ENT 11108: 2022 PG 1 of 3
Andrea Allen
Utah County Recorder
2022 Jan 26 12:54 PM FEE 410.00 BY SW
RECORDED FOR Richards Law, P.C.
ELECTRONICALLY RECORDED

After recording mail to: Richards Law, PC 4141 So. Highland Drive, Ste. 225 Salt Lake City, UT 84124

AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF THE COVE AT JORDAN RIVER OWNERS ASSOCIATION, INC.

This Amendment to the Declaration of Covenants, Conditions and Restrictions of The Cove at Jordan River Owners Association, Inc. (this "Amendment"), is made on the date evidenced below by The Cove at Jordan River Owners Association, Inc. (hereinafter "Association").

RECITALS

- A. Certain real property in Utah County, Utah, known as the Cove at Jordan River was subjected to certain covenants, conditions, and restrictions pursuant to a Declaration of Covenants, Conditions and Restrictions of The Cove at Jordan River Townhouses ("Declaration"), and were recorded on November 8, 2007, as Document Entry No. 159540:2007, in the Utah County Recorder's Office, state of Utah;
- B. This Amendment to the Declaration shall be binding against the property described in the Declaration and any annexation or supplement thereto (Exhibit A);
- C. This Amendment is intended to clarify certain provisions of the Declaration regarding assessments as well as to create a reinvestment fee covenant.
- D. Pursuant to Article 18 of the Declaration, the affirmative vote of Association Members representing sixty-seven percent (67%) has been received to approve the adoption and recordation of this Amendment to the Bylaws.

NOW THEREFORE, Article 12, Section 12.3 is hereby deleted and replaced in its entirety as follows:

12.3 Additions or Capital Improvements to the Project the cost of which exceeds \$10,000.00 must, prior to being constructed, be authorized by at least a majority of the total votes of Members. Additions or Capital Improvements to the Project which cost less than \$10,000.00 may be authorized by the Board alone. Basic maintenance and repairs undertaken within the community are not considered Capital Improvements, and do not require Member approval.

NOW THEREFORE, a new Article 19, Section 19.4 is hereby added as follows:

- Each time legal title to a Unit passes from one person or entity to another, then within thirty (30) calendar days after the effective date of such title transaction, the new Unit Owner (buyer) shall pay to the Association, in addition to any other required amounts, a reinvestment fee in an amount to be determined by the Board, but not to exceed what is allowable by law. A separate Notice of Reinvestment Fee will be recorded providing additional notice. The following are not subject to the above referenced reinvestment fee:
 - (1)an involuntary transfer to another owner (foreclosure, for example);
 - (2)a transfer that results from a court order:
- a bona fide transfer to a family member or members of the seller within three (3) degrees of consanguinity who, before the transfer, provides adequate proof of consanguinity, or to a legal entity, such as a trust, in which the owner or the owner's spouse, son, daughter, father or mother hold a beneficial interest of at least fifty percent (50%) for estate planning purposes (included in this exemption):
- a transfer or change of interest due to death, whether provided in by will. trust, or decree of distribution; or
- the transfer of burdened property by a financial institution, except to the extent that the reinvestment fee covenant requires the payment of the Association's costs directly related to the transfer of the burdened property, not to exceed \$250.00.

IN WITNES	S WHEREOF,	the Associa	ation has ex-	xecuted this	Amendment	to	the
Declaration as of this	25 day of _	January	}	. 20 <u>2</u> 2	.•		

Notary Public for Utah

		THE COVE AT JORDAN RIVER OWNERS ASSOCIATION, INC.
		(SIGN): Enk Bruken
STATE OF UTAH)	
	:ss	
County of Utah)	
On the 25	day of January	, 2022, personally appeared
before me Erik	Bracken	and provided to me on the basis of satisfactory
		ibscribed on this instrument and acknowledged that
they executed the sa		<u> </u>
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KENNETH WRIGHT

otary Public - State of Utah Comm. No. 715747 Commission Expires on Dec 14, 2024

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EXHIBIT A

All Units and Common Area according to the plat(s) thereof as recorded in the office of Utah County Recorder as stated below:

COVE AT JORDAN RIVE THE PUD PHASE 1

Parcel Numbers: 65:282:0001 through 65:282:0026

COVE AT JORDAN RIVE THE PUD PHASE 2

Parcel Numbers: 65:283:0153 through 65:283:0166

COVE AT JORDAN RIVE THE PUD PHASE 3 AMD

Parcel Numbers: 65:324:0112 through 65:324:0133

COVE AT JORDAN RIVE THE PUD PHASE 4

Parcel Numbers: 65:325:0149 through 65:325:0153

COVE AT JORDAN RIVE THE PUD PHASE 5

Parcel Numbers: 65:338:0133 through 65:338:0149

COVE AT JORDAN RIVE THE PUD PHASE 6

Parcel Numbers: 65:336:0024 through 65:336:0030

COVE AT JORDAN RIVE THE PUD PHASE 7 AMD

Parcel Numbers: 65:357:0092 through 65:357:0107

COVE AT JORDAN RIVE THE PUD PHASE 8

Parcel Numbers: 65:364:0030 through 65:364:0035

COVE AT JORDAN RIVE THE PUD PHASE 9

Parcel Numbers: 65:372:0035 through 65:375:0055

65:375:0058

COVE AT JORDAN RIVE THE PUD PHASE 10

Parcel Numbers: 65:377:0056 through 65:377:0086

COVE AT JORDAN RIVE THE PUD PHASE 11

Parcel Numbers: 65:391:0086 through 65:391:0091

65:391:0165 through 65:391:0187