

**Amended Exhibit C to Master Development Plan Agreement for
Jacobs Ranch**

ENT 169542:2006 PG 1 of 3
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
2006 Dec 15 3:55 pm FEE 14.00 BY HI
RECORDED FOR TITLE WEST TITLE COMPANY
ELECTRONICALLY RECORDED

Protective Covenants

Jacob's Ranch Subdivision

Exhibit "C" of said Master Development Plan Agreement for Jacobs Ranch is hereby amended to read as follows:

The following are limitations and restrictions to which the lots and land parcels, with the exceptions of (1) government and school owned properties; (2) properties owned by churches and/or religious institutions/organizations for the sole purpose of erecting houses of worship; and (3) commercially zoned lands, may be used. These limitations and restrictions shall be considered covenants associated with the Jacob's Ranch Master Plan, the purpose of which is to create and maintain a desirable subdivision for all current and future owners.

These covenants apply to the entire property described in said master plan.

Covenants

Except as to the exceptions provided in the opening paragraph of the "Protective Covenants no lot within the subdivision shall be used for anything other than single family residential purposes. Each lot is permitted to hold (1) single family dwelling. Ramblers are to have a minimum square footage of one thousand three hundred (1300) square feet. All homes must be built on site. The square footage of the home does not include any of the following: Garages, verandas, patios, basements, porches or steps.

All homes require a two (2) car garage, either attached or detached. The exterior of each home must be of, or a combination of, masonry, stucco, brick, or rock. Roof pitched of 6/12 or greater are required. Roofing materials must be architectural shingle, shake shingle or bar tile.

Landscaping shall be fully installed in front yards and side yards from the home to the property lines and curb and gutters within twelve (12) months of the issuance of the occupancy permit. Rear yard landscaping is to be completed within twenty four (24) months from issuance of the occupancy permit.

Fencing within Jacob's Ranch must comply with all city codes. All fencing within Jacob's Ranch shall have an earth tone color with white fencing of any material being excluded. No fencing shall be permitted within 20 feet of the steel fence along Redwood Road and any similar fence that may be installed along Foothill Boulevard. Fencing adjacent to open spaces in the development shall be limited to open or semi-privacy fences.

No inoperative vehicle shall be parked or left on a lot or street for more than seventy two (72) hours. All recreational vehicles such as motor homes, boats etc. must be stored behind the front line of the home. No storage of junk, old vehicles or other offensive materials will be permitted on the lot.

Land owners are required to comply with all city ordinance relative to land use.

This Amendment to Exhibit "C" supercedes any and all prior amendments.

LEGAL DESCRIPTION
EXHIBIT A

Commencing at the North Quarter corner of Section 2, Township 6 South, Range 1 West, Salt Lake Base and Meridian; thence South $89^{\circ}42'43''$ East along a fence line 900.40 feet; thence along the Westerly future 120 foot Right of Way of Redwood Road as follows: South $45^{\circ}03'07''$ East 1033.25 feet; thence along the arc of a 1440.00 foot radius curve to the right 363.02 feet (chord bears South $37^{\circ}49'48''$ East 362.06 feet); thence South $30^{\circ}36'28''$ East 1488.79 feet; thence along the arc of a 1560.00 foot radius curve to the left 116.88 feet (chord bears South $32^{\circ}45'15''$ East 153.81 feet); thence South $34^{\circ}54'02''$ East 786.39 feet; thence along the arc of a 1440.00 foot radius curve to the right 153.88 feet (chord bears South $31^{\circ}50'21''$ East 420.47 feet); thence South $28^{\circ}46'40''$ East 989.79 feet; thence South $32^{\circ}04'35''$ East 1085.01 feet; thence along the arc of a 1560 foot radius curve to the left 421.75 feet (chord bears South $39^{\circ}49'17''$ East 420.47 feet); thence North $89^{\circ}42'05''$ West partially along a fence line 3848.84 feet; thence North $89^{\circ}42'05''$ West 3444.32 feet; thence North $00^{\circ}19'40''$ East 1314.91 feet; thence South $89^{\circ}42'56''$ East 685.15 feet; thence North $00^{\circ}18'36''$ East 1973.24 feet; thence North $89^{\circ}46'03''$ West 686.11 feet; thence North $00^{\circ}11'29''$ East 654.28 feet; thence South $89^{\circ}42'21''$ East 658.25 feet; thence North $00^{\circ}15'32''$ East 1319.61 feet; thence South $89^{\circ}42'43''$ East 1600.76 feet; thence South $89^{\circ}42'43''$ East partially along a fenceline 480.71 feet to the point of beginning.