

Ent: 422267 - Pg 1 of 3
Date: 12/9/2015 8:03:00 AM
Fee: \$68.00
Filed By: eCASH
Jerry M. Houghton, Recorder
Tooele County Corporation
For: ARTISAN TITLE INC (ACH)

After Recording Return To:

Dave Munford
6340 S. 3000 E #600
Salt Lake, UT 84121

**AMENDMENT TO THE
DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS**

This Amendment to the Gleneagles Townhouse Neighborhood Association Inc., Declaration of Covenants, Conditions, Restrictions (“Declaration”) is executed on the date set forth below by the Gleneagles Townhouse Neighborhood Association, Inc. (“Association”).

RECITALS

A. Real property in Tooele County, Utah, known as Gleneagles PUD was subjected to covenants, conditions, and restrictions pursuant to a Declaration recorded in the Tooele County Recorder’s Office as Entry No. 154301;

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

C. This amendment is intended to implement a reinvestment fee;

D. All capitalized terms in this amendment shall have the same meaning as given to them in the Declaration;

E. The President and Secretary hereby certify that more than 2/3 of the Members approved this Amendment in accordance with Declaration Article XII, Section 12.9;

NOW, THEREFORE, the Association, by and through its Board, hereby amends the Declaration as follows:

Declaration Article VIII, Section 8.14 shall be added and shall read as follows:

4.9A Reinvestment Fees. The Association may levy an assessment on every Lot at the time the Lot is transferred as a reinvestment fee of up to 0.5% of the purchase price for the purpose of covering Association expenses, including without limitation: administrative expenses; purchase, ownership, leasing, construction, operation, use, administration, maintenance, improvement, repair, or replacement of association facilities, including expenses for taxes, insurance, operating reserves, capital reserves, and emergency funds; common planning, facilities, and infrastructure expenses; obligations arising from an environmental covenant; community programming; resort facilities; open space; recreation amenities; or charitable expenses. The reinvestment fee shall be the obligation of the purchaser. Each Owner agrees

that the title company and real estate agents may release information to the Association to assist the Association in calculating the reinvestment fee. If not paid through closing, the reinvestment fee shall be collectible against the purchaser in the same manner as an assessment. The amount of the reinvestment shall be determined by resolution of the Board. If no resolution of the Board has been promulgated, the reinvestment fee shall be \$250.00.

IN WITNESS WHEREOF, the Association, by and through its Board, has executed this Amendment to the Declaration as of the 8 day of December 2015.

GLENEAGLES TOWNHOUSE NEIGHBORHOOD ASSOCIATION INC.

Doug Cannon

President

[Signature]

Secretary

STATE OF UTAH)

County of South Lake :ss

On the 8 day of December, 2015, personally appeared Doug Cannon and Dave Munford 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; certified that this amendment was approved as required in Section 12.9; and each of them acknowledged said instrument to be their voluntary act and deed.

[Signature]

Notary Public for Utah



ORDER NUMBER: 2888

EXHIBIT "A"

Lots 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253 and 254 and The common Area of GLENEAGLES P.U.D, PHASE 1 according to the official plat thereof on file and of record in the office of the Tooele County Recorder.

13-082-0-0201 through 13-082-0-0254 and 13-082-0-0223