



ENT 119608:2016 PG 1 of 3
JEFFERY SMITH
UTAH COUNTY RECORDER
2016 Nov 29 9:16 am FEE 380.00 BY DA
RECORDED FOR HARVEST PARK HOME OWNERS AS

When Recorded Return To:
Harvest Park Homeowners Association
Attn: Blake Reynolds, President
867 Crescent Way
Mapleton, Utah 84664

FIRST AMENDMENT
TO THE
AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS
of
HARVEST PARK PLANNED DEVELOPMENT

THIS AMENDMENT (the "Amendment") is made this 17 day of November, 2016, by the Harvest Park Homeowners Association, Inc. ("Association").

RECITALS

A. As part of the development of Harvest Park Planned Development (the "Development"), the developer caused to be filed with the Utah County Recorder a declaration of covenants, conditions and restrictions ("Declaration"). The Declaration was recorded on November 4, 2004 as Entry No. 125365:2004. The Declaration was subsequently amended and restated by a Declaration recorded April 17, 2006 as Entry No. 45519:2006 ("Amended Declaration").

B. At the annual meeting of the Association held on October 27, 2016 and in compliance with Section 11.2 of the Amended Declaration, the owners approved the amendment of Sections 7.5(b)(1) and 8.4(b). This Amendment affects all property described on Exhibit "A" located in Utah County, State of Utah.

NOW THEREFORE in accordance with approval of the owners as required by Section 11.2 of the Amended Declaration, the undersigned hereby gives notice that the following Sections in the Amended Declaration have been amended as stated and certified to below:

1. Certification. Following the procedures established in Section 11.2 of the Amended Declaration, a meeting of owners was held to approve this Amendment. More than two-thirds (2/3) of the Owners approved the Amendment. In accordance with Section 11.2 of the Amended Declaration, the undersigned President of the Association shall sign this Amendment and by his signature so certifies that the procedures required by Section 11.2 of the Amended Declaration were complied with.

- 2. Amendment to Section 7.5(b)(1). Section 7.5(b)(1) is hereby amended in its entirety as follows:

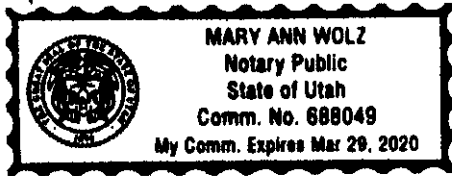
In addition to the insurance described above, the Association may secure insurance against other risks. The Association has no liability for its failure to secure insurance for other risks.

- 3. Amendment to Section 8.4(b). Section 8.4(b) is hereby amended in its entirety as follows:

Townhome PUD Lots, One Family Home PUD Lots and Two Family Home PUD Lots. The yard and landscaping of each Townhome PUD Lot, One Family Home PUD Lot and Two Family Home PUD Lot shall be maintained by the Association in accordance with the requirements and pursuant to the easements set forth in the Declaration. Except for painting of exterior doors, the Association shall not maintain the exterior of each Townhome PUD Lot, One Family Home PUD Lot and Two Family Home PUD Lot.

- 4. Enforceability. Lots shall be held, transferred, sold, conveyed, and occupied, subject to the provisions of the Amended Declaration and this First Amendment. Except for this First Amendment, there are no other changes to the Amended Declaration.

IN WITNESS WHEREOF, the undersigned have executed this First Amendment the day and year first above written.



HARVEST PARK HOMEOWNERS ASSOCIATION, INC.

By Blake Reynolds
Blake Reynolds, President

STATE OF UTAH)
) ss.
COUNTY OF UTAH)

The foregoing instrument was acknowledged before me this 17 day of NOVEMBER, 2016, by Blake Reynolds, the President of Harvest Park Homeowners Association, Inc.

My Commission Expires:
3-29-2020

Mary Ann Wolz
Notary Public
Residing at: Mapleton, UT.

Exhibit "A"

Beginning at a point on the West line of 1600 West Street (Hwy. 89) said point also being the Northeast Corner of Barlow Subdivision as recorded with the office of the Utah County Recorder said point also being located South 00 Deg. 17' 02" East along section line 287.19 feet and West 68.24 feet from the East Quarter Corner of Section 16, Township 8 South, Range 3 East, Salt Lake Base and Meridian and running thence South 87 Deg. 10' 40" West along the North line of said subdivision 563.25 feet; thence South 00 Deg. 47' 35" East along the West line of said subdivision 306.88 feet; thence South 87 Deg. 45' 01" West 98.94 feet; thence South 00 Deg. 47' 35" East 419.68 feet; thence North 87 Deg. 21' 31" East 656.71 feet to the West line of said street; thence South 00 Deg. 21' 43" West along said West line 56.08 feet; thence South 87 Deg. 21' 31" West to and along an existing fence line 555.32 feet; thence South 87 Deg. 05' 56" West along an existing fence line 827.10 feet; thence North 12 Deg. 48' 36" West 15.47 feet; thence South 87 Deg. 09' 50" West along an existing fence line 1720.74 feet to a rail road right of way fence line; thence North 28 Deg. 00' 09" West along said fence line 516.04 feet; thence North 88 Deg. 45' 00" East 455.96 feet; thence North 35 Deg. 00' 00" East 662.45 feet to an existing fence line as called for in the Warranty Deed Recorded with Entry Number 54624:2000, Recorded July 13, 2000; thence North 86 Deg. 40' 55" East along said fence line 47.35 feet; thence North 86 Deg. 29' 12" East along said fence line 677.96 feet; thence North 10 Deg. 41' 08" East 566.85 feet to said fence; thence South 85 Deg. 35' 35" West 894.41 feet to the East line of Slant Road; thence North 47 Deg. 28' 05" East 1191.97 feet; thence South 43 Deg. 17' 10" East 177.21 feet; thence South 89 Deg. 52' 22" East 736.06 feet to the Northwest Corner of Lot 14, Alvey Business Park Amended, as Recorded with the office of the Utah County Recorder; thence South 00 Deg. 10' 46" East along the West line of said lot, 191.79 feet; thence South 89 Deg. 38' 54" East along the South line of said Business Park 526.89 feet; thence South 00 Deg. 17' 25" East 136.18 feet; thence South 89 Deg. 52' 22" East 300.406 feet to the West line of said 1600 West Street; thence Southerly the following 4 calls along the West line of said street: South 00 Deg. 17' 25" East 159.41 feet, North 86 Deg. 17' 40" East 2.95 feet, South 416.62 feet, West 0.54 feet, South 386.81 feet to the point of beginning.

Also:

Part of Lot 3, Plat "A", BARLOW SUBDIVISION, also described as follows: Commencing at the Southeast Corner of Lot 2, Plat "A", Barlow Subdivision; thence South 00 Deg. 21' 13" East along the Westerly right of way line of U.S. Highway 89, 335.27 feet to the North line of a private driveway; thence South 87 Deg. 21' 31" West along said North line of a driveway 656.97 feet; thence North 00 Deg. 47' 35" West 419.64 feet; thence North 87 Deg. 45' 01" East 99.13 feet; thence South 00 Deg. 47' 35" East 83.82 feet; thence North 87 Deg. 21' 14" East along the South line of Lot 2, Plat "A", Barlow Subdivision, 560.40 feet to the point of beginning.

LESS AND EXCEPTING therefrom the following described parcel, being a proposed church site, to-wit:

A parcel of land lying in the Southeast Quarter of Section 16, Township 8 South, Range 3 East, Salt Lake Base and Meridian, Utah County, Utah, more particularly described as follows: Commencing at a brass cap monumenting the East Quarter Corner; thence South 00 Deg. 17' 02" East a distance of 1071.11 feet along the section line; thence West a distance of 67.84 feet to the real point of beginning; thence South 87 Deg. 21' 31" West 377.21 feet; thence North 03 Deg. 33' 34" West 391.03 feet; thence North 87 Deg. 21' 18" East 400.07 feet; thence South 00 Deg. 18' 30" East 335.28 feet; thence South 00 Deg. 21' 43" West 56.08 feet to the real point of beginning.