



**AMENDMENT TO CONDITIONS, COVENANTS,
RESTRICTIONS and EASEMENTS**

**PIONEER ADDITION, PHASE VII(A)
RESIDENTIAL DISTRICT**

This Amendment to Conditions, Covenants, Restrictions and Easements (the "Amendment") is made this 27th day of August, 2013 by the Declarant, Monte Vista Ranch, L.C. (the "Declarant").

ENT 89051:2013 PG 1 of 3
JEFFERY SMITH
UTAH COUNTY RECORDER
2013 Sep 17 4:56 pm FEE 151.00 BY SW
RECORDED FOR PIONEER ADDITION

RECITALS

A. The Association is governed by the Conditions, Covenants, Restrictions and Easements, Pioneer Addition, Phase VII(A) Residential District recorded as Entry No. 24757:2007, on February 16, 2007 in the Office of the Utah County Recorder, State of Utah, (the "Declaration");

B. This Amendment is subject to the Definitions of the Declaration at Article I, unless otherwise defined herein.

C. This Amendment shall amend provisions of the Declaration as noted below and shall apply to and be binding against all of the property it is recorded against and the property described in Exhibit A, attached hereto, and any additional property, annexation, expansion or supplement thereto (the "Property");

D. This Amendment is intended to:

- a. Clarify the first bullet point of Section 5.22 so that it is even more clear that no weeds are permitted; and
- b. Reduce the percentage of votes necessary for Members to amend the Declaration from seventy-five percent (75%), as currently provided in Section 10.2, to sixty-six percent (66%).

E. Pursuant to the Declaration at Section 10.1, the necessary approvals to amend the Declaration were duly conducted and received to adopt and record this amendment, including approval from the Eagle Mountain Properties Communities Master Association (the "Master Association").

NOW THEREFORE, The Declarant hereby amends the first bullet point of Section 5.22 of the Declaration so that it shall henceforth provide as follows:

- No lot shall be allowed to accumulate any growth of weeds, underbrush, or collection of tumbleweeds. Other plant growth greater than 12 inches high (other

than trees, flowers, hedges, or similar ornamental plants) shall also not be allowed. Upon the violation of this provision, the ARC shall notify the owner in writing of the violation either by mail, personal delivery or posting of the notice on the property. If the violation is not corrected within 30 days from the date of the notice, the ARC shall have the right to enter unto any lot in violation of this provision to correct the violation. Such lot shall be assess the costs incurred by the RC to correct the violation, which shall be deemed a special assessment against the individual lot.

The Declarant also hereby amends Section 10.2 of the Declaration so that it shall henceforth provide as follows:

Section 10.2. Members Right to Amend. This Declaration may also be amended by the affirmative vote or written consent, or any combination thereof, of voting Members representing sixty-six percent (66%) of the total votes of the District Association, including sixty-six percent (66%) of the votes held by members other than the Declarant. However, the percentage of votes necessary to amend a specific clause shall not be less than the prescribed percentage of affirmative votes required for action to be taken under that clause.

IN WITNESS WHEREOF, THE DECLARANT has executed this Amendment to the Declaration as of the 23rd day of August, 2013 in accordance with the Declaration.

Declarant, Monte Vista Ranch, L.C.

[Signature]

President or Vice President

STATE OF UTAH)

:SS

County of Utah)

On this 23rd day of August, 2013, personally appeared before me [Signature] who is known to me or who presented satisfactory identification, and has, while in my presence and while under oath or affirmation, voluntarily signed this document.



[Signature]

Notary Public

EXHIBIT A
Property Description

All of Pioneer Addition Phase VII(A)

A PARCEL OF LAND BEING IN THE NORTHWEST ¼ OF SECTION 7.
TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, UTAH
COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH ¼ CORNER OF SECTION 7; THENCE
S00°22'59" W 1391.82 FEET ALONG THE ¼ SECTION LINE TO THE POINT OF
BEGINNING; THENCE S00°22'59" W 706.85 FEET ALONG SAID ¼ SECTION LINE;
THENCE N86°42'52" W 71.87 FEET; THENCE S03°17'08" W 52.00 FEET; THENCE
N86°42'52" W 93.00 FEET; THENCE N 89°59'43" W 55.09 FEET; THENCE S03°17'08" W
38.32 FEET; THENCE N89°31'40" W 658.89 FEET; THENCE S00°01'55" E 17.24 FEET;
THENCE S89°58'05" W 200.00 FEET; THENCE N00°01'55" W 96.08 FEET; THENCE
S58°39'33" W 139.68 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE
RIGHT HAVING A RADIUS OF 158.85 FEET; THENCE WESTERLY ALONG THE
ARC OF SAID CURVE 83.20 FEET THROUGH A CENTRAL ANGLE OF 30°00'34"
(CHORD BEARS S73°39'50" W 82.25 FEET); THENCE S89°51'29" W 38.66 FEET TO
THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS
OF 540.39 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE 39.51
FEET THROUGH A CENTRAL ANGLE OF 04°11'21" (CHORD BEARS S86°26'39" W
39.50 FEET) TO A POINT ON THE EAST LINE OF PIONEER ADDITION PHASE IV
SUBDIVISION ON FILE AT THE OFFICE OF THE UTAH COUNTY RECORDER;
THENCE N00°07'43" E 814.30 FEET ALONG THE EAST LINE OF PIONEER
ADDITION PHASE IV SUBDIVISION AND PROPOSED PIONEER ADDITION PHASE
VI SUBDIVISION; THENCE S89°28'19" E 1363.05 FEET TO THE POINT OF
BEGINNING.

SERIAL NOS.: 49:663:0001 THROUGH 49:663:0138, 59:007:0068 AND 59:007:0069.