

ENT 110434:2007 PG 1 of 7
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
2007 Jul 31 3:28 pm FEE 87.00 BY SS
RECORDED FOR BURNINGHAM, CRYSTAL

Amendment to Declaration of Covenants, Conditions and Restrictions
Of Cedar Trails Villages Phase I


The Covenants, Conditions and Restrictions of Cedar Trails Villages Phase I originally states the following in Section 4.5 under the heading Fencing:

"Fencing is not allowed in any front yard. Fencing may be installed around the back yard but may not be installed closer than 15 feet to the front of the house. All fencing material to be cedar wood, no higher than 6 feet, chain link fencing is not allowed."


This Amendment, agreed upon by over the required two-thirds (2/3) of the current lot owners, amends Section 4.5 to include vinyl fencing as an acceptable alternative to cedar wood. The Amended language reads as follows:

"Fencing is not allowed in any front yard. Fencing may be installed around the back yard but may not be installed closer than 15 feet to the front of the house. All fencing material to be cedar wood, or vinyl, no higher than 6 feet, chain link fencing is not allowed."

The lots Included would be: Lots 1 through 65 in Cedar Trails Villages Phase I: see attached page for Recorded land and lot definition.


Declarant Representative *MANAGING MEMBER*

M&T Developments, LLC
PO Box 189
HEBER CITY, UT 84032

 5-30-07
Notary



SURVEYOR'S CERTIFICATE

I, MELVIN C. MCQUARRIE DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 178851 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS IS TRUE AND CORRECT.

PHASE 1. BOUNDARY DESCRIPTION

COMMENCING NORTH 89°30'03" WEST 1298.49 FEET AND SOUTH 2497.98 FEET FROM THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN;

THENCE EAST 1342.96 FEET;
 THENCE SOUTH 1340.51 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTH AND HAVING A RADIUS OF 2025.00 FEET A RADIAL LINE FROM SAID POINT BEARS N 80°46'12" E;
 THENCE EASTERLY ALONG SAID CURVE 131.90 FEET THROUGH A CENTRAL ANGLE OF 03°43'55" (CHORD BEARING AND DISTANCE OF SAID CURVE BEING S 82°38'09" E 131.87 FEET) TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 20.00 FEET;
 THENCE SOUTHEASTERLY ALONG SAID CURVE 27.57 FEET THROUGH A CENTRAL ANGLE OF 79°00'27" (CHORD BEARING AND DISTANCE OF SAID CURVE BEING S 44°59'53" E 25.45 FEET);
 THENCE S 05°29'39" E 126.15 FEET;
 THENCE WEST 314.73 FEET;
 THENCE NORTH 00°40'05" EAST 241.82 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 205.00 FEET, A RADIAL LINE BEARS NORTH 52°34'45" EAST;
 THENCE NORTHWESTERLY ALONG SAID CURVE 135.10 FEET THROUGH A CENTRAL ANGLE OF 37°45'30" (CHORD BEARING AND DISTANCE OF SAID CURVE BEING NORTH 18°32'30" WEST 132.67 FEET) TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 3015.90 FEET;
 THENCE NORTHERLY ALONG SAID CURVE 208.99 FEET THROUGH A CENTRAL ANGLE OF 03°58'13" (CHORD BEARING AND DISTANCE OF SAID CURVE BEING NORTH 01°38'51" WEST 208.94 FEET) TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 3025.00 FEET;
 THENCE NORTHERLY ALONG SAID CURVE 284.85 FEET THROUGH A CENTRAL ANGLE OF 05°23'43" (CHORD BEARING AND DISTANCE OF SAID CURVE BEING NORTH 00°58'06" WEST 284.75 FEET) TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 51.80 FEET;
 THENCE NORTHWESTERLY ALONG SAID CURVE 71.88 FEET THROUGH A CENTRAL ANGLE OF 79°30'17" (CHORD BEARING AND DISTANCE OF SAID CURVE BEING NORTH 37°59'23" WEST 66.24 FEET) TO THE BEGINNING OF A COMPOUND CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 965.00 FEET;
 THENCE WESTERLY ALONG SAID CURVE 182.81 FEET THROUGH A CENTRAL ANGLE OF 10°51'15" (CHORD BEARING AND DISTANCE OF SAID CURVE BEING NORTH 83°10'09" WEST 182.54 FEET) TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE NORTH AND HAVING A RADIUS OF 3035.00 FEET;
 THENCE WESTERLY ALONG SAID CURVE 488.41 FEET THROUGH A CENTRAL ANGLE OF 09°24'33" (CHORD BEARING AND DISTANCE OF SAID CURVE BEING NORTH 83°53'30" WEST 497.85 FEET) TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 765.00 FEET;
 THENCE SOUTHWESTERLY ALONG SAID CURVE 416.39 FEET THROUGH A CENTRAL ANGLE OF 31°11'10" (CHORD BEARING AND DISTANCE OF SAID CURVE BEING SOUTH 85°13'12" WEST 411.27 FEET) TO THE BEGINNING OF A COMPOUND CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 265.00 FEET;
 THENCE SOUTHWESTERLY ALONG SAID CURVE 12.89 FEET THROUGH A CENTRAL ANGLE OF 02°35'32" (CHORD BEARING AND DISTANCE OF SAID CURVE BEING SOUTH 70°55'23" WEST 12.89 FEET);
 THENCE NORTH 551.42 TO THE POINT OF BEGINNING.

CONTAINING 21.28 ACRES MORE OR LESS.

11/19/00
DATE

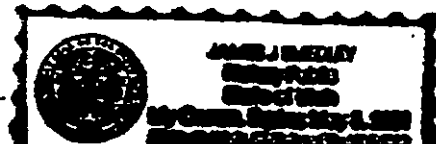
[Signature]
(SEE SEAL BELOW)

OWNER'S DEDICATION

WE THE UNDERSIGNED OWNERS OF ALL THE REAL PROPERTY DEPICTED ON THIS PLAT AND DESCRIBED IN THE SURVEYORS CERTIFICATE ON THIS PLAT, HAVE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE DIVIDED INTO LOTS, STREETS, PARKS, OPEN SPACES, EASEMENTS AND OTHER PUBLIC USES AS DESIGNATED ON THE PLAT AND NOW DO HEREBY DEDICATE UNDER THE PROVISIONS OF 10-9-807 UTAH CODE, WITHOUT CONDITION, RESTRICTION OR RESERVATION TO THE TOWN OF EAGLE MOUNTAIN, UTAH, ALL STREETS, WATER, SEWER AND OTHER UTILITY IMPROVEMENTS, OPEN SPACES SHOWN AS PUBLIC OPEN SPACES, PARKS EASEMENTS AND ALL OTHER PLACES OF PUBLIC USE TO THE TOWN OF EAGLE MOUNTAIN, UTAH, TOGETHER WITH ALL IMPROVEMENTS REQUIRED BY THE DEVELOPMENT AGREEMENT BETWEEN THE UNDERSIGNED AND THE TOWN OF EAGLE MOUNTAIN FOR THE BENEFIT OF THE TOWN AND THE INHABITANTS THEREOF.

[Signature]
OWNER
STATE OF UTAH
COUNTY OF UTAH
Melvin C. McQuarrie

ACKNOWLEDGMENT





Planning Department
Peter Spencer, Planning Director

June 11, 2007
Christian Burningham
1943 Cedar Trails Way
Eagle Mountain City, Utah 84005

Re: Cedar Trails Villages Phase I CC&R's – Proposed Amendment

Dear Mr. Burningham,

This letter is in response to your request for consent to your proposed CC&R amendment.

Although we do encourage property owners to reference their own specific CC&R's when building a fence, the city's current fencing standards *do not* prohibit 6 ft. vinyl fencing from being installed throughout the city.

Therefore, the proposed amendment as represented *does not* conflict with any city standard.

Thanks you for following the city ordinances as you work with your neighbors to improve your neighborhood.

Please contact this office if you have any further questions or concerns.

Respectfully,

A handwritten signature in black ink, appearing to be "P. Spencer".

Peter Spencer
Planning Director
(801) 789-6616
pspencer@emcity.org

Eagle Mountain City
1650 E Stagecoach Run
Eagle Mountain City, UT 84043

We the undersigned have no objection to the vinyl fences already installed in Cedar Trails Phase 1 nor do we object to future vinyl fences being installed in Cedar Trails Phase 1.

Wally Bates 1931 E. Cedar Trails Way Eagle Mtn, UT 84005

Bryan Bates 1931 E Cedar Trails Way Eagle Mtn, UT 84005

Kurt Heinzig 1944 E. Frontier St Eagle Mtn UT 84005

Melissa Heinzig 1944 E. Frontier St. Eagle Mtn. UT 84005

Robert D. Frix 1869 CEDAR TRAILS WAY EAGLE Mtn 84005

Dyrell R 1845 E Cedar Trails Way Eagle Mtn 84005

Jelud Jordan 1833 Cedar Trails Way Eagle Mtn. UT 84005

Sabrina Estes 4449 W. Frontier st. Eagle Mtn, UT 84005

Trini Olsen 4514 N. Silver Spur Way Eagle Mtn UT 84005

Steph L. Ose 4514 N. Silver Spur Way Eagle Mtn. UT 84005

Krista Hatala

Wynne Rasmussen 4520 Silver Spur Way

Sarah Luni 1918c Boulder st. 84005

Al Pearce 1901 Boulder st. 84005

Tara Johnson 1884 Boulder St 84005

Angela Bradt 1862 Boulder St 84005

Greg Bradt 1862 BOWDER ST.

Michael Richards 1852 E. BOWDER ST

Deek Schmidt 1841 Boulder St

We the undersigned have no objection to the vinyl fences already installed in Cedar Trails Phase 1 nor do we object to future vinyl fences being installed in Cedar Trails Phase 1.

Dolly Palmer 4497 N. Boulder Eagle Mt VT 84005
James Buchanan 4473 Boulder Eagle Mt, VT 84005
Jeani Proctor 4485 N Boulder Eagle mt vt 84005
Pat Peake 1857 Cedar Trails way east mt vt. 84005
Ryan [unclear] 1917 Cedar trails way Eagle mt vt 84005
Prof [unclear] 1897 Cedar trails way, east mt. vt 84005
Sydney Nemmetts 1897 Cedar Trails Way Eagle Mt, VT. 84005
Randee Martin 1881 E. Cedar Trails way Eagle Mtn. 84005
Alyann Bleazard 1881 E Cedar Trails way Eagle Mtn 84005
Diana [unclear] 1821 E Cedar Trails way
Jill [unclear] 1821 E cedar trails way
Nephi & Morgan Reynolds 1805 E. Cedar trails way Eagle Mtn 84005
JOHN & ANGIE KENNEDY / [unclear] 1775 E. CEDAR TRAILS WAY
Roger Cuminali 1842 Boulder Street
Amy VanDusen 1932 Boulder Street
Dawn Valdez 4485 N. Frontier St. Eagle Mt. VT 84005
Sherry Sak 1955 CEDAR TRAILS way Eagle mtn vt 84005
Crystal Buerling 1943 E. Cedar Trails Way
Ch [unclear]

