

WHEN RECORDED RETURN TO:
Christopher P. Gamvroulas
Ivory Development, LLC
978 East Woodoak Lane
Salt Lake City, UT 84117

Parcel Nos. See EXHIBIT "A"

**AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, AND
RESTRICTIONS, AND RESERVATION OF EASEMENTS, AND BY LAWS
FOR CRANBERRY RIDGE PUD**

This Amendment to Declaration of Covenants, Conditions, and Restrictions, and Reservation of Easements, and Bylaws for Cranberry Ridge PUD (the "Amendment") is made and executed by Ivory Development, LLC, of 978 East Woodoak Lane, Salt Lake City, Utah 84117 (the "Declarant").

RECITALS

A. The Declaration of Covenants, Conditions, and Restrictions, and Reservation of Easements, and Bylaws for Cranberry Ridge PUD was recorded in the office of the County Recorder of Utah County, Utah on December 16, 2014 as Entry No. 90443: 2014 of the official records (the "Declaration").

B. The Declarant is the owner or managing agent of the real property located in Utah County, Utah, described with particularity on Exhibit "A," attached hereto and incorporated herein by this reference (the "Property").

C. The Property is subject to the Declaration.

D. All of the voting requirements to amend the Declaration have been satisfied.

NOW, THEREFORE, for the reasons recited above, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Declarant hereby amends the Declaration as follows:

1. Article III, Section 3(i) is deleted in its entirety and the following is substituted in lieu thereof:

(i) Personal Obligation of Owners. All of the Owners are liable to pay all Assessments and their share of the Common Expenses; provided, however, no first mortgagee or beneficiary under a first deed of trust (but not the Seller under a uniform real estate contract, land sales contract, or other similar instrument), who obtains title to a Lot pursuant to the remedies provided in the mortgage or trust deed shall be liable for more than six (6) months of unpaid Assessments which accrued

prior to the acquisition of title. For purposes of this Section, the term "Owner" shall mean and refer jointly and severally to: (1) the Owner of both the legal and equitable interest in any Lot; (2) the Owner of record in the offices of the County Recorder of Utah County, Utah; and (3) both the Buyer and Seller under any executory sales contract or other similar instrument.

2. For purposes of clarification and convenience, the Tree Planting Guide is hereby modified to correct and clarify the following location and botanical name going forward from the date of this document. **Lots not conforming to the document up to this date, shall be allowed to keep their trees, new lots shall be required to conform to this document:**

<u>Common Name</u>	<u>Botanical Name</u>	<u>Lot Numbers</u>
2490 West		Lots 135, 136-138
Paper Bark Maple	Acer griseum (2"cal.)	
Cranberry Ridge Rd-2300 W. - 2490 W.		Lots 101-109, 138-147
Eastern Redbud	Cercis Canadensis (not Tilia Americana)	
Streets 2540 W., 1910 N., and 2600 W.		Lots 110-135, 148-152
& Cranberry Ridge Rd. from		
2490 W. to 2600 W.		
Washington Thorn	Crataegus phaenopyrum (2"cal)	

3. Any and all references in the Declaration, as amended or supplemented, to the county in which the property is located shall be "Utah County, Utah".

4. In the event of any conflict, incongruity or inconsistency between the provisions of the Declaration and this Amendment, the latter shall in all respects govern and control.

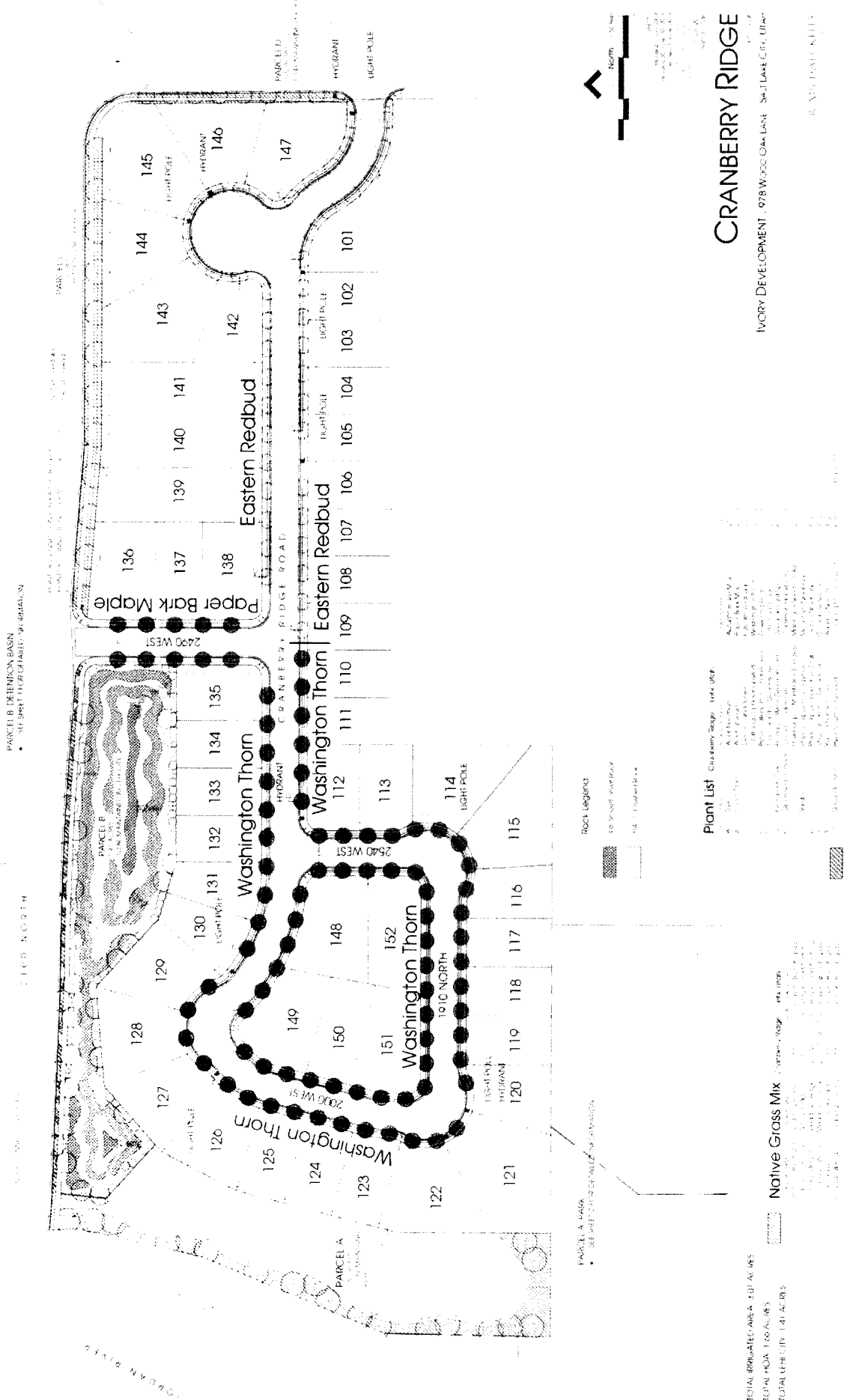
5. It is expressly agreed by the undersigned that this Amendment is supplemental to the Declaration, which by reference is made a part hereof, and all the terms, conditions, and provisions thereof, unless specifically modified herein, are to apply to this Amendment and are made a part of this Amendment as though they were expressly rewritten and included herein.

6. The effective date of this Amendment is the date it is recorded in the office of the County Recorder of Utah County, Utah.

EXHIBIT "A"
LEGAL DESCRIPTION

All of CRANBERRY RIDGE P.U.D. PLAT "A", according to the official plat thereof as recorded in the office of the Utah County Recorder.

Parcel Nos. 65-420-0112 through 65-420-0115, 65-420-0118 through 65-420-0152, 65-420-0159, 65-420-0161, 65-420-0163, 65-420-0165, 65-420-0167, 65-420-0169, 65-420-0171, 65-420-0173, 65-420-0145, 65-420-0177, 65-420-0179, 65-420-0181, 65-420-0183



CRANBERRY RIDGE
 IVORY DEVELOPMENT - 978 WOODS OAK LANE - SALT LAKE CITY, UTAH

- Plant List** (See Plant Schedule for details)
- 1. Eastern Redbud
 - 2. Washington Thorn
 - 3. Paper Bark Maple
 - 4. ...

Native Grass Mix (See Plant Schedule for details)

- 1. ...
- 2. ...
- 3. ...

