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PATSY CUTLER - IRON COUNTY RECORDER
2004 NOV 19 15:59 PM FEE \$73.00 BY PTC
REQUEST: FIRST AMERICAN TITLE/CEDAR CITY

**AMENDMENT TO THE
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
CANYON RIDGE**

This Amendment to the Declaration of Covenants, Conditions, and Restrictions ("Declaration") that established a planned residential community known as Canyon Ridge is made this 18th day of November, 2004 by the Canyon Ridge Homeowners Association ("Association").

RECITALS

A. Certain real property in Iron County, Utah, known as Canyon Ridge was subjected to certain covenants, conditions, and restrictions pursuant to a Declaration dated 6/16/04, and recorded as Document Entry No. 487260, Book 437, Page 1577 et. seq., records of Iron County, Utah;

B. This amendment shall be binding against the property described in the Declaration and any annexation or supplement thereto.

C. This amendment is intended to describe the design standards and requirements for swimming pools; prescribe and define the scope of restrictions for the parking and storage of RV's; and prescribe requirements and restrictions for exterior colors;

D. The association finds that the following amendments further the objectives for which Canyon Ridge was created and will help maintain the property values of all lots;

E. Pursuant to Article XVI of the Declaration, the amendments were properly proposed and necessary approvals to amend the Declaration were duly received to adopt and record this amendment.

NOW, THEREFORE, The Association, by and through its Board of Directors, hereby amends the Declaration of Covenants, Conditions and Restrictions for Canyon Ridge Homeowners Association to read as follows:

ARTICLE VIII, Section 8.2(i) shall be added and shall read as follows:

8.2 Improvements.

(i) Exterior Colors. Exterior colors must be submitted to and approved by the Architectural Review Committee, in advance, prior to their application. The colors must be of earth tones and conducive to the neighborhood and surroundings. No bright, primary or vibrant colors may be used. The Architectural Review Committee may publish exterior color guidelines as deemed necessary.

ARTICLE VIII, Section 8.5 shall be added and shall read as follows:

8.5 Swimming Pools. Swimming pools shall be located in the ground and surrounded by a perimeter fence. Above ground swimming pools are not permitted. The Architectural Review Committee shall approve all swimming pool plans and perimeter fences before installation.

ARTICLE IX, Section 9.1(I)(1) shall be amended as follows:

9.1 Restrictions and Requirements.

(I) Parking of Recreational Vehicles and Other Vehicles.

(1) Except as otherwise provided in this subsection, parking of commercial vehicles, motorcycles, ATV's, commercial trucks, golf carts, open recreational and open utility trailers, snowmobiles and like vehicles and equipment shall be allowed only within the confines of the garage, unless prior written approval has been given by the Board of Directors. No portion of such vehicle or equipment or automobile may project beyond the enclosed garage area. RV's, motorhomes, boats, camper trailers, camper trucks, and enclosed cargo or enclosed recreational trailers may be parked out side of the garage provided it is on a concrete driveway located beside or behind a completed house. Reasonable efforts, as determined by the board, must be made to screen such vehicles and trailers from the view of the street and neighbors. All other parking of equipment shall be prohibited. The termed "parked," as used in this subsection (I), shall be defined by the Board of Directors as deemed in the best interests of the Association.

ARTICLE IX, Section 9.1(q) shall be added and read as follows:

9.1 Restrictions and Requirements.

(q) Swimming Pools. Above ground swimming pools are strictly prohibited. All other swimming pools are subject to the requirements set forth in Section 8.5 of this

Declaration.

IN WITNESS WHEREOF, THE CANYON RIDGE HOMEOWNERS ASSOCIATION has executed this Amendment to the Declaration as of the 18th day of November, 2004, in accordance with Article XVI of the Declaration.

THE CANYON RIDGE HOMEOWNERS ASSOCIATION

[Signature]
Secretary

NEBRASKA
STATE OF ~~UTAH~~)
County of Douglas) ss

On the 18th day of November, 2004, personally appeared JERRY G. BANKS and _____ who, being first duly sworn, did that say that they are the President and Secretary of the Association and that the seal affixed to the foregoing instrument is the seal of said Association and that said instrument was signed and sealed in behalf of said Association by authority of its Board of Directors; and each of them acknowledged said instrument to be their voluntary act and deed.

[Signature]
Notary Public for ~~Utah~~ NEBRASKA
My Commission Expires: August 6, 2005



LEGAL DESCRIPTION

COMMENCING AT THE NORTHEAST CORNER OF SECTION 2, TOWNSHIP 36 SOUTH, RANGE 11 WEST, OF THE SALT LAKE BASE MERIDIAN; THENCE S00°04'33"E, ALONG THE SECTION LINE 1670.41 FEET; THENCE N90°00'00"W, 532.80 FEET TO THE POINT OF BEGINNING; THENCE S09°13'37"E, 156.88 FEET; THENCE S57°48'05"W, 230.09 FEET; THENCE S07°14'21"W, 736.84 FEET; THENCE N78°44'36"W, 563.80 FEET TO A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1022.00 FEET, AND A CENTRAL ANGLE OF 11°47'13". RADIUS POINT BEARS N68°40'45"W. THENCE SOUTHWESTERLY ALONG SAID CURVE 210.25 FEET TO A POINT OF REVERSE CURVATURE HAVING A RADIUS OF 228.00 FEET AND A CENTRAL ANGLE OF 20°24'08"; THENCE SOUTHWESTERLY ALONG SAID CURVE 81.19 FEET TO A POINT OF COMPOUND CURVATURE HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 35°00'34"; THENCE SOUTHERLY ALONG SAID CURVE 61.10 FEET; THENCE S22°18'13"E, 13.12 FEET TO A CURVE TO THE LEFT HAVING A RADIUS OF 118.50 FEET AND A CENTRAL ANGLE OF 29°14'46"; THENCE SOUTHEASTERLY ALONG SAID CURVE 61.00 FEET TO A POINT OF REVERSE CURVATURE HAVING A RADIUS OF 73.00 FEET AND A CENTRAL ANGLE OF 00°28'37"; THENCE SOUTHEASTERLY ALONG SAID CURVE 0.57 FEET TO A POINT OF REVERSE CURVATURE HAVING A RADIUS OF 60.50 FEET AND A CENTRAL ANGLE OF 50°10'28"; THENCE EASTERLY ALONG SAID CURVE 52.98 FEET; THENCE N78°43'09"E, 54.44 FEET TO A POINT LOCATED ON THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 2; THENCE S00°08'24"E, ALONG SAID LINE 57.08 FEET; THENCE DEPARTING SAID LINE AND RUNNING S78°43'09"W, 16.89 FEET TO A CURVE TO THE LEFT HAVING A RADIUS OF 118.50 FEET AND A CENTRAL ANGLE OF 40°48'10"; THENCE SOUTHWESTERLY ALONG SAID CURVE 84.39 FEET TO A POINT OF REVERSE CURVATURE HAVING A RADIUS OF 79.00 FEET AND A CENTRAL ANGLE OF 56°44'48"; THENCE SOUTHWESTERLY ALONG SAID CURVE 78.24 FEET TO A POINT OF REVERSE CURVATURE HAVING A RADIUS OF 54.50 FEET AND A CENTRAL ANGLE OF 47°19'12"; THENCE WESTERLY ALONG SAID CURVE 45.01 FEET; THENCE S47°20'35"W, 146.40 FEET TO A CURVE TO THE RIGHT HAVING A RADIUS OF 238.00 FEET AND A CENTRAL ANGLE OF 24°11'38"; THENCE SOUTHWESTERLY ALONG SAID CURVE 96.85 FEET; THENCE S89°00'37"W, 500.35 FEET; THENCE N00°18'59"W, 49.50 FEET; THENCE N18°20'23"E, 5.83 FEET TO THE SOUTHEAST CORNER OF THE GREENVIEW SUBDIVISION PHASE 2; THENCE N89°05'57"E, 426.71 FEET TO A CURVE TO THE LEFT HAVING A RADIUS OF 170.00 FEET AND A CENTRAL ANGLE OF 17°33'44"; THENCE EASTERLY ALONG SAID CURVE 52.11 FEET; THENCE N05°43'26"E, 208.71 FEET; THENCE N11°34'04"E, 482.20 FEET; THENCE N03°33'53"E, 599.28 FEET; THENCE N08°20'07"W, 733.27 FEET; THENCE N58°02'59"E, 222.06 FEET; THENCE S39°54'28"E, 620.51 FEET; THENCE S75°18'43"E, 583.37 FEET TO THE POINT OF BEGINNING. CONTAINING 30.085 ACRES.

Now known as Canyon Ridge lots 1-58