

After Recording Return To:
SEB Legal, LLC
5200 S. Highland Dr. Ste 303
Salt Lake City, UT 84117

ENT 124380:2020 PG 1 of 6
Jeffery Smith
Utah County Recorder
2020 Aug 20 01:39 PM FEE 1390.00 BY SM
RECORDED FOR SEB Legal
ELECTRONICALLY RECORDED

AMENDMENT TO THE AMENDED AND RESTATED MASTER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR PILGRIMS LANDING and AMENDMENT TO THE BYLAWS OF PILGRIMS LANDING MASTER ASSOCIATION

This Amendment to the Amended and Restated Master Declaration of Covenants, Conditions, and Restrictions for Pilgrims Landing (the “Declaration”) and to the Bylaws of Pilgrims Landing Master Association (the “Bylaws”) is executed on the date set forth below by Pilgrims Landing Homeowners Association, Inc. (the “Association”).

RECITALS

- A. Real property located in Utah County, State of Utah, known as the Pilgrims Landing, was subjected to covenants, conditions, and restrictions pursuant to a Declaration (as identified above) which was recorded July 30, 1998, as Entry No. 75697:1998, in the Utah County Recorder’s Office;
- B. On September 4, 1998, the First Amendment to Master Declaration of Covenants, Conditions and Restrictions of Pilgrims Landing was recorded as to Pilgrims Landing as Entry No. 90187:1998, in the Utah County Recorder’s Office;
- C. On June 2, 2014, the Declaration was recorded as to the Pilgrims Landing Subdivision as Entry No. 36850:2014 (the “Declaration”), in the Utah County Recorder’s Office;
- D. The Bylaws were recorded contemporaneously with the Declaration as Exhibit B to the Declaration;
- E. This Amendment to the Declaration (hereinafter, the “Amendment”) shall be binding against all members of the Association (as such term is defined in the Original Declaration and any amendments or supplements thereto) and the property described in EXHIBIT “A” to this Amendment, as well as any property described in the Declaration and any annexation or supplement thereto;
- F. This Amendment is intended to remove all provisions of the Declaration except those provisions expressly described herein;
- G. The President and Secretary hereby certify that this Amendment was approved by a vote of two-thirds (67%) of all Memberships as required by Section 11.1.1 of the Declaration and as permitted by Utah Code § 16-6a-709;
- H. The President and Secretary further certify that the portions of this Amendment amending the Bylaws were approved by at least a majority vote of a quorum of the Members of the Association, as required by Section 7.1 of the Bylaws;

NOW, THEREFORE, the Association, by and through its Board, hereby amends the Declaration as follows:

Declaration, shall be amended in its entirety to read as follows:

1 DEFINITIONS

Capitalized terms used in the Governing Documents (including recitals) have the following meanings:

1.1 Lot - Lot means a separately numbered parcel of property as shown on the Master Plan. Lots include Lots numbered 1, 3, 4, 5, 6, and 7 on the Master Plan and a 7.8 acre parcel of land identified as Utah County parcel nos. 58:002:0173 and 49:695:0001 as they existed on June 2, 2014 or as they have been subdivided after that date or as they may be subdivided from time to time from this date forth (identified herein as "Lot 2"). Lot 2 is a portion of Lot 8 shown on the Master Plan and should not be confused with Lot 2 shown on the Master Plan.

1.2 Master Plan - Master Plan means the Pilgrims Landing Preliminary Plat, approved by Lehi City and attached hereto as Exhibit "B", on file with the Utah County Recorder and any amendments or supplements thereto or any plat maps recorded for additional phases.

1.3 Owner - Owner means the record owner, whether one or more persons or entities, of the fee simple title to a Lot.

2 EASEMENTS

2.1 Easements Reserved Each Owner, their members, guests, customers, and invitees shall have a non-exclusive right and easement for the use, benefit and enjoyment in and to the areas shown as "common area" on the Master Plan, and such nonexclusive right and easement shall be appurtenant to and shall pass with the title to every Lot.

All other provisions of the Declaration not expressly written above are hereby deleted.

The Bylaws shall be amended in its entirety to read as follows:

All provisions of the Bylaws are hereby deleted.

IN WITNESS WHEREOF, the Association, by and through its Board of Directors (the "Board"), has executed this Amendment as of the 10 day of AUGUST, 2020.

[SIGNATURES ON THE FOLLOWING PAGE]

PILGRIMS LANDING HOMEOWNERS ASSOCIATION, INC.

Tim Merrill

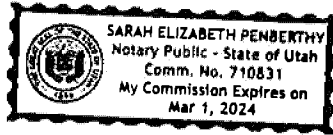
President

[Signature]

Secretary

STATE OF UTAH)
):SS
County of Salt Lake)

On the 18 day of Aug, 2020, personally appeared Tim Merrill who, being first duly sworn, did that say that they are the **President** of the Association, certified that all requirements of Section 11.1.1 of the Declaration have been met, and that all the requirements of Bylaws Section 7.1 have been met, and that said instrument was signed in behalf of said Association by authority of its Board; and acknowledged said instrument to be their voluntary act and deed.

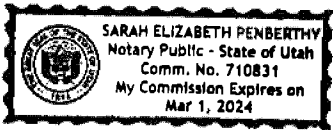


[Signature]

Notary Public for Utah

STATE OF UTAH)
):SS
County of Salt Lake)

On the 18 day of Aug, 2020, personally appeared Jason Sacher who, being first duly sworn, did that say that they are the **Secretary** of the Association, certified that all requirements of Section 11.1.1 of the Declaration have been met, and that all the requirements of Bylaws Section 7.1 have been met, and that said instrument was signed in behalf of said Association by authority of its Board; and acknowledged said instrument to be their voluntary act and deed.



[Signature]

Notary Public for Utah

**EXHIBIT A
LEGAL DESCRIPTION**

ALL LOTS IN THE KAUFMAN AND BROAD AT PILGRIMS LANDING PLAT ONE THEREOF, RECORDED IN THE UTAH COUNTY RECORDER'S OFFICE.

Parcel Nos.: 44:124:0001 through 44:124:0062 and 44:124:0064

ALL LOTS IN THE KAUFMAN AND BROAD AT PILGRIMS LANDING PLAT TWO THEREOF, RECORDED IN THE UTAH COUNTY RECORDER'S OFFICE.

Parcel Nos.: 44:126:0066 through 44:126:0140 and 44:126:0500

ALL LOTS IN THE KAUFMAN AND BROAD AT PILGRIMS LANDING PLAT FOUR THEREOF, RECORDED IN THE UTAH COUNTY RECORDER'S OFFICE.

Parcel Nos.: 44:156:0210 through 44:156:0253

ALL LOTS IN THE KAUFMAN AND BROAD AT PILGRIMS LANDING PLAT THREE THEREOF, RECORDED IN THE UTAH COUNTY RECORDER'S OFFICE.

Parcel Nos.: 44:157:0133 through 44:157:0212

ALL LOTS IN THE PILGRIM'S LANDING AT THANKSGIVING POINT THEREOF, RECORDED IN THE UTAH COUNTY RECORDER'S OFFICE.

Parcel Nos.: 49:695:0001 and 58:002:0173

ALL LOTS IN THE DAVENCOURT AT PILGRIMS LANDING PLAT ONE THEREOF, RECORDED IN THE UTAH COUNTY RECORDER'S OFFICE.

Parcel Nos.: 37:131:0001 through 37:131:0017

ALL LOTS IN THE DAVENCOURT AT PILGRIMS LANDING PLAT TWO THEREOF, RECORDED IN THE UTAH COUNTY RECORDER'S OFFICE.

Parcel Nos.: 37:137:0017 through 37:137:0029

ALL LOTS IN THE DAVENCOURT AT PILGRIMS LANDING PLAT THREE THEREOF, RECORDED IN THE UTAH COUNTY RECORDER'S OFFICE.

Parcel Nos.: 37:140:0029 through 37:140:0040 and 37:140:0146

ALL LOTS IN THE DAVENCOURT AT PILGRIMS LANDING PLAT FOUR THEREOF,
RECORDED IN THE UTAH COUNTY RECORDER'S OFFICE.

Parcel Nos.: 37:143:0041 through 37:143:0056 and 37:143:0148

ALL LOTS IN THE DAVENCOURT AT PILGRIMS LANDING PLAT FIVE THEREOF,
RECORDED IN THE UTAH COUNTY RECORDER'S OFFICE.

Parcel Nos.: 37:147:0057 THROUGH 37:147:0075 AND 37:147:0150

ALL LOTS IN THE DAVENCOURT AT PILGRIMS LANDING PLAT SIX THEREOF,
RECORDED IN THE UTAH COUNTY RECORDER'S OFFICE.

Parcel Nos.: 37:149:0076 through 37:149:0090 and 37:149:0152

ALL LOTS IN THE DAVENCOURT AT PILGRIMS LANDING PLAT SEVEN THEREOF,
RECORDED IN THE UTAH COUNTY RECORDER'S OFFICE.

Parcel Nos.: 37:150:0091 through 37:150:0102 and 37:150:0154

ALL LOTS IN THE DAVENCOURT AT PILGRIMS LANDING PLAT EIGHT THEREOF,
RECORDED IN THE UTAH COUNTY RECORDER'S OFFICE.

Parcel Nos.: 37:153:0103 through 37:153:0123 and 37:153:0156

ALL LOTS IN THE DAVENCOURT AT PILGRIMS LANDING PLAT NINE THEREOF,
RECORDED IN THE UTAH COUNTY RECORDER'S OFFICE.

Parcel Nos.: 37:154:0124 THROUGH 37:154:0133 and 37:154:0158

ALL LOTS IN THE DAVENCOURT AT PILGRIMS LANDING PLAT TEN THEREOF,
RECORDED IN THE UTAH COUNTY RECORDER'S OFFICE.

Parcel Nos.: 37:155:0134 through 37:155:0145 and 37:155:0160

ALL LOTS IN THE PILGRIM'S LANDING AT THANKSGIVING POINT PLAT TWO
THEREOF, RECORDED IN THE UTAH COUNTY RECORDER'S OFFICE.

Parcel Nos.: 49:406:0001 through 49:406:0002

ALL LOTS IN THE PILGRIMS LANDING, PLAT NINE THEREOF, RECORDED IN THE UTAH
COUNTY RECORDER'S OFFICE.

Parcel Nos.: 49:698:0001, 49:698:0004

ALL LOTS IN THE PILGRIMS LANDING PLAT 6 THEREOF, RECORDED IN THE UTAH COUNTY RECORDER'S OFFICE.

Parcel Nos.: 49:678:0002 THROUGH 49:678:0005

ALL LOTS IN THE PLAT ONE, PILGRIMS LANDING AT THANKSGIVING PT THEREOF, RECORDED IN THE UTAH COUNTY RECORDER'S OFFICE.

Parcel No.: 49:331:0006

ALL LOTS IN THE PLYMOUTH ROCK AT PILGRIMS LANDING PUD PLAT ONE THEREOF, RECORDED IN THE UTAH COUNTY RECORDER'S OFFICE.

Parcel Nos.: 49:414:0001 through 49:414:0099

ALL LOTS IN THE PILGRIMS LANDING PLAT FIVE THEREOF, RECORDED IN THE UTAH COUNTY RECORDER'S OFFICE.

Parcel Nos.: 49:488:0002 and 49:488:0003