

After Recording Return To:
RICHARDS LAW, PC
4141 So. Highland Drive, Ste. 225
Salt Lake City, UT 84124

ENT 103333:2020 PG 1 of 7
Jeffery Smith
Utah County Recorder
2020 Jul 20 12:19 PM FEE 206.00 BY SW
RECORDED FOR Richards Law, P.C.
ELECTRONICALLY RECORDED

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

**SLEEPY RIDGE
A PLANNED RESIDENTIAL DEVELOPMENT**

- A. Certain real property in Utah County, Utah, as described below, is subjected to certain covenants, conditions and restrictions pursuant to a Declaration of Easements, Covenants, Conditions and Restrictions recorded December 13, 2004, as Entry No. 139465:2004 in the Recorder's Office for Utah County, Utah (the "Declaration").
- B. This amendment shall be binding against the property subjected to the Declaration and any annexation or supplement thereto, further as described in **Exhibit A** and **Exhibit B** attached hereto:
- C. In order to provide for the separation of the properties listed above and governed by the Sleepy Ridge Property Owners' Association ("Association") into two separate and distinct owner associations, the Association deems it necessary and in the best interests of the Members to adopt the following amendments.
- D. Pursuant to Article XIV, Section 14.02 of the Declaration, the undersigned hereby certifies that the voting requirements to amend the Declaration have been satisfied to adopt this Amendment.

NOW, THEREFORE, the Association hereby amends **Article III** of the Declaration by adding the following entirely new Section 3.07:

3.07 Separation of Subdivision into Two Distinct Homeowners Associations.

Effective July 1, 2020, the Sleepy Ridge Property Owners' Association ("Association" or "Existing Association") shall have the authority to separate into two separate homeowner associations. The separate HOAs will be known as:

- a. Fairway on the Links, with legal description as shown on **Exhibit A**, and
- b. Sleepy Ridge HOA, with legal description as shown on **Exhibit B**,

provided that:

(1) The Board of Directors of the Existing Association ("Board") shall have the authority to establish Separation Terms, including but not limited to the equitable distribution of funds, including reserves, and ownership/use/maintenance of amenities and roads, and that:

(2) The newly formed Fairways on the Links will be responsible to draft and manage all governing documents that will pertain to its association.

(3) Once the decision to separate has been made, Fairways on the Links homes will still be part of Sleepy Ridge HOA until new governing documents have been drafted and recorded.

(4) What will be known as Sleepy Ridge HOA, with legal description as shown on Exhibit B, will continue to operate under the existing Governing Documents.

(5) The Board shall be authorized to execute and record all necessary documents to terminate the governing documents of the original Association as contemplated herein, including changes with legal descriptions as set forth in Exhibits A and B attached hereto, including changes.

(6) The separation anticipated by this amendment shall be effective upon the recording of the governing documents for Fairway on the Links and the termination and amendments required by paragraph (5) above.

(7) A copy of this amendment shall be properly recorded in Utah County against all properties now included in the Existing Association upon its approval.

IN WITNESS WHEREOF, the Sleepy Ridge Property Owners' Association has executed this Amendment to the Declaration as of the 17 day of July, 2020

SLEEPY RIDGE PROPERTY OWNERS' ASSOCIATION

a Utah nonprofit corporation

Sign: Christie Atkinson


Print Name: Christie Atkinson

Title: President

State of Utah)

County of Utah)
:SS

Subscribed and sworn to before me on the 17 day of July, 2020 by
Kailey Goble.


Notary Public

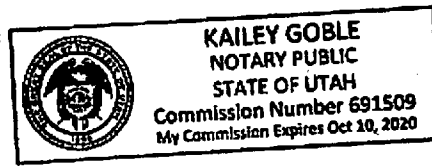


EXHIBIT A

All lots in Fairway on the Links PRD PH 1 AMENDED, further described in the property records of Utah County, State of Utah as follows:

Serial Number	Address
39:195:0001	753 S Fairway Lane, Orem
39:195:0002	763 S Fairway Court, Orem
39:195:0003	771 S Fairway Court, Orem
39:195:0004	777 S Fairway Court, Orem
39:195:0005	783 S Fairway Court, Orem
39:195:0006	789 S Fairway Court, Orem
39:195:0007	793 S Fairway Court, Orem
39:195:0008	799 S Fairway Court, Orem
39:195:0009	805 S Fairway Court, Orem
39:195:0010	811 S Fairway Court, Orem
39:195:0011	821 S Fairway Court, Orem
39:195:0012	830 S Fairway Lane, Orem
39:195:0013	818 S Fairway Lane, Orem
39:195:0014	802 S Fairway Lane, Orem
39:195:0015	790 S Fairway Lane, Orem
39:195:0016	778 S Fairway Lane, Orem
39:195:0017	766 S Fairway Lane, Orem
39:195:0018	758 S Fairway Lane, Orem
39:195:0019	750 S Fairway Lane, Orem
39:195:0020	785 S Fairway Lane, Orem
39:195:0021	814 S Fairway Court, Orem
39:195:0022	808 S Fairway Court, Orem

EXHIBIT B

All lots in Golden Pond at Sleepy Ridge, PRD PH 1 SUBDV, further described in the property records of Utah County, State of Utah as follows:

Serial Number	Address
40:354:0001	1917 W Golden Pond Way, Orem
40:354:0002	1923 W Golden Pond Way, Orem
40:354:0005	1906 W Golden Pond Way, Orem
40:354:0006	1910 W Golden Pond Way, Orem
40:354:0007	1914 W Golden Pond Way, Orem
40:354:0008	1920 W Golden Pond Way, Orem

All lots in Golden Pond at Sleepy Ridge, PRD PHASE 2 SUBDV, further described in the property records of Utah County, State of Utah as follows:

Serial Number	Address
40:356:0090	1909 W Golden Pond Way, Orem
40:356:0091	1905 W Golden Pond Way, Orem

All lots in Golden Pond at Sleepy Ridge, PRD Phase 3 SUBDV, further described in the property records of Utah County, State of Utah as follows:

Serial Number	Address
40:363:0009	1926 W Golden Pond Way, Orem
40:363:0010	1930 W Golden Pond Way, Orem
40:363:0011	1934 W Golden Pond Way, Orem
40:363:0012	1938 W Golden Pond Way, Orem
40:363:0013	1944 W Golden Pond Way, Orem
40:363:0014	1948 W Golden Pond Way, Orem
40:363:0015	1952 W Golden Pond Way, Orem
40:363:0016	1956 W Golden Pond Way, Orem
40:363:0017	1960 W Golden Pond Way, Orem
40:363:0018	1964 W Golden Pond Way, Orem
40:363:0019	1968 W Golden Pond Way, Orem
40:363:0020	1972 W Golden Pond Way, Orem
40:363:0021	1990 W Golden Pond Way, Orem
40:363:0022	1994 W Golden Pond Way, Orem
40:363:0023	1998 W Golden Pond Way, Orem
40:363:0024	2002 W Golden Pond Way, Orem
40:363:0025	2024 W Golden Pond Way, Orem
40:363:0026	2028 W Golden Pond Way, Orem

40:363:0027	2032 W Golden Pond Way, Orem
40:363:0028	2036 W Golden Pond Way, Orem
40:363:0067	883 S 2040 West, Orem
40:363:0068	879 S 2040 West, Orem
40:363:0069	2009 W Golden Pond Way, Orem
40:363:0070	2001 W Golden Pond Way, Orem
40:363:0071	1963 W Golden Pond Way, Orem
40:363:0072	1959 W Golden Pond Way, Orem
40:363:0075	1949 W Golden Pond Way, Orem
40:363:0076	1945 W Golden Pond Way, Orem
40:363:0077	1939 W Golden Pond Way, Orem
40:363:0078	1937 W Golden Pond Way, Orem
40:363:0079	1935 W Golden Pond Way, Orem
40:363:0080	1929 W Golden Pond Way, Orem

All lots in Golden Pond at Sleepy Ridge, PRD PHASE 4A AMD SUB, further described in the property records of Utah County, State of Utah as follows:

Serial Number	Address
40:437:0073	1957 W Golden Pond Way, Orem
40:437:0074	1953 W Golden Pond Way, Orem

All lots in Golden Pond at Sleepy Ridge, PRD PHASE 4B SUBDV, further described in the property records of Utah County, State of Utah as follows:

Serial Number	Address
40:393:0001	1880 W Golden Pond Way, Orem
40:393:0002	1884 W Golden Pond Way, Orem
40:393:0003	1888 W Golden Pond Way, Orem
40:393:0004	1894 W Golden Pond Way, Orem

All lots in Golden Pond at Sleepy Ridge, PHASE 6 PRD, further described in the property records of Utah County, State of Utah as follows:

Serial Number	Address
40:436:0601	1960 S 1925 West, Orem
40:436:0602	1962 S 1925 West, Orem
40:436:0603	1976 S 1925 West, Orem
40:436:0604	1980 S 1925 West, Orem
40:436:0605	1977 S 1925 West, Orem
40:436:0606	1973 S 1925 West, Orem
40:436:0607	1967 S 1925 West, Orem
40:436:0608	1963 S 1925 West, Orem

All lots in Golden Pond at Sleepy Ridge, PHASE 7 PRD, further described in the property records of Utah County, State of Utah as follows:

Serial Number	Description
18:026:0145	Parcel for 6 homes and Common Area
18:026:0142	Parcel for 2 homes and Common Area
18:026:0138	Common Area
18:026:0126	Common Area
18:026:0129	Common Area