

When Recorded return to:  
Echo Ridge LC  
210 North Preston Drive  
Alpine, Utah 84004

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12/20/2012 4:11:00 PM \$62.00  
Book - 10090 Pg - 1101-1103  
Gary W. Ott  
Recorder, Salt Lake County, UT  
MERIDIAN TITLE  
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## AMENDMENT #1

TO THE

~~First Restated~~

### DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR ALL PHASES OF ECHO RIDGE SUBDIVISION

THIS AMENDMENT IS MADE DECEMBER 20, 2012

BY:

**ECHO RIDGE LC and KETCHUM LEGACY, LC**

Hereinafter referred to as "Declarants"

**Whereas**, Declarants are the owners of Lots 1 through 21, Echo Ridge Subdivision Plat Phase 1, according to the official plat thereof on file in the Office of the Salt Lake County Recorder; and, the owners of Lots 22 through 46, Echo Ridge Subdivision Plat Phase 2, according to the official plat thereof on file in the Office of the Salt Lake County Recorder ("Subdivision"); and,

**Whereas**, Declarants are also the owners of a 1.168 acre parcel of land: Parcel A, Cadyn Meadows Subdivision Phase 2 Final Plat (Parcel # 26-03-477-001), according to the official plat thereof on file in the Office of the Salt Lake County Recorder recorded as Entry No. 10928999 ("Parcel A") (Attached hereto as "Exhibit A"); and,

**Whereas**, Declarants encumbered the Subdivision with that certain Declaration of Covenants, Conditions, and Restrictions for all Phases of Echo Ridge Subdivision, recorded July 31, 2012 as Entry No. 11441596, in the office of the Salt Lake County Recorder ("Declaration"), as noted on the Echo Ridge Subdivision Plat Phase 1, recorded July 31, 2012 as Entry No. 11441564, in the Office of the Salt Lake County Recorder ("Plat"); and,

**Whereas**, Declarants deemed that one common declaration of Covenants, Conditions and Restrictions was desirable for all phases of the Echo Ridge Subdivision and therefore encumbered the Subdivision with that certain First Restated Declaration of Covenants, Conditions, and Restrictions for All Phases of Echo Ridge Subdivision, recorded on December 10, 2012 as Entry no. 11532173, in the Office of the Salt Lake County Recorder ("Restated Declaration"); and,

**Whereas**, Declarants intended all lots in the Echo Ridge Subdivision to be subject to the Restated Declaration. The Restated Declaration superseded and replaced all previous CC&Rs including the above-mentioned Declaration.

**Whereas**, Declarants also intend that the Northerly 0.722 acre portion of Parcel A be subject to the Restated Declaration and so, pursuant to Section VIII(B) of the Restated

Declaration, the Declarants desire to amend the Restated Declaration as more fully stated herein.

Now **Therefore**, Declarants hereby amend the Restated Declaration and state as follows:

The Northerly 0.722 acres of Parcel A is a Detention Basin with the following legal description ("Detention Basin"):

BEGINNING AT A POINT ON THE EASTERLY LINE OF PARCEL A, CADYN MEADOWS SUBDIVISION PHASE 2, AS RECORDED WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SAID POINT BEING NORTH 00°08'43" EAST ALONG SAID EASTERLY LINE 90.02 FEET FROM THE SOUTHEAST CORNER OF SAID PARCEL A, SAID SOUTHEAST CORNER BEING THE SOUTHEAST CORNER OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING THENCE NORTH 00°08'43" EAST ALONG SAID EASTERLY LINE 305.50 FEET; THENCE SOUTH 89°52'15" WEST 24.88 FEET TO A POINT ON THE WESTERLY LINE OF SAID PARCEL A, SAID POINT BEING ON THE ARC OF A 600.00 FOOT NON TANGENT RADIUS CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG SAID WESTERLY LINE THE FOLLOWING (3) COURSES: (1) SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°37'02" A DISTANCE OF 174.02 FEET (CHORD BEARS SOUTH 26°18'14" WEST 173.41 FEET), (2) SOUTH 34°36'43" WEST 58.02 FEET TO A POINT OF CURVATURE, (3) SOUTHWESTERLY ALONG THE ARC OF A 530.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 12°34'50" A DISTANCE OF 116.37 FEET (CHORD BEARS SOUTH 28°19'18" WEST 116.14 FEET); THENCE EAST 189.01 FEET TO THE POINT OF BEGINNING.

CONTAINS 31,471 SQ. FT. OR 0.722

The Restated Declaration shall encumber the Subdivision and the Detention Basin. The Detention Basin shall be part of the Common Areas that will be maintained by the Homeowner's Association.

