

When Recorded Mail to:

Cottonwoods at Mountain Green Master Association, Inc
4000 W Old Highway Rd
Mountain Green, UT 84050

**AMENDMENT to
Declaration of Covenants, Conditions,
Restrictions and Easements
For
The Cottonwoods at Mountain Green**

The Declaration of Covenants, Conditions, Restrictions and Easements for The Cottonwoods at Mountain Green, initially recorded on October 12, 2004 ("CCRs"), as amended from time to time, is hereby amended as follows:

Whereas The Cottonwoods at Mountain Green ("MOA") did obtain the necessary affirmative votes of members of the MOA to amend the CCRs,

Therefore the CCRs are amended in relevant part, as follows:

Section 6.4-Animals, currently states: "Except as specifically stated to the contrary in a Project Declaration, no animals, livestock or poultry of any kind shall be raised, bred or kept or permitted within any Residential Lot other than a reasonable number of household pets which are not kept, bred or raised for commercial purposes and which are reasonably controlled so as not to be a nuisance. Any inconvenience, damage or unpleasantness caused by such pets shall be the responsibility of their respective owners. No dog, cat or other pet shall be permitted to roam the Property unattended, and all dogs, cats or other pets shall be kept on a leash while outside a Lot. An Owner or resident may be required to remove a pet upon receipt of the third written notice from the Association Management Committee of violations of any rule, regulation or restriction governing pets within the Property."

Shall be replaced in its entirety and replaced with the following: "No animals or livestock of any kind, excluding poultry, shall be raised, bred or kept or permitted within any Residential Lot other than a reasonable number of household pets which are not kept, bred or raised for commercial purposes and which are reasonably controlled so as not to be a nuisance. Any inconvenience, damage or unpleasantness caused by such pets shall be the responsibility of their respective owners. No dog, cat or other pet shall be permitted to roam the Property unattended, and all dogs, cats or other pets shall be kept on a leash while outside a Lot. An Owner or resident may be required to remove a pet upon receipt of the third written notice from the Association Management Committee of violations of any rule, regulation or restriction governing pets within the Property.

(a) Lot size shall dictate the total maximum number of chickens allowed.

- Chickens will not be allowed on lots less than 1/4 acre in size
- Lots 1/4 acre to 1/2 acre in size shall have no more than Five (5) chickens
- Lots 1/2 acre and larger in size shall have no more than ten (10) chickens
- No more than ten (10) chickens will be allowed on any lot

The following from the Morgan County Animal Ordinance regarding animal nuisances shall be followed at all times:

- Odor, dust, noise, or drainage will be so controlled as to not constitute a nuisance or hazard to adjoining property or users.
- Chickens must be kept within an enclosed area or structure sufficient to contain the animals on site at all times.
- Roosters are NOT permitted. A rooster is defined as a male chicken.
- Buildings for housing of chickens may be located no closer than ten feet (10') to any side or rear lot line with a county easement, or thirty feet (30') to any public street.

Any lot containing chickens must be fully fenced per the guidelines in the CCRs. Each phase has different fencing guidelines. Please refer to the individual phase's CCRs for fencing guidelines.

All enclosures to house chickens must follow these guidelines: "The building materials must be harmonious with the dwelling and the roof materials must be the similar to the roof materials of the dwelling. Chicken coops must not exceed 7' in height. The Project Architectural Review Committee (PARC) must review chicken coops prior to installation. Residents who wish to house chickens must submit a Project PAR application to the PARC. Failure to do so prior to installation may result in a fine for violating the Project CCRs. Chickens may not be raised for commercial use or slaughter."

IN WITNESS WHEREOF, the MOA through its authorized agent executed the foregoing on this 16th day of APRIL, 2024.

Cottonwoods at Mountain Green
Master Association, Inc

Jennifer Lance

Name: Jennifer Lance

President

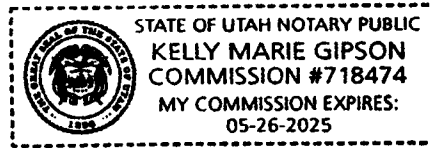
THE STATE OF UTAH §

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COUNTY MORGAN §

The foregoing instrument was acknowledged before me on this 16TH day of APRIL 2024 by JENNIFER LANCE, President of Cottonwoods at Mountain Green Master Association, Inc, acted in such capacity as outlined above and personally appeared before me.

Kelly Marie Gipson
NOTARY PUBLIC



SEE ATTACHED ADDENDUM FOR PARCEL #S

Amendment to include all lots with the following serial numbers:

All of Cottonwoods Rose Hill (CORH) 0001 through 0070;

All of COHILL 002A4 through 0149; all of COM-3001 through 3121; all of SRID 4001 through 4077;

all of MEADPKW 1, 2, 3 and 4 0101 through 0409; All of COSPR and COSPR7B 0701 through 0744.

The Following are the Affected Parcel Numbers:

- 0069-8391
- 0069-5169
- 0069-5240
- 0069-5321
- 0069-5402
- 0069-5573
- 0070-0018
- 00-0069-5654
- 00-0069-9957
- 00-0069-5735
- 00-0069-5321
- 00-0069-5402
- 00-0069-5573
- 00-0069-5816
- 00-0069-6159
- 00-0069-6078
- 00-0069-5997
- 00-0069-7301
- 00-0069-9129
- 00-0069-7482
- 00-0069-9048
- 00-0069-7553
- 00-0069-8967
- 00-0069-7634
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- 00-0069-7977
- 00-0069-8624
- 00-0069-8058
- 00-0069-8543
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