

When Recorded Return To:
Rosing Davidson Frost
136 Heber Ave., Suite 205
Park City, Utah 84060

**AMENDMENT TO
EASEMENT AND MAINTENANCE COST SHARING AGREEMENT**

This amendment to Easement and Maintenance Cost Sharing Agreement (the “**Amendment**”) is entered into on DECEMBER 23, 2024 between the RIDGEVIEW MASTER ASSOCIATION, a Utah nonprofit corporation (the “**Master Association**”) and the RIDGEVIEW TOWNHOMES HOMEOWNERS ASSOCIATION, INC. (the “**Townhomes Association**”).

RECITALS

- A. The Master Association is the master association for the Ridgeview master planned community located in Highland City, Utah which is more particularly described in Exhibit A (“**Ridgeview**”).
- B. The Townhomes Association is the homeowners association for the Ridgeview Townhomes planned unit development located in Highland City, Utah which is more particularly described in Exhibit B (the “**Ridgeview Townhomes**”).
- C. On July 7, 2021, the Master Association and the Townhomes Association entered into the Easement and Maintenance Cost Sharing Agreement, which was recorded with the Utah County Recorder’s Office on July 15, 2021 as Entry No. 125145:2021 (the “**Easement Agreement**”).
- D. The parties now desire to amend the Easement Agreement to clarify the rights and obligations of the parties.

The parties therefore agree as follows:

AMENDMENT

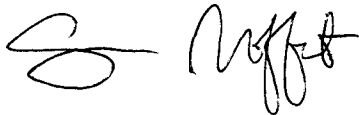
1. Amendment. The following language shall be added to Section 3 of the Easement Agreement:

The Townhomes Association shall be responsible only for its pro rata share of actual costs incurred by the Master Association for the maintenance, repair, and improvement of the Ridgeview Amenities. The Master Association shall not increase costs more than 3% over the costs incurred the previous year without the prior review and approval of the Townhomes Association.

2. No Further Amendments. All other provisions of the Easement Agreement not amended herein shall remain in full force and effect.

IN WITNESS WHEREOF, the parties have executed this Agreement on the date set forth above.

RIDGEVIEWMASTER ASSOCIATION

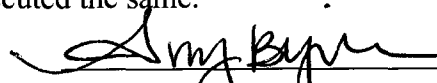
By: 

Printed Name: SPENCER MOFFAT

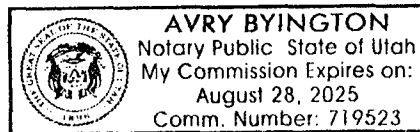
Its: PRESIDENT

STATE OF UTAH)
):S
COUNTY OF _____)

On this 23rd, day of December, 2024, personally appeared before me, a notary public, Spencer Moffat, whose identity is personally known to me or proven on the basis of satisfactory evidence and who by me duly sworn/affirmed, did say that they are the duly authorized representative of Ridgeview Master Association, a Utah nonprofit corporation, and that said document was signed by them on behalf of said company with all necessary authority, and acknowledged to me that said company executed the same.



NOTARY PUBLIC



RIDGEVIEW TOWNHOMES HOMEOWNERS ASSOCIATION, INC.

By:



Printed Name: Brian Gochnour
Manager

Its: MANAGER

STATE OF UTAH)

);S

COUNTY OF Salt Lake

On this 23rd, day of December, ²⁰²⁴~~2022~~, personally appeared before me, a notary public, Brian Gochnour whose identity is personally known to me or proven on the basis of satisfactory evidence and who by me duly sworn/affirmed, did say that they are the duly authorized representative of Ridgeview Townhomes Homeowners Association, Inc., a Utah nonprofit corporation, and that said document was signed by them on behalf of said company with all necessary authority, and acknowledged to me that said company executed the same.


NOTARY PUBLIC

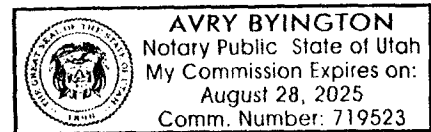


EXHIBIT A
RIDGEVIEW LEGAL DESCRIPTION

Ridgeview Plat A:

Lots 401 through 410, inclusive, Plat 'A', RIDGEVIEW, Planned Unit Development, according to the official plat thereof, recorded August 17, 2021, as Entry No. 143966:2021, in the office of the Utah County Recorder.

Parcel Nos. 51-694-0401 through 51-694-0410, inclusive

Ridgeview Plat B-1:

Lots 301 through 343, inclusive, Plat 'B-1', RIDGEVIEW, Planned Unit Development, according to the official plat thereof, recorded August 17, 2021, as Entry No. 143967:2021, in the office of the Utah County Recorder.

Parcel Nos. 51-695-0301 through 51-695-0343, inclusive

Ridgeview Plat B-2:

Lots 344 through 380, inclusive, Plat 'B-2', RIDGEVIEW, Planned Unit Development, according to the official plat thereof, recorded October 13, 2021, as Entry No. 175355:2021, in the office of the Utah County Recorder.

Parcel Nos. 51-701-0344 through 51-701-0380, inclusive

Ridgeview Plat C:

Lots 201 through 231, inclusive, Plat 'C', RIDGEVIEW, Planned Unit Development, according to the official plat thereof, recorded June 14, 2021, as Entry No. 108371:2021, in the office of the Utah County Recorder.

Parcel Nos. 51-690-0201 through 51-690-0231, inclusive

Ridgeview Plat D:

Lots 232 through 279, inclusive, Plat 'D', RIDGEVIEW, Planned Unit Development, according to the official plat thereof, recorded June 14, 2021, as Entry No. 108372:2021, in the office of the Utah County Recorder.

Parcel Nos. 51-691-0232 through 51-691-0279, inclusive

Ridgeview Plat F:

Lots 601 through 699, RIDGEVIEW PLAT F, Planned Unit Development, according to the official plat thereof, recorded December 13, 2022, as Entry No. 124394:2022, in the office of the Utah County Recorder.

Parcel Nos. 51-734-0601 through 51-734-0699, inclusive

Ridgeview Plat G Amended:

Lots 701 through 757, RIDGEVIEW PLAT G AMENDED, Planned Unit Development, according to the official plat thereof, recorded December 21, 2023, as Entry No. 82812:2023, in the office of the Utah County Recorder.

Parcel Nos. 51-765-0701 through 51-765-0757, inclusive

Ridgeview Plat I:

Lots 411 through 427, RIDGEVIEW PLAT I, Planned Unit Development, according to the official plat thereof, recorded March 9, 2023, as Entry No. 14647:2023, in the office of the Utah County Recorder.

Parcel Nos. 51-742-0411 through 51-742-0427, inclusive

Ridgeview Plat J:

Lots 428 through 450, RIDGEVIEW PLAT J, Planned Unit Development, according to the official plat thereof, recorded January 11, 2024, as Entry No. 2009:2024, in the office of the Utah County Recorder.

Parcel Nos. 51-768-0428 through 51-768-0450, inclusive

Ridgeview Plat K:

Lots 451 through 467, RIDGEVIEW PLAT K, Planned Unit Development, according to the official plat thereof, recorded January 11, 2024, as Entry No. 2010:2024, in the office of the Utah County Recorder.

Parcel Nos. 51-769-0451 through 51-769-0467, inclusive

Ivory Land Corporation Parcel:

COM N 2013.49 FT & W 1311.91 FT FR SE COR. SEC. 1, T5S, R1E, SLB&M.; W 209.91 FT; N 166.02 FT; W 32.61 FT; ALONG A CURVE TO L (CHORD BEARS: S 89 DEG 33' 51" W 16.74 FT, RADIUS = 1100 FT); N 0 DEG 0' 1" E 100.13 FT; N 89 DEG 59' 59" W 166 FT; S 0 DEG 0' 1" W 22.88 FT; N 89 DEG 59' 59" W 286.87 FT; N 77 DEG 16' 52" W 56 FT; S 12 DEG 43' 8" W 11.75 FT; N 77 DEG 16' 52" W 121.36 FT; N 12 DEG 42' 40" E 309.54 FT; N 10 DEG 36' 11" E 71.4 FT; N 0 DEG 7' 25" E 129.3 FT; N 15 DEG 6' 38" E 90.08 FT; N 21 DEG 47' 22" E 362.78 FT; N 26 DEG 28' 59" E 133.36 FT; S 89 DEG 54' 26" E 651.34 FT; S 0 DEG 5' 34" W 125.03 FT; S 0 DEG 2' 6" E 56.19 FT; S 0 DEG 5' 34" E 176.78 FT; N 89 DEG 54' 26" W 35.05 FT; S 0 DEG 5' 33" W 56 FT; S 302.08 FT; ALONG A CURVE TO L (CHORD BEARS: S 5 DEG 25' 20" W 116.41 FT, RADIUS = 616 FT); S 0 DEG 0' 1" W 318.03 FT; S 1 DEG 9' 4" W 44.01 FT; S 8 DEG 1' 32" W 53.29 FT; S 9 DEG 19' 43" W 35.7 FT; S 4 DEG 37' 54" W 32.47 FT TO BEG.

Parcel No. 12-004-0078

EXHIBIT B
RIDGEVIEW TOWNHOMES LEGAL DESCRIPTION

Ridgeview Plat E:

Lots 101 through 196, inclusive, Plat 'E', RIDGEVIEW, Planned Unit Development, according to the official plat thereof, recorded April 26, 2021, as Entry No. 78325:2021, in the office of the Utah County Recorder.

Parcel Nos. 51-686-0101 through 51-686-0196, inclusive

Ridgeview Plat H-1:

Lots 801 through 901, Plat 'H-1', RIDGEVIEW, Planned Unit Development, according to the official plat thereof, recorded October 12, 2023, as Entry No. 67394:2023, in the office of the Utah County Recorder.

Parcel Nos. 51-758-0801 through 51-758-0901, inclusive

Ridgeview Plat H-2:

Lots 902 through 925, Plat 'H-2', RIDGEVIEW, Planned Unit Development, according to the official plat thereof, recorded October 12, 2023, as Entry No. 67395:2023, in the office of the Utah County Recorder.

Parcel Nos. 51-759-0902 through 51-759-0925, inclusive