

WHEN RECORDED, MAIL TO:
Lincoln Hobbs Esq.
620 J ST
Salt Lake City, Utah 84103

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Rhonda Francis Summit County Recorder
08/12/2022 10:20:14 AM Fee \$204.00
By COALITION TITLE AGENCY, INC.
Electronically Recorded

**SECOND AMENDMENT TO
DECLARATION OF
PROTECTIVE COVENANTS
FOR
AMERICAN FLAG SUBDIVISION**

THIS SECOND AMENDMENT TO DECLARATION (the "Second Amendment") is made and executed by AMERICAN FLAG HOMEOWNERS ASSOCIATION, a Utah non-profit corporation (the "Association"), pursuant to the provisions of the Utah Community Association Act, Utah Code Annotated §§57-8a-101 through 57-8a-703 (the "Act"), for itself, its successors, grantees and assigns.

RECITALS

The Declaration of Protective Covenants for American Flag Subdivision was recorded on June 12, 1980, as Entry No. 167467 in Book 160, Page 215, Official Records of the Recorder of Summit County, Utah, as amended by Amendment to Declaration of Protective Covenants for American Flag Subdivision recorded on June 16, 1980, as Entry No. 167524 in Book 160, Page 340, aforesaid records (hereinafter collectively referred to as the "Declaration"). Reference is hereby made to the Declaration for all defined terms not otherwise defined herein.

Having obtained the affirmative written consent of 67% of the Owners of Lots in the Subdivision as required by §57-8a-104 of the Act, the Association hereby makes the following amendments to the Declaration:

1. Section 4.2 of the Declaration is hereby amended by deleting the second and third sentences in said section in their entirety and by inserting the following sentence in their place:

"A reasonable fee, as determined by the Board in accordance with §57-8a-109 of the Act, shall be paid to the Association to cover costs and expenses of plan review and approval."

**THIS IS AN ACCOMMODATION
RECORDING ONLY**

2. Section 6.6 of the Declaration is hereby deleted in its entirety and the following new Section 6.6 is inserted in its place:

“6.6 Outdoor Electronic Equipment. Plans for the installation on a Lot or its Improvements of outdoor electronic devices such as radio antennae, television and internet receiving dishes, and solar panels shall be submitted to the Architectural Committee for approval as set forth in Section 4.2 of the Declaration. All such approved equipment shall be located and affixed to the principal residence building located on the Lot.”

3. Article VI of the Declaration is hereby amended by adding the following new Section 6.14:

“6.14 Nature of and Restrictions on Ownership and Use. Each Owner shall have and enjoy the rights and privileges of fee simple ownership of their Lot and the Improvements thereon. There shall be no requirements concerning who may own Lots or Improvements, it being intended that they may be and shall be owned as any other property rights by persons, corporations, partnerships or trusts or in the form of common or joint tenancy so long as the beneficial ownership interest in any Lot or its Improvements is not owned by more than six (6) persons or entities. The Owners may lease or rent their Lots and the Improvements thereon with their appurtenant rights subject to the terms and conditions chosen solely by the Owner and their lessee or tenant, except that all Owners, their tenants and other occupants or users of the Subdivision, shall be subject to the Act, this Declaration, the Bylaws, and all Rules and Regulations of the Association.”

4. **No Other Changes. Except as set forth Paragraphs 1 through 3 above, the Declaration shall otherwise remain unchanged and in full force and effect.**

[Signature Page Follows]

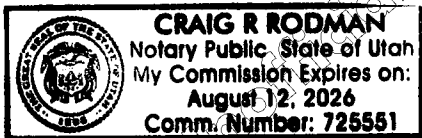
IN WITNESS WHEREOF, the undersigned has caused this Second Amendment to be executed on its behalf this 14 day of Aug., 2022.

AMERICAN FLAG HOMEOWNERS ASSOCIATION,
a Utah non-profit corporation

By: Richard Barros
Richard Barros
Its President

STATE OF UTAH }
 } ss.
COUNTY OF SUMMIT }

On the 14 day of AUG., 2022, personally appeared before me Richard Barros, signer of the above Second Amendment, who being duly sworn, did say that he is the President of American Flag Homeowners Association, a non-profit corporation of the State of Utah, and that the foregoing amendment was approved by a vote of more than 67 percent (67%) of the voting interests in the Association, and the foregoing Second Amendment was signed in behalf of said corporation under authority granted by its articles of incorporation and its bylaws, and said Richard Barros duly acknowledged to me that said corporation executed the same.



[Signature]
Notary Public
Residing at:
PARA CITY, UT

My Commission Expires:
8/12/2026

EXHIBIT "A"

LEGAL DESCRIPTION

ALL OF LOTS 1-87 INCLUSIVE AND LOTS 90-93 INCLUSIVE, AMERICAN FLAG SUBDIVISION;
ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED APRIL 16, 1980 AS ENTRY NO.
165808 OF THE OFFICIAL RECORDS IN THE OFFICE OF THE SUMMIT COUNTY RECORDER.

(Tax Serial Nos. AF-1, AF-2, AF-3, AF-4, AF-5, AF-6, AF-7, AF-8, AF-9, AF-10, AF-11, AF-12, AF-13, AF-14, AF-15, AF-16, AF-17, AF-18, AF-19, AF-20, AF-21, AF-22, AF-23, AF-24, AF-25, AF-26, AF-27, AF-28, AF-29, AF-30, AF-31, AF-32, AF-33, AF-34, AF-35, AF-36, AF-37, AF-38, AF-39, AF-40, AF-41, AF-42, AF-43, AF-44, AF-45, AF-46, AF-47, AF-48, AF-49, AF-50, AF-51, AF-52, AF-53, AF-54, AF-55, AF-56, AF-57, AF-58, AF-59, AF-60, AF-61, AF-62, AF-63, AF-64, AF-65, AF-66, AF-67, AF-68, AF-69, AF-70, AF-71, AF-72, AF-73, AF-74, AF-75, AF-76, AF-77, AF-78, AF-79, AF-80, AF-81, AF-82, AF-83, AF-84, AF-85, AF-86, AF-87, AF-90, AF-91, AF-92, AF-93)

ALL OF LOT 88, LOTS 88 AND 89 AMERICAN FLAG SUBDIVISION PLAT AMENDMENT NO. 2;
ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED MAY 21, 2003 AS ENTRY NO. 659191
OF THE OFFICIAL RECORDS IN THE OFFICE OF THE SUMMIT COUNTY RECORDER.

(Tax Serial No. AF-88-2-AM)