


After Recording Return To:
VIAL FOTHERINGHAM, LLP
515 South 400 East, Suite 200
Salt Lake City, Utah 84111



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JEFFERY SMITH
UTAH COUNTY RECORDER
2016 Apr 15 12:39 pm FEE 43.00 BY VM
RECORDED FOR LUTES, CHARLES

**AMENDMENT TO THE
DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR CHIPMAN HOMEOWNERS ASSOCIATION**

This Amendment ("Amendment") to the Declaration of Covenants, Conditions, and Restrictions for Chipman Village ("Declaration") is executed on the date set forth below by Chipman Homeowners Association (the "Association") after having received the necessary approvals of the homeowners and is intended to supersede any prior, conflicting amendments.

RECITALS

A. Certain real property in Utah County, Utah, known as Chipman Village PUD was subjected to certain covenants, conditions, and restrictions pursuant to the Declaration recorded December 15, 1994 as Entry No. 96956-1994, records of Utah County, Utah and as subsequently amended and supplemented;

B. This Amendment shall be binding against the property described in EXHIBIT A attached hereto which is intended to match EXHIBIT A of the Declaration and any annexation or supplement thereto unless legally amended otherwise;

C. This Amendment is intended to establish a Reinvestment Fee Covenant enforceable against each lot in the Association and to grant authority to each lot owner to delegate his or her voting rights to current residents of his or her unit or units.

D. Pursuant to Sections 10.02 of the Declaration, this Amendment has been approved by the affirmative vote of at least sixty percent (60%) of the Owners.

NOW, THEREFORE, the Association hereby amends the Declaration as follows:

The second paragraph of Section 5.02 of the Declaration is amended in its entirety to read as follows:

A person, entity, or group of persons, including a Family Trust, that is the Owner of record of a simple fee or undivided fee interest in any Twin Home which is subject by Covenants of record to Assessment by the Association shall have one vote for each Twin Home owned. In the event that one Twin Home has more than one Owner of record, it is understood that these

owners will decide among themselves how to vote as there will only be one recognized vote for that Twin Home. An Owner may, if desired, designate in writing a current resident of their Twin Home to have the voting rights for that property.

Article VII of the Declaration is amended to add Section 7.07 which shall read as follows:

Section 7.07 Reinvestment Fee Covenant. For each Unit sold, the Association shall require a reinvestment fee of 0.5% of the selling price of the Unit sold upon the transfer of the Unit. The purpose of this reinvestment fee is to benefit the burdened property by facilitating the maintenance of the common property and the association including, but not limited to maintenance related to sprinkler systems, common fences, and pavement. The burden of this reinvestment fee covenant is intended to run with the land described in Exhibit A hereto.

IN WITNESS WHEREOF, CHIPMAN HOMEOWNERS ASSOCIATION, by and through its Management Committee, has executed this Amendment to the Declaration as of the 14th day of APRIL, 2016, Pursuant to the applicable provisions of its Declaration.

CHIPMAN HOMEOWNERS ASSOCIATION

Harold Moore
President

STATE OF UTAH)

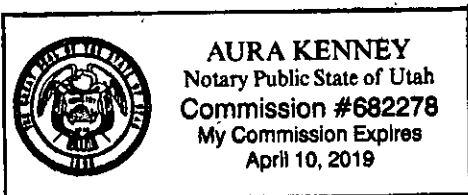
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County of ~~Utah~~)

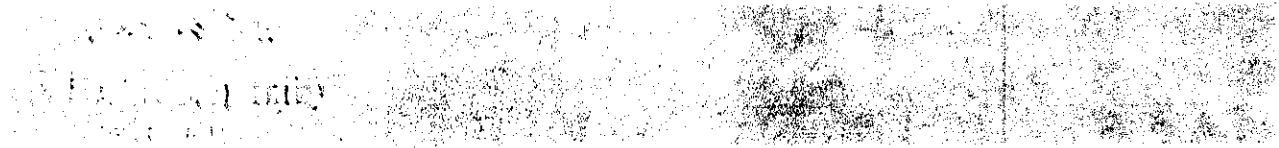
SALT LAKE

On the 14 day of April, 2016, personally appeared Harold Moore who, being first duly sworn, did say that he is the President of the Association and that the foregoing instrument was signed in behalf of said Association by authority of its Management Committee; and acknowledged said instrument to be his voluntary act and deed.



[Signature]
Notary Public for Utah

EXHIBIT "A"



PROPERTIES IN BOOK 36 PAGE 721

Owner(s)	Serial Number	Address	Acres	Years Valid
FRIER, EUGENE M & JOLENE (ET AL)	36:721:0001	59 N 330 EAST - AMERICAN FORK	.16	2016...
WATKINS, EUNICE E	36:721:0002	57 N 330 EAST - AMERICAN FORK	.14	2016...
STARSCAPE MANAGEMENT LLC	36:721:0003	359 E MAIN ST - AMERICAN FORK	.22	2015...
CHIPMAN HOMEOWNERS ASSOCIATION	36:721:0004		.13	2005...

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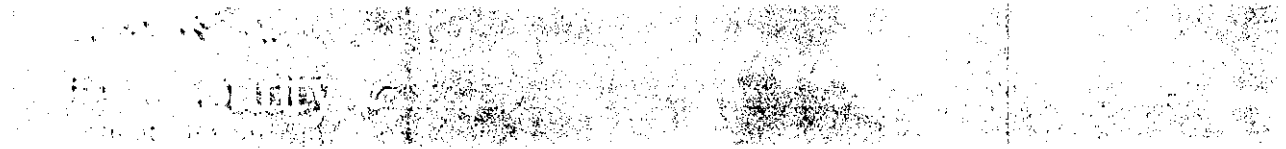
- [Comments or Concerns on Value/Appraisal - Assessor's Office](#)
- [Documents/Owner/Parcel information - Recorder's Office](#)
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Chipman Village – Plat C

- Lot 1 – 59 N 330 E
- Lot 2 – 57 N 330 E



PROPERTIES IN BOOK 36 PAGE 559

Owner(s)	Serial Number	Address	Acres	Years Valid
HUNTER PROPERTY MANAGEMENT LLC	36:559:0001	317 E MAIN - AMERICAN FORK	.34	2015...
SMITH, CRAIG C & PATSI M	36:559:0002	25 N 330 EAST - AMERICAN FORK	.10	2016...
LUTES, CHARLES L & SHERRY L	36:559:0003	27 N 330 EAST - AMERICAN FORK	.10	2013...
HATCH, MARK J & SHERRI L	36:559:0004	29 N 330 EAST - AMERICAN FORK	.10	2004...
CHRISTENSEN, CAROL D	36:559:0005	31 N 330 EAST - AMERICAN FORK	.10	2008...
WOOD, JAY BRENT & JO ANNE M	36:559:0006	43 N 330 EAST - AMERICAN FORK	.10	2015...
MOORE, HAROLD	36:559:0007	45 N 330 EAST - AMERICAN FORK	.10	2015...
G A R MEDICAL AND MANAGEMENT INC	36:559:0500		.00	1995...

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Chipman Village – Plat A

- Lot 2 – 25 N 330 E
- Lot 3 – 27 N 330 E
- Lot 4 – 29 N 330 E
- Lot 5 – 31 N 330 E
- Lot 6 – 43 N 330 E
- Lot 7 – 45 N 330 E

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PROPERTIES IN BOOK 36 PAGE 618

Owner(s)	Serial Number	Address	Acres	Years Valid
PULLEY, DIANE	36:618:0008	331 E 30 NORTH - AMERICAN FORK	.12	2012...
PULSIPHER, BRANDON V & JACQUELINE J (ET AL)	36:618:0009	333 E 30 NORTH - AMERICAN FORK	.09	2017...
HUNTER PROPERTY MANAGEMENT LLC	36:618:0010	343 E MAIN ST - AMERICAN FORK	.20	2015...
WENDEL, FLORENCE H	36:618:0013	22 N 330 EAST - AMERICAN FORK	.10	1997...
SYKES, MARILYN	36:618:0014	24 N 330 EAST - AMERICAN FORK	.13	2010...
BOWEN LEAVITT REAL ESTATE INC	36:618:0015	364 E 30 NORTH - AMERICAN FORK	.13	2006...
JAQUITH, CAROLYN	36:618:0016	366 E 30 NORTH - AMERICAN FORK	.20	2009...
PETERSEN, DEBRA M	36:618:0017	32 N 370 EAST - AMERICAN FORK	.15	2016...
DAVIS, ELLEN T	36:618:0018	34 N 370 EAST - AMERICAN FORK	.10	2006...
BAIN, DAWN	36:618:0019	46 N 370 EAST - AMERICAN FORK	.09	2015...
JONES, GAY	36:618:0020	48 N 370 EAST - AMERICAN FORK	.09	2004...
ELIASON, EARLLENE J	36:618:0021	47 N 370 EAST - AMERICAN FORK	.14	2012...
ADAMS, BETTE	36:618:0022	49 N 370 EAST - AMERICAN FORK	.14	2007...
ROLLINS, NANCY	36:618:0023	51 N 370 EAST - AMERICAN FORK	.16	2013...
COOMBS, D'MONTE & JOAN W	36:618:0024	53 N 370 EAST - AMERICAN FORK	.16	2000...
HUNT, WILLIAM & SHIRLEY ROWE	36:618:0025	67 N 370 EAST - AMERICAN FORK	.13	2008...
HARDY, LYDIA V	36:618:0026	69 N 370 EAST - AMERICAN FORK	.20	2009...
GAR MEDICAL AND MANAGEMENT INC (ET AL)	36:618:0500		.00	1996...

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Chipman Village – Plat B

- Lot 8 – 331 E 30 N
- Lot 9 – 333 E 30 N
- Lot 13 – 22 N 330 E
- Lot 14 – 24 N 330 E
- Lot 15 – 364 E 30 N
- Lot 16 – 366 E 30 N
- Lot 17 – 32 N 370 E
- Lot 18 – 34 N 370 E
- Lot 19 – 46 N 370 E
- Lot 20 – 48 N 370 E
- Lot 21 – 47 N 370 E
- Lot 22 – 49 N 370 E
- Lot 23 – 51 N 370 E
- Lot 24 – 53 N 370 E
- Lot 25 – 67 N 370 E
- Lot 26 – 69 N 370 E

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