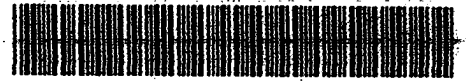


1003/21

Utah County Assessor Parcel No.
[59-045-0065 & a portion of 59-045-0064]

R|0

After Recording Return To:
Monte Vista Ranch, L.C.
Attn: Tiffany Walden
1754 E Cedar Trails Way
Eagle Mountain, Utah 84005



ENT 133535:2021 PG 1 of 29
ANDREA ALLEN
UTAH COUNTY RECORDER
2021 Jul 30 2:49 pm FEE 1003.00 BY LT
RECORDED FOR UNITED WEST TITLE INSURAN

**SIXTH AMENDMENT
TO
MASTER DECLARATION OF COVENANTS
FOR
EAGLE MOUNTAIN PROPERTIES COMMUNITIES MASTER ASSOCIATION, INC.
(To Deannex, Release, and Withdraw a portion of the Land Subject to the Master
Declaration)**

THIS SIXTH AMENDMENT to the Master Declaration of Covenants for Eagle Mountain Properties Communities Master Association, Inc. (the **"Sixth Amendment"**) is made and executed by Monte Vista Ranch, L.C., a Utah limited liability company (the **"Founder"**) pursuant to the provisions of the Utah Community Associations Act, Title 57, Chapter 8a, as amended, Utah Code Ann. (the **"Associations Act"**), and the provisions of that certain Declaration described in the Recitals below.

RECITALS:

- A. The Eagle Mountain Properties Communities Master Association, Inc. (the **"Master Association"**) is an association of unit owners governing that certain real property described in the Declaration (defined below).
- B. Founder is the owner in fee simple of more than 50 percent (50%) of the real property incorporated within, subject to, and governed by the Master Association and the Declaration (defined below), specifically including approximately 1.25 acres of real property with the following Utah County Parcel Numbers: 59:045:0065 and a portion of 59:045:0064, more particularly described in **Exhibit A** (the **"Withdrawn Property"**) attached hereto and incorporated herein by this reference.
- C. On October 29, 2009, Founder recorded with the office of the County Recorder for Utah County, State of Utah (the **"Recorder's Office"**), a Master Declaration of Covenants for the Master Association, Entry No. 113261:2009; as amended by that certain Amendment to the Master Declaration of Covenants for Eagle Mountain Properties Communities Master Association