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RASHELLE HOBBS

Recorder, Salt Lake County, UT

NORTH AMERICAN TITLE LLC

BY: eCASH, DEPUTY - EF 6 P.

WHEN RECORDED RETURN TO:
SEB Legal Attorneys at Law
5200 S Highland Dr., STE 303
Salt Lake City, Utah 84117

**SECOND AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS,
AND RESTRICTIONS FOR OAK HOLLOW SUBDIVISION**

Oak Hollow Development, LLC as Declarant hereby amends the Declaration of Covenants, Conditions and Restrictions for Oak Hollow Subdivision as follows:

RECITALS

- A. Real Property in Salt Lake County, Utah, known as the Oak Hollow Subdivision, was subjected to covenants, conditions and restrictions by the recording of the Declaration of Covenants, Conditions and Restrictions for Oak Hollow Subdivision, recorded as Entry No. 12360955 on September 8, 2016 in the Salt Lake County Recorder's Office (referred to hereinafter as the "Declaration," which term shall include all amendments thereto);
- B. The Declaration was amended by a document entitled First Amendment to Declaration of Covenants, Conditions, and Restrictions for Oak Hollow Subdivision, recorded on the real property records of Salt Lake County on May 25, 2017 as Entry No. 12542905;
- C. The Declaration, under Article 12 § 12.1, grants the power to Oak Hollow Development, LLC (defined as "Declarant" under the Declaration and referred to hereinafter as "Declarant") to amend the Declaration without the consent of any other Owner during the Period of Declarant's Control, as such term is defined in the Declaration;
- D. The Period of Declarant Control has not yet expired;
- E. Declarant wishes to amend the Declaration to remove the covenants, conditions and restrictions imposed by the Declaration from certain real property located in Phase II of the Oak Hollow Subdivision;
- F. Declarant further wishes to amend the Declaration to make it so that the Declaration does not prohibit "mother-in-law" or accessory dwelling units such as guesthouses, to the extent the same are permitted by applicable law;
- G. All capitalized terms in this Amendment shall have the same meaning as given to them in the Declaration and any amendments thereto;
- H. This Amendment shall be binding on all property described in the Declaration, Exhibit "A" to this Amendment;
- I. From the time this Amendment is recorded, the Phase II properties described in Exhibit "B" to this Amendment are no longer bound by the terms of the Declaration;

NOW, THEREFORE, the Declarant hereby amends the Declaration as follows:

The Declaration, Article I, § 1.23 shall be amended to add the following sentence to the end of such section:

Similarly, if any property is removed from the Project at any time, the term "Plat Map" shall refer only to recorded plats that are bound by the terms of the Declaration and shall exclude any properties removed from the terms of such Declaration.

All other language in the Declaration, Article I, § 1.23 shall remain the same.

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The last sentence of Declaration, Article 2, § 2.1, shall be deleted and replaced with the following:

“The Project currently is comprised of a single phase, as shown on the plat attached hereto as Exhibit C.”

All other language in the Declaration, Article 2, § 2.1 shall remain the same.

The Declaration, Article 5, § 5.1.2 is hereby deleted, and the property described therein shall henceforth no longer be considered to be “Common Area.”

The Declaration, Article 8, § 8.1 shall be amended to add the following sentence to the end of such section:

“Anything herein to the contrary notwithstanding, to the extent permitted by applicable law, Owners shall not be prohibited from constructing or maintaining ‘mother-in-law apartments’ or similar accessory dwelling units, such as guesthouses.”

The Declaration, Article 12, § 12.3 shall be amended to add the following sentence to the end of such section:

“Nothing in this Section shall mean or be construed to mean that the Declarant may not unencumber certain properties within the Project from the terms of the Declaration, Bylaws and Rules and Regulations without approval of any Owner or Eligible Mortgagee.”

The Declaration shall be amended to add Section 14.9, which shall read as follows:

14.9 Exclusion of Phase 2 Lots. Anything herein to the contrary notwithstanding, from the time of the recording of the Second Amendment to the Declaration of Covenants, Conditions, and Restrictions for Oak Hollow Subdivision forward, all Lots shown on the Oak Hollow Phase 2 Subdivision Plat (as the same is recorded on the records of the Salt Lake County Recorder) as being part of the Oak Hollow Phase 2 Subdivision shall no longer be bound in any way by the terms of the Declaration, the Bylaws, the Rules and Regulations or any other governing documents of the Oak Hollow Subdivision. Those Lots belonging to Phase 1 shall remain unaffected by this removal, and shall continue to be bound by the Declaration, the Bylaws, the Rules and Regulations, and any other governing documents of the Oak Hollow Subdivision. The Declarant shall have the power to amend this Declaration as needed to clarify any ambiguities or discrepancies created by this removal of the Phase 2 Lots from the covenants, conditions and restrictions set forth in the Declaration.

The following language in Exhibit A of the Declaration shall be omitted:

“Beginning at a point, said point being the South Quarter Corner of Section 3, Township 4 South, Range 2 West, Salt Lake Base and Meridian; and running

thence South 89°58'02" West 420.75 feet along the section line;
thence North 00°09'49" East 287.69 feet;
thence South 89°50'02" East 33.26 feet;
thence North 65°10'40" East 170.60 feet;
thence North 39°34 '39" East 100.41 feet;
thence East 104.44 feet;
thence North 61°23'00" East 110.15 feet;
thence North 79°20'09" East 33.74 feet;
thence North 47°12'52" East 97.13 feet;
thence North 63° 13 '24" East 94.24 feet;
thence South 89°56' 40" East 30.00 feet;

thence North $51^{\circ}57'57''$ East 77.65 feet;
thence North $61^{\circ}57'32''$ East 71.44 feet;
thence North $89^{\circ}57'53''$ East 337.16 feet;
thence South $00^{\circ}03'01''$ West 684.95 feet;
thence South $89^{\circ}57'51''$ West 712.62 feet along the Section line to the point of beginning”

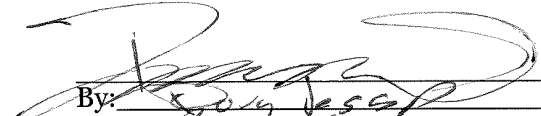
All other language in Exhibit A to the Declaration not expressly affected hereby shall remain the same.

Exhibit C to the Declaration shall have the Phase II plat map deleted from it. All other portions of Exhibit C shall remain the same.

*****SIGNATURES AND ACKNOWLEDGEMENT TO FOLLOW***
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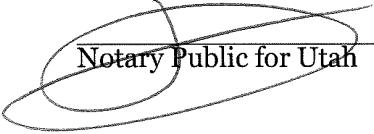
IN WITNESS WHEREOF, the Declarant executes this Amendment.

Oak Hollow Development, LLC


By: _____
Its: Managing Member

STATE OF UTAH)
:ss
County of Salt Lake)

On the 15 day of November, 2019, personally appeared Doug Jessop who being first duly sworn, did that say that they are Managing Member of Oak Hollow Development, LLC ("Declarant") authorized to sign this Amendment to the Declaration.


Notary Public for Utah

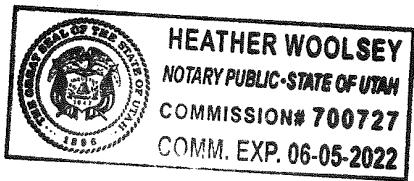


EXHIBIT "A"
LEGAL DESCRIPTION

All Lots within the Oak Hollow Phase 1 P.U.D. as shown on the official plat thereof on file with the Salt Lake County Recorder's Office, otherwise described as follows:

32033810030000
32033810040000
32033810050000
32033810060000
32033810080000
32033810090000
32033810100000
32033810110000
32033810120000
32033810130000
32033810140000
32033830010000
32033830020000
32033830030000
32033830040000
32033830060000
32033830070000
32033830080000
32034510210000
32034510220000
32034510230000
32034510240000
32034510250000
32034510260000
32034510270000
32034510280000
32034510290000
32034520010000
32034520020000
32034520030000
32034520040000
32034520050000
32034520060000

EXHIBIT "B"
LEGAL DESCRIPTION of PHASE 2

All Lots within the Oak Hollow Phase 2 Subdivision, as shown on the official plat thereof, on file with the Salt Lake County Recorder's Office, otherwise described as follows:

Parcel Nos.:

32033850010000
32033850020000
32033850030000
32033850040000
32033850050000
32033850060000
32033850070000
32033860010000
32033860020000
32033860030000
32034530200000
32034530210000
32034530220000
32034530230000
32034530240000
32034530250000
32034530260000
32034530270000
32034530280000
32034530290000
32034530300000
32034530310000
32034530320000
32034530330000
32034530340000
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