

**FIRST AMENDMENT TO THE
SECOND AMENDED AND RESTATED
DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR
PHEASANT MEADOWS AT SLEEPY RIDGE
A PLANNED UNIT DEVELOPMENT
IN
OREM CITY, UTAH COUNTY, UTAH**

This First Amendment to the Second Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Pheasant Meadow at Sleepy Ridge, A Planned Unit Development ("Declaration") is promulgated by the Pheasant Meadow at Sleepy Ridge Homeowners' Association, Inc. ("Association") and becomes effective when recorded with the Utah County Recorder's Office.

RECITALS

- A. Defined Terms. Capitalized terms in this Declaration are defined in Article 1 or in other sections of this Declaration;
- B. WHEREAS, This Declaration affects the real property located in Orem City, Utah County, Utah, described with particularity on Exhibit A, attached hereto and incorporated here by reference ("the Property");
- C. WHEREAS, On October 17, 2017, the Second Amended and Restated Declaration of Condominium for Pheasant Meadow Townhomes at Sleepy Ridge Condominium, was recorded in the office of the Utah County Recorder as Entry Number 102910:2017 ("Second Amended Declaration");
- D. WHEREAS, The Association, through the Owners, desires to update the Second Amended Declaration and any Amendments thereto in order to restrict street parking.

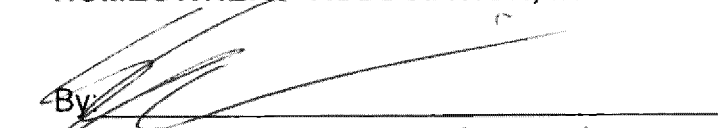
E. THEREFORE, as certified below, this First Amendment was consented to by the Owners of not less than 67% of the Lots, and is intended to Amend the Second Amended Declaration;

Section 9.14 is hereby amended as follows:

9.14. **Vehicles and Parking.** Vehicles parked in the driveways shall not extend onto the street or onto landscaped areas. No repairs of any vehicle may be undertaken within the Project, except within a garage. No vehicles may be left on blocks or jacks. Owners shall not park any inoperable, unlicensed, or unregistered vehicles in the Project. Vehicles shall be parked in garages to the extent space is available. To the extent that Owners and their guests do not park in garages, parking space is limited to the driveway. Street parking is prohibited. Guests may also park in designated guest or visitor spaces. Garages may not be converted to living space. The Board may adopt other Rules relating to the parking of vehicles, including, without limitation, size and dimensions of the vehicles parked within the Project; the admission and temporary parking of vehicles within the Project; and the right to remove or cause to be removed any vehicles that are improperly parked; the levying of fines to Owners and Occupants who violate, or whose invitees violate, such Rules; and any other parking Rules the Board deems necessary.

IN WITNESS WHEREOF, the Association, through the Board of Directors, has executed this instrument the day and year set forth below.

PHEASANT MEADOW AT SLEEPY RIDGE HOMEOWNERS' ASSOCIATION, INC.

By: 
Its: Managing Agent

State of Utah)
):ss

County of Utah)

On this 22 day of June, 2021, personally appeared before me Kenneth Guy Wilson, who being by me duly sworn, did say that s/he is an authorized representative of the Association; that said instrument was signed by him/her, with authority from the Board of Directors, on behalf of said Association after having received approval from at least 67% of all Owners; and that the foregoing information is true and accurate to the best of his/her knowledge.

Erik Bracken
Notary Public

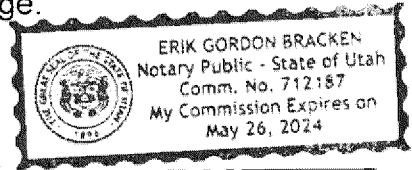


EXHIBIT A - Legal Description

PHEASANT MEADOW AT SLEEPY RIDGE

Lots 101 through 172, PHEASANT MEADOW AT SLEEPY RIDGE, PHASE 1 AMENDED subdivision, according to the official plat thereof recorded at the Utah County Recorder's Office, Utah.

Serial Numbers: 49:682:0101 through 49:682:0172

Common Area, PHEASANT MEADOW AT SLEEPY RIDGE, PHASE 1 AMENDED subdivision, according to the official plat thereof recorded at the Utah County Recorder's Office, Utah.

Serial Number: 49:682:0173

Lots 201 through 210, PHEASANT MEADOW AT SLEEPY RIDGE, PHASE 2A subdivision, according to the official plat thereof recorded at the Utah County Recorder's Office, Utah.

Serial Numbers: 49:732:0201 through 49:732:0210

Common Area, PHEASANT MEADOW AT SLEEPY RIDGE, PHASE 2A subdivision, according to the official plat thereof recorded at the Utah County Recorder's Office, Utah.

Serial Number: 49:732:0211

Lots 211 through 231, PHEASANT MEADOW AT SLEEPY RIDGE, PHASE 2B subdivision, according to the official plat thereof recorded at the Utah County Recorder's Office, Utah.

Serial Numbers: 49:734:0211 through 49:734:0231

Common Area, PHEASANT MEADOW AT SLEEPY RIDGE, PHASE 2B subdivision, according to the official plat thereof recorded at the Utah County Recorder's Office, Utah.

Serial Number: 49:734:0233

Lots 301 through 318, PHEASANT MEADOW AT SLEEPY RIDGE, PHASE 3A subdivision, according to the official plat thereof recorded at the Utah County Recorder's Office, Utah.

Serial Numbers: 49:745:0301 through 49:745:0318

Common Area, PHEASANT MEADOW AT SLEEPY RIDGE, PHASE 3A subdivision, according to the official plat thereof recorded at the Utah County Recorder's Office, Utah.

Serial Number: 49:745:0320

Lots 319 through 345, PHEASANT MEADOW AT SLEEPY RIDGE, PHASE 3B subdivision, according to the official plat thereof recorded at the Utah County Recorder's Office, Utah.

Serial Numbers: 49:757:0301 through 49:757:0318

Common Area, PHEASANT MEADOW AT SLEEPY RIDGE, PHASE 3B subdivision, according to the official plat thereof recorded at the Utah County Recorder's Office, Utah.

Serial Number: 49:757:0346