

Ent **143632** Bk **341** Pg **12**
Date: 28-DEC-2017 3:25:30PM
Fee: \$45.00 Check Filed By: JP
BRENDA NELSON, Recorder
MORGAN COUNTY
For: MOUNTAIN VIEW TITLE

**SECOND AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS,
RESTRICTIONS AND EASEMENTS
FOR
THAT PART OF THE FIRST AMENDED
DECLARATION OF THE RIDGES, INC.
HOMEOWNERS ASSOCIATION**

RECORDED ON FEBRUARY 2, 2016

ENTRY NO. 137295, BOOK 325, PAGE 22

This amended declaration is created this 6th day of November, 2017 by The Ridges Inc. HOA-Agricultural Standards for Accessory Buildings passed by a majority vote of the HOA members.

RECITALS:

These standards for accessory building(s) allow reasonable flexibility to members who wish to construct or modify an accessory building, while ensuring the structure is in harmony with the members dwelling within the development, as required by the development's governing declaration.

These architectural standards are effective immediately for the construction or modification of accessory buildings within The Ridges, and all superseded previous accessory standards*, and shall govern all conflicts, if any, with the Amended Declaration filed on February 2, 2016 or the original Declaration filed on October 6, 2004.

The Ridges Inc. Architectural Standards for Accessory Building (1-5)


1. Maximum square footage of any accessory building must be less than or equal to 60% of main floor of the members dwelling, excluding any lean structure attached to the building. One lean is allowed on a non-prominent exposure of the building, maximum of ten feet wide on a side location and 15 foot long on the rear of the building. Building must be a single story structure with a maximum eave height of 14 feet from the ground to the eave.
2. External materials must consist of at least 40% masonry materials (cultural stone, natural rock, or brick) matching the dwelling on the lot. (Per CCR7.01 'O', aluminum and vinyl materials may only be used for soffit and fascia, and steel siding may be used if approved by the Design Committee.)
3. Building(s) must be of similar design and color as the dwelling located on the member's lot.
4. Accessory building shall be located in non-prominent location and oriented on lot to reduce visibility of the accessory building from the development's roadway; as much as possible. If building cannot be placed in a non-prominent location the building must conform to dwelling design standards. All buildings must be constructed within the building envelope; however, the member shall seek and may be granted a site variance from the HOA Board to comply with this standard as necessary.

- 5. Deviating from any architectural standard, per HOA CCRs requires a formal variance approved by the HOA Board. To obtain a variance the Design Committee shall submit in writing, a clear description of the desired deviation(s) and justification for approval or rejection of requested variance. A variance can only be approved by a majority vote of the HOA Board, consisting of President, Vice President and Treasurer.

The property affected is set forth in Exhibit "A" attached hereto.

*Design Committee's power to grant a "written exception" per Article VII (t) of 2016 Amended Declaration shall continue and survive.

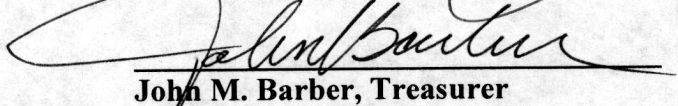
THE RIDGES HOME OWNER ASSOCIATION



 President, Mark W. DeYoung



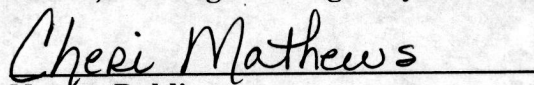
 Vice President, Kent F. Ure



 John M. Barber, Treasurer

State of Utah)
) ss.
 County of Morgan)

On the 28 day of December, 2017 personally appeared before me, Mark W. DeYoung, President, Kent F. Ure, Vice President, and John M. Barber, Treasurer, of The Ridges Home Owner Association, respectively, who duly acknowledged to me that they executed the same by due authority in them vested, as the governing body of The Ridges Home Owner Association.



 Notary Public



EXHIBIT" A"

Legal Description

**Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16 and 17 of
The Ridges P.R.U.D. according to the official plat there of on file and of
record in the office of the Morgan County Recorder.**

Parcel N0: 00-0070-2664

00-0070-2747

00-0070-2826

00-0070-2909

00-0070-3088

00-0070-3166

00-0070-3240

00-0070-3323

00-0070-3402

00-0070-3575

00-0070-3654

00-0070-3737

00-0070-3816

00-0070-3999

00-0070-4078

00-0070-4151

00-0070-4230

**All of Lots 1, 2, and 3 Ridge View Estates, according to the official plat
thereof as recorded in the office of the Morgan County Recorder, State
of Utah.**

00-0084-0850

00-0084-0851

00-0084-0852

CONTINUED

Lots 1, 2, and 3 of Section 18, Township 4 North, Range 2 East, Salt Lake Base and Meridian.

00-0001-6483

00-0001-6491

00-0001-6475

The South Half of the Southeast Quarter of Section 18, Township 4 North, Range 2 East, Salt Lake Base and Meridian.

00-0001-6475

The North Half of the Northeast Quarter and the Southeast Quarter of the Northeast Quarter and the Southwest quarter of the Northeast Quarter of Section 19, Township 4 North, Range 2 East, Salt Lake Base and Meridian.

00-0001-6566

00-0001-6558

The Southeast quarter of the Southwest Quarter and Lot 4, Section 18, Township 4 North, Range 2 East, Salt Lake Base and meridian.

00-0001-6491