

After Recording Return To:  
NewSteet Development, LLC  
6336 Pershing Drive  
Omaha, NE 68110

00517521 Bk01006 Pg01642-01644

PATSY CUTLER - IRON COUNTY RECORDER  
2005 NOV 29 15:04 PM FEE \$71.00 BY AAZ  
REQUEST: FIRST AMERICAN TITLE/CEDAR CITY

**SECOND 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 15<sup>th</sup> day of November, 2005 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 June 6, 2004, and recorded as Document Entry No. 487260, Book 937, Page 1577, et. seq., records of Iron County, Utah; as amended by that certain Amendment to Declaration of Covenants, Conditions and Restrictions dated November 18, 2004, and recorded as Document Entry No. 494021, Book 952, Page 735, et. Seq., records of Iron County, Utah (as amended the “Delcaration”);

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 amend the description of a “Builder” found in Article I, Section 1.5 and amend Exhibit A to correct the legal description of said Declaration.

D. The association finds that the following amendment 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:

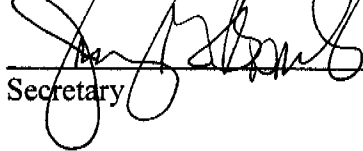
ARTICLE I, Section 1.5 shall be replaced with the following:

1.5 **"Builder"** means any person or entity that negotiated and executed an agreement with the Declarant to be a Primary Builder in the project.

EXHIBIT "A" shall be replaced entirely with Exhibit "A" Attached hereto.


IN WITNESS WHEREOF, THE CANYON RIDGE HOMEOWNERS ASSOCIATION has executed this Amendment to the Declaration as of the 15<sup>th</sup> day of November, 2005, in accordance with Article XVI of the Declaration.

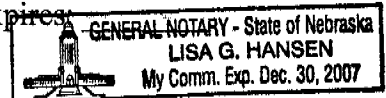
THE CANYON RIDGE HOMEOWNERS ASSOCIATION

  
Secretary

STATE OF NEBRASKA     )  
  ) ss  
County of Douglas     )

On the 15<sup>th</sup> day of November, 2005, personally appeared Jerry G. Banks 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.

  
Notary Public for Nebraska  
My Commission Expires:



**EXHIBIT "A"**

Known as Canyon Ridge PUD lots 1 through 58.

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, 156.68 FEET; THENCE S57°48'05"W, 230.09 FEET; THENCE S07°14'21"W, 736.84 FEET; THENCE N76°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°24'06"; 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 119.50 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°26'37"; 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°10'29"; 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 236.00 FEET AND A CENTRAL ANGLE OF 24°11'38"; THENCE SOUTHWESTERLY ALONG SAID CURVE 99.65 FEET; THENCE N18°27'47"W 66.00 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 29.46 ACRES.

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