0000	N
L	5	15-34-128-074-0000	N
L	6	15-34-128-070-0000	N
L	7	15-34-128-075-0000	N
L	8	15-34-128-071-0000	N
L	9	15-34-176-075-0000	N
L	10	15-34-176-069-0000	N
L	11	15-34-176-076-0000	N
L	12	15-34-176-070-0000	N
L	13	15-34-176-077-0000	N
L	14	15-34-176-071-0000	N
L	15	15-34-176-078-0000	N
L	16	15-34-176-072-0000	N
L	17	15-34-176-079-0000	N
L	18	15-34-176-073-0000	N
L	19	15-34-176-080-0000	N
L	20	15-34-176-074-0000	N
L	21	15-34-176-068-0000	N
L	22	15-34-176-062-0000	N
L	23	15-34-176-067-0000	N
L	24	15-34-176-061-0000	N
L	25	15-34-176-066-0000	N
L	26	15-34-176-060-0000	N
L	27	15-34-176-065-0000	N
L	28	15-34-176-059-0000	N
L	29	15-34-176-064-0000	N
L	30	15-34-176-058-0000	N
L	31	15-34-176-063-0000	N
L	32	15-34-176-057-0000	N
L	33	15-34-128-066-0000	N
L	34	15-34-128-062-0000	N
L	35	15-34-128-065-0000	N
L	36	15-34-128-061-0000	N
L	37	15-34-128-064-0000	N
L	38	15-34-128-060-0000	N
L	39	15-34-128-063-0000	N
L	40	15-34-128-059-0000	N
L	AREA	15-34-128-079-0000	N