

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.

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