

WHEN RECORDED RETURN TO:
Newbury Grove PUD
C/o Urban Outsourcing Inc
716 E 4500 S, Suite N140
Salt Lake City, Utah 84107

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10/07/2016 08:44 AM \$31.00
Book - 10485 Pg - 4526-4530
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
NEWBURY GROVE PUD
ATTN: URBAN OUTSOURCING INC
716 E 4500 S STE N140
SLC UT 84107
BY: SRA, DEPUTY - WI 5 P.

FIRST AMENDMENT TO THE DECLARATION
OF COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR
NEWBURY GROVE PUD

This FIRST AMENDMENT TO THE DECLARATION of NEWBURY GROVE PUD is made on this **26th day of September, 2016** by the NEWBURY GROVE PUD, (hereinafter "Declarant") pertaining to those DECLARATIONS OF COVENANTS, CONDITIONS & RESTRICTIONS OF THE NEWBURY GROVE PUD recorded December 22, 2014 with the Salt Lake County Recorders as Entry No. 11966474 in Book No. 10284 at Pages 272-313 (hereinafter the "Declaration").

All provisions of the CC&Rs, not explicitly amended herein remain in full force and effect.

This First Amendment to The Declaration for Newbury Grove PUD shall be recorded and indexed against the real property described in Exhibit "A" attached hereto.

Pursuant to Section 12.2 Amendments, at least 67% of the Membership in the Association has voted favorable for these modifications and amendments.

Therefore, the Declaration is modified as follows:

I. THE CC&Rs ARE AMENDED AS FOLLOWS:

Article VII, Section 7.2 Building Features and Materials is amended to add subsection (a) which reads as follows:

(a) Permanent External Features. All external, permanent features are subject to prior approval of the Architectural Control Committee.

Article VII, Section 7.6 Common Areas is deleted and replaced with the following language:

7.6. Common Areas. The Common Areas of the Development shall be improved and used only for the following purposes:

(a) Vehicular and pedestrian access to and from and movement within the Development, and space for temporary vehicular parking.

(b) Recreational use by Owners and occupants of Living Units and their guests.

- (c) Beautification of the Development.
- (d) Such other uses as shall be determined from time to time by the Board for the benefit of members of the Association, following consultation with the Architectural Control Committee.

No alterations, modifications, or additions shall be made to the Common Area without the prior, written consent of the Board. Additions requiring prior Board approval include, without limitation, playground equipment (swings, slides, climbing objects), basketball standards and hoops.

Article VII is amended to include Section 7.18, which reads as follows:

7.18. Basketball Standards. No basketball standard or hoop of any kind, whether permanent or portable, shall be permitted on any Lot if visible from any street within the Property.

Article VII is amended to include Section 7.19 which reads as follows:

7.19 Fireworks. No fireworks of any kind shall be discharged on the Property at any time.

Article VII is amended to include Section 7.20 which reads as follows:

7.20 Parking.

- a) No vehicle shall be parked on the Property with a "For Sale" sign, unless the vehicle is driven regularly with proper registration.
- b) No vehicle shall be parked in any manner that impedes access to the common areas and facilities or restricts any legal parking place.
- c) Vehicles should normally be parked in garages. No vehicle may be parked in a driveway, outside of the garage, for longer than 7 consecutive nights. Notwithstanding the foregoing, the Board, in its sole discretion, may grant an Owner or his guest to park in the Owner's driveway for more than 7 consecutive nights. Any such authorization shall be applied for by the Owner in writing and shall only be effective if granted by the Board in writing.
- d) No vehicle shall be parked on the street between the hours of 10:00 p.m. and 8:00 a.m.

IN WITNESS THEREOF, this First Amendment to The Declaration for Newbury Grove PUD has been approved and accepted by the **affirmative vote of 85%** of all Membership of the Newbury Grove Owners Association, Inc. as of the 26th day of September 2016.

Newbury Grove PUD

By: Paul Shaw
Paul Shaw, President

STATE OF UTAH)

)ss.

COUNTY of Salt Lake)

The foregoing instrument was acknowledged before me on this 5 day of Oct, 2016, by Paul Shaw, President Newbury Grove PUD.

Hang Doan
Notary Public

Residing at: SLC, UT

My Commission Expires: 9/14/17

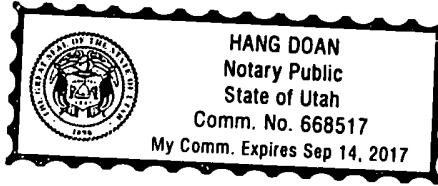
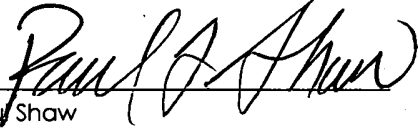


EXHIBIT 'A'

LOT	ADDRESS:	Parcel Number
1	8191 S Newbury Grove Lane	22342540480000
2	8177 S Newbury Grove Lane	22342540470000
3	8165 S Newbury Grove Lane	22342540460000
4	8153 S Newbury Grove Lane	22342540450000
5	8139 S Newbury Grove Lane	22342540440000
6	8127 S Newbury Grove Lane	22342540430000
7	8118 S Newbury Grove Lane	22342540360000
8	8132 S Newbury Grove Lane	22342540370000
9	8142 S Newbury Grove Lane	22342540380000
10	8154 S Newbury Grove Lane	22342540390000
11	8166 S Newbury Grove Lane	22342540400000
12	8178 S Newbury Grove Lane	22342540410000
13	8192 S Newbury Grove Lane	22342540420000
Area	Common Area	22342540350000

By signing below as a member of the Newbury Grove Owners Association Inc, you are voting in favor of the First Amendment to the Declaration – Signors are per Warranty Deeds on file with the Salt Lake County Recorders' Office:

Lots 1, 2, 4, 9,10,11,13 Unsold/Under Construction in control of the declarant



Paul Shaw

Lot 12

Stephen Hawkes

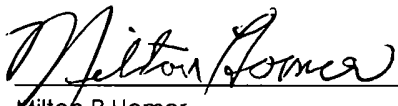
Stephanie Hawkes

Lot 8



Russell L Sorensen


Lot 7



Milton R Homer

June Homer

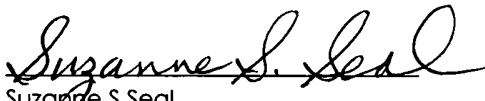
Lot 6



Douglas Matsumori


Michiko V. Matsumori

Lot 5



Suzanne S Seal
The Suzanne S Seal Family Living Trust

Lot 3



Frank A Black

Stephanie Black