



**ADOPTED CHANGES TO THE DECLARATION OF SUNBROOK ESTATES
(RIVER'S EDGE AT SUNBROOK). THIS CHANGE WAS ADOPTED AUGUST
2014 BY A MAJORITY VOTE OF MORE THAN 2/3**

FIRST AMENDMENT

SECTION 1- DEFINITIONS

DELETE (on page 2) 1.4 **Common Property**

1.5 Limited Common Property

1.6 Declarant

SECTION 2- PROPERTY RIGHTS

DELETE (on page 2 and 3) 2.1.6 (a) through (d) **It is contemplated .. additional lands**

SECTION 3- MEMBERSHIP

DELETE (on page 4) 3.2.2 **Class B**

SECTION 4- COVENANTS FOR MAINTENANCE

DELETE (on page 4) 4.1 **The Property Owners Association .. shall maintain common**

DELETE (on page 4) 4.2 **The Property Owners Association ..shall not repair and...**

ADD

4.2 The Property Owners Association shall not repair or maintain the Lot Owner's property; provided however, the Property Owners Assoc. hereby reserves the right to care for vacant and unimproved and unkempt improved Lot(s) within Sunbrook, to remove and destroy tall grass, undergrowth, weeds and rubbish there from, and any unsightly and obnoxious things there from, and to do any other things and perform any labor necessary or desirable in the judgment of the Board of Directors of the Property Owners Assoc. to keep the Lot(s) and Sunbrook neat and in good order, and to charge the same against the Owner of said Lot or Lots. Any and all such costs that exceed the annual paid assessment fees, shall be charged as a lien on the Lot or Lots which may be foreclosed and shall include the Property Owners Association's attorney fees and other costs in connection with said foreclosure.

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SECTION 5- COVENANT FOR MAINTENANCE ASSESSMENTS

DELETE (on page 5) **5.2- Purpose of Assessment**

ADD

- 5.2 Purpose of Assessment** The assessments levied by the Property Owners Association shall be used exclusively to promote the recreation, health, safety, and welfare of the residents of Rivers Edge Lane, including "BUT NOT LIMITED TO" cable TV, (if renewed), weed control, filing fees & dues, taxes, insurance and any other common administration expenses approved by the Board of Directors. At no time, shall the Board of Directors enter into or sign any contract or purchase agreement in excess of \$1,000.00 without a vote and majority approval (66%) of the entire Homeowners Association themselves.

DELETE (on page 6) **5.5 – Special Assessment for Capital Improvement**

SECTION 7-USE RESTRICTIONS

DELETE (on page 7) **7.3- Commercial and Recreational Vehicles**

ADD

- 7.3 -Commercial and Recreational Vehicles** No boats, trailers, buses, motor homes, campers or commercial trucks shall be parked or stored upon the lot owners property or vacant lot(s), except within an enclosed garage, unless it is a commercial vehicle in the process of being loaded or unloaded. No boats, trailers, buses, motor homes, campers or commercial trucks shall be parked on Rivers Edge Lane for longer than 48 hours and this only for the purpose of loading, unloading, or cleaning said vehicles. (Note- Rivers Edge Lane is a city owned street and therefore subject to city regulations regarding the parking of vehicles of any kind)

DELETE (on page 8) **SECTION 7.12- Antennae**

ADD

- 7.12 -Antennae** No radio, television or other antennae of any kind or nature, or device for the reception or transmission of radio, microwave or similar signals, except approved small satellite dishes, shall be permitted on the exterior of any home.

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SECTION 10-BUILDER APPROVAL

DELETE (on page 9) 10 Builder Approval

SECTION 12 -UTILITY SERVICE

DELETE (on page 10) 12.2 The median strip ...

River's Edge at Sunbrook

Parcel - SG-RES lots 1 through 63

Sunbrook Property Owners Association

President Mark Schroeder

Date 9-8-2014

Notarized:

State of Utah
County of WASHINGTON
On this 8 day of SEPTEMBER, 2014
Before me, MARY HUNT, a notary public,
personally appeared MARK SCHROEDER
personally known to me or proved to me on the basis of satisfactory
evidence to be the person(s) whose name(s) is/are subscribed to this
instrument, and acknowledged he/she/they executed the same.

Witness my hand and official seal.

[Signature]
Notary Public

