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REED D HATCH, Recorder
SANPETE COUNTY CORPORATION
FOR: PINE CREEK RANCH PROPERTY OWN
ASSOCIATION

**AMENDED AND RESTATED DECLARATION OF PROTECTIVE COVENANTS,
CONDITIONS, AND RESTRICTIONS FOR AND RESPECTING** See doc.

**PINE CREEK ACRES, PINE CREEK MEADOWS, PINE CREEK
OAK CREST, AND PINE CREEK VISTA SUBDIVISIONS**

THIS Amended and Restated Declaration of Protective Covenants, Conditions, and Restrictions for and respecting the Pine Creek Acres, Pine Creek Meadows, Pine Creek Oak Crest, and Pine Creek Vista Subdivisions ("Declaration") is effective when recorded with the Sanpete County Recorder's Office by the Pine Creek Ranch Property Owners Association, Inc., a Utah Nonprofit Corporation ("Association").

RECITALS

WHEREAS, Pine Creek Acres is made up of 73 lots, Pine Creek Meadows 71 lots, Pine Creek Oak Crest 62 lots, and Pine Creek Vista 43 lots for a total of 249 lots, together with common areas as detailed on the Official Plat or Plats recorded with the Sanpete County Recorder and as described in the attached "Exhibit A" ("Property" or "Project").

WHEREAS, the Project is a common interest community made subject to the certain covenants, conditions, and restrictions described in the Declaration of Covenants, Conditions and Restrictions for Pine Creek Acres, Meadows, Oak Crest and Vista subdivisions recorded with the Sanpete County Recorder on February 5, 1974 as Entry Number 225040("Original Declaration") executed by the declarants J. Oneil Miner and J. Paul Jewkes.

WHEREAS, the Association is subject to the Community Association Act adopted by the Utah legislature and located at U.C.A. §57-8a.

WHEREAS, the Original Declaration created the Association and charged it with the responsibility to govern the Property, maintain the Common Areas, collect assessments from Lot Owners, and enforce the architectural controls and other covenants, conditions, and restrictions contained in the Original Declaration.

WHEREAS, the Association and the Lot Owners deem it in their best interests to adopt this Amended and Restated Declaration of Protective Covenants, Conditions, and Restrictions ("Declaration") for and respecting the Project.

NOW THEREFORE, the Association, in order to better preserve and maintain the integrity, design, and standards of the Property, to stay current with applicable laws, and to ensure a more effective and efficient governance and operation, hereby declares that the Property shall be held, transferred, conveyed, and occupied subject to the following covenants, conditions, and restrictions, which shall run with such Property and shall be binding upon all parties having or acquiring any right, title, or interest in such Property or any part thereof and shall inure to the benefit of each Lot Owner thereof.

THIS Declaration has been approved by at least a majority of all Lot Owners within the Project as required by the Original Declaration and is intended to supersede and replace the Original Declaration and any amendment(s) thereto made prior to the execution of this Declaration.

**ARTICLE 1
PROPERTY RIGHTS IN COMMON AREAS**

1.1 DESCRIPTION OF COMMON AREAS. The Common Areas shall include those areas designated as such on the Plats, including, but not limited to, all common landscaped areas, private roads,