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RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
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When recorded, return to:

David G. Angerbauer, Esq.  
Dentons Durham Jones Pinegar P.C.  
111 South Main Street, Suite 2400  
Salt Lake City, Utah 84111

**AMENDMENT NO. 1**  
**TO**  
**FIRST AMENDED AND RESTATED DECLARATION OF**  
**PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS**  
**FOR**  
**SUMMERWOOD ESTATES SUBDIVISION PHASES 1, 2, 3 AND 4**

**A residential subdivision in Davis County, Utah**

**AMENDMENT NO. 1  
TO  
FIRST AMENDED AND RESTATED DECLARATION OF  
PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS  
FOR  
SUMMERWOOD ESTATES SUBDIVISION PHASES 1, 2, 3 AND 4**

THIS AMENDMENT NO. 1 TO FIRST AMENDED AND RESTATED DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS FOR SUMMERWOOD ESTATES SUBDIVISION PHASES 1, 2, 3 AND 4 (the "Amendment") is made and executed this 18th day of November, 2022, by Summerwood Estates Homeowner Association, on behalf of the owners, affecting certain real property located in Davis County, Utah. This Amendment is made pursuant to Section 11.2 of the First Amended and Restated Declaration of Protective Covenants, Conditions and Restrictions for Summerwood Estates Subdivision Phases 1, 2, 3 and 4 that was recorded October 11, 2018, as Entry 3122151, in Book 7118, at Pages 255-309, records of Davis County, Utah (the "Declaration"). This Amendment amends and supplements the Declaration, and affects that property described in Exhibit A attached hereto and incorporated herein.

This Amendment includes the Home Lighting Rules, dated November 3, 2022, duly adopted by the Board of Directors of Summerwood Estates Homeowner Association, a copy of which is attached hereto as Exhibit B and by this reference incorporated herein.

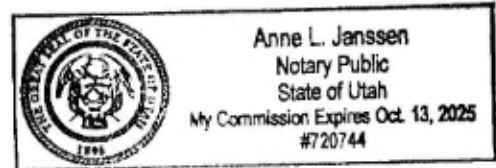
SUMMERWOOD ESTATES HOMEOWNER ASSOCIATION

By: David Angerbauer  
Name: David Angerbauer  
Its: President

STATE OF UTAH            )  
  ) ss.  
COUNTY OF SALT LAKE )

The foregoing instrument was acknowledged before me this 18 day of November, 2022, by David Angerbauer, as President of Summerwood Estates Homeowner Association, a Utah non-profit corporation.

Anne L. Janssen  
Notary Public



**Certification**

The undersigned hereby certifies that she is the duly appointed Secretary of Summerwood Estates Homeowner Association, a Utah non-profit corporation, and that the foregoing Amendment No. 1 to First Amended and Restated Declaration of Protective Covenants, Conditions and Restrictions for Summerwood Estates Subdivision Phases 1, 2, 3 and 4 was duly approved in accordance with the Governing Documents of the Summerwood Estates Homeowners Association.

IN WITNESS WHEREOF, I have hereunto set my hand on November 18, 2022.

**SUMMERWOOD ESTATES HOMEOWNER ASSOCIATION**

By: Jaime S. Kendall  
Name: Jaime Kendall  
Its: Secretary

STATE OF UTAH            )  
  ) ss.  
COUNTY OF DAVIS        )

The foregoing instrument was acknowledged before me this 18 day of November, 2022, by Jaime Kendall, as Secretary of Summerwood Estates Homeowner Association, a Utah non-profit corporation.

Ashley Larson  
Notary Public

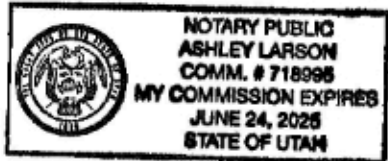


Exhibit A

Phase 1:

Lots 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, , 141, Open Space & Detention Basin and Parcel "A" Open Space, Summerwood Estates Subdivision, Phase 1, according to the plat thereof as recorded in the office of the Davis County Recorder.

Tax ID: 01-244-0101, 01-244-0102, 01-244-0103, 01-244-0104, 01-244-0105, 01-244-0106, 01-244-0107, 01-244-0108, 01-244-0109, 01-244-0110, 01-244-0111, 01-244-0112, 01-244-0114, 01-244-0115, 01-244-0116, 01-244-0117, 01-244-0118, 01-244-0119, 01-244-0120, 01-244-0121, 01-244-0122, 01-244-0123, 01-244-0124, 01-244-0125, 01-244-0126, 01-244-0127, 01-244-0128, 01-244-0129, 01-244-0130, 01-244-0131, 01-244-0132, 01-244-0133, 01-244-0134, 01-244-0135, 01-244-0136, 01-244-0137, 01-244-0138, 01-244-0139, 01-244-0141, 01-244-0142, 01-244-0143

ALL OF LOT 140, SUMMERWOOD ESTATES SUB PHASE 1. CONT. 0.57 ACRES LESS & EXCEPTING: BEG AT THE NW COR OF LOT 140, SUMMERWOOD ESTATES SUB PHASE 1, & RUN TH N 38°15'56" E 6.50 FT ALG THE N LINE OF SD LOT; TH S 12°36'26" E 150.53 FT TO THE S LINE OF SD LOT; TH S 46°50'37" W 4.50 FT ALG SD S LINE; TH N 13°03'25" W 148.72 FT ALG THE W LINE OF SD LOT TO THE POB

Tax ID: 01-244-0144

BEG AT THE NW COR OF LOT 140, SUMMERWOOD ESTATES SUB PHASE 1, & RUN TH N 38°15'56" E 6.50 FT ALG THE N LN OF SD LOT; TH S 12°36'26" E 150.53 FT TO THE S LN OF SD LOT; TH S 46°50'37" W 4.50 FT ALG SD S LN; TH N 13°03'25" W 148.72 FT ALG THE W LN OF SD LOT TO THE POB

Tax ID: 01-244-0145

ALL OF LOT 113, SUMMERWOOD ESTATES SUB PHASE 1. CONT. 0.90 ACRES LESS & EXCEPT: A PARCEL OF LAND WH LIES WITHIN THE BNDRY OF LOT 113, SUMMERWOOD ESTATES SUB PH 1, IN THE SW 1/4 OF SEC 5, & THE NW 1/4 OF SEC 8-T1N-R1E, SLB&M, & BEING DESC AS FOLLOWS: BEG AT THE SE'LY COR OF LOT 113 OF SUMMERWOOD ESTATES SUB PH 1 & RUN TH N 73°04'44" W 61.07 FT ALG THE S'LY BNDRY OF SD LOT 113; TH N 39°36'50" E 7.70 FT; TH N 17°16'56" W 28.61 FT; TH N 51°53'27" E 46.04 FT; TH S 17°45'35" E 83.65 FT ALG THE E'LY BNDRY OF SD LOT 113 TO THE POB

Tax ID: 01-244-0146

Phase 2:

Lots 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224 and 225, Summerwood Estates Subdivision, Phase 2, according to the plat thereof as recorded in the office of the Davis County Recorder.

Tax ID: 01-245-0201, 01-245-0202, 01-245-0203, 01-245-0204, 01-245-0205, 01-245-0206, 01-245-0207, 01-245-0208, 01-245-0209, 01-245-0210, 01-245-0211, 01-245-0212, 01-245-0213, 01-245-0214, 01-245-0215, 01-245-0216, 01-245-0217, 01-245-0218, 01-245-0219, 01-245-0220, 01-245-0221, 01-245-0222, 01-245-0223, 01-245-0224, 01-245-0225.

Phase 3:

Lots 301, 302, 303, 309, 310, 311, 312 and 313, Summerwood Estates Subdivision, Phase 3, according to the plat thereof as recorded in the office of the Davis County Recorder.

Tax ID: 01-259-0301, 01-259-0302, 01-259-0303, 01-259-0309, 01-259-0310, 01-259-0311, 01-259-0312, 01-259-0313

ALL OF LOT 307, SUMMERWOOD ESTATES SUBDIVISION PHASE 3. CONT 1.252 ACRES LESS & EXCEPT: BEG AT A PT ON THE N LINE OF LOT 307, SUMMERWOOD ESTATES SUB PHASE 3, SD PT LIES N 59°56'52" W 162.53 FT FR THE NE COR OF SD LOT 307 & RUN TH S 85°34'51" W 84.07 FT; TH N 37°48'44" W 53.39 FT; TH N 59°56'52" W 52.95 FT TO A PT ON THE W'LY LINE OF SD LOT 307 & A PT ON A 323.00 FT RAD NON TANGENT CURVE TO THE RIGHT (RAD BEARS N 62°44'52" E); TH ALG SD LOT 307 THE FOLLOWING (2) COURSES ALG THE ARC OF SD CURVE 45.92 FT THROUGH A CENTRAL ANGLE OF 08°08'45" & S 59°56'52" E 208.48 FT TO THE POB.

Tax ID: 01-259-0314

ALL OF LOT 308, SUMMERWOOD ESTATES SUBDIVISION PHASE 3. PLUS THE FOLLOWING ADDITIONAL LAND: BEG AT A PT ON THE N LINE OF LOT 307, SUMMERWOOD ESTATES SUB PHASE 3, SD PT LIES N 59°56'52" W 162.53 FT FR THE NE COR OF SD LOT 307 & RUN TH S 85°34'51" W 84.07 FT; TH N 37°48'44" W 53.39 FT; TH N 59°56'52" W 52.95 FT TO A PT ON THE W'LY LINE OF SD LOT 307 & A PT ON A 323.00 FT RAD NON TANGENT CURVE TO THE RIGHT (RAD BEARS N 62°44'52" E); TH ALG SD LOT 307 FOLLOWING (2) COURSES ALG THE ARC OF SD CURVE 45.92 FT THROUGH A CENTRAL ANGLE OF 08°08'45" & S 59°56'52" E 208.48 FT TO THE POB.

Tax ID: 01-259-0315

A PARCEL OF LAND WH LIES WITHIN THE BNDRY OF LOT 304, SUMMERWOOD ESTATES SUB PH 3, IN THE SW 1/4 OF SEC 5, & THE NW 1/4 OF SEC 8-T1N-R1E, SLB&M, & BEING DESC AS FOLLOWS: BEG AT A PT N 17°45'35" W 140.37 FT FR THE SW'LY COR OF LOT 304 OF SUMMERWOOD ESTATES SUB PH 3, & RUN TH N 17°45'35" W 124.94 FT ALG THE W'LY BNDRY OF SD LOT 304; TH S 35°54'26" E 81.59 FT ALG A ROD IRON FENCE; TH S 10°25'54" W 53.79 FT ALG A ROD IRON FENCE TO THE POB.

Tax ID: 01-259-0317

ALL OF LOT 305, SUMMERWOOD ESTATES SUB PHASE 3. CONT 7.925 ACRES LESS & EXCEPT: BEG AT THE MOST S'LY COR OF LOT 306, SUMMERWOOD ESTATES SUB PHASE 3, A PORTION OF THE W 1/2, SEC 5-T1N-R1E, SLB&M, & A PORTION OF THE SE 1/4 SEC 6-T1N-R1E, SLB&M, & A PORTION OF THE NW 1/4 SEC 8-T1N-R1E, SLB&M: TH N 31°04'58" E 33.47 FT ALG THE LOT LINE, TH S 5°00'00" W 32.97 FT, TH S 51°53'42" W 11.73 FT TO A PT ON THE N R/W LINE OF HIDDEN LAKE DRIVE, TH NW'LY 12.54 FT ALG A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 173.00 FT & A CHORD BEARING N 24°22'32" W 12.54 FT TO THE POB.

Tax ID: 01-259-0318

ALL OF LOT 306, SUMMERWOOD ESTATES SUB PHASE 3. CONT 0.83 ACRES TOGETHER WITH THE FOLLOWING DESC PPTY: BEG AT THE MOST S'LY COR OF LOT 306, SUMMERWOOD ESTATES SUB PHASE 3, A PORTION OF THE W 1/2, SEC 5-T1N-R1E, SLB&M & A PORTION OF THE SE 1/4 SEC 6-T1N-R1E, SLB&M & A PORTION OF THE NW 1/4 SEC 8-T1N-R1E, SLB&M; TH N 31°04'58" E 33.47 FT ALG THE LOT LINE; TH S 5°00'00" W 32.97 FT; TH S 51°53'42" W 11.73 FT TO A PT ON THE N R/W LINE OF HIDDEN LAKE DRIVE; TH NW'LY 12.54 FT ALG A NON-TANGENT CURVE TO THE RIGHT WITH A RAD OF 173.00 FT & A CHORD BEARING N 24°22'32" W 12.54 FT TO THE POB.

Tax ID: 01-259-0319

ALL OF LOT 304, SUMMERWOOD ESTATES SUBDIVISION PHASE 3. CONT 1.781 ACRES LESS & EXCEPT: A PARCEL OF LAND WH LIES WITHIN THE BNDRY OF LOT 304, SUMMERWOOD ESTATES SUB PHASE 3 IN THE SW 1/4 OF SEC 5 & THE NW 1/4 OF SEC 8-T1N-R1E, SLB&M & BEING DESC AS FOLLOWS: BEG AT A PT N 17°45'35" W 140.37 FT FR THE SW'LY COR OF LOT 304 OF SUMMERWOOD ESTATES SUB PHASE 3; & RUN TH N 17°45'35" W 124.94 FT ALG THE W'LY BNDRY OF SD LOT 304; TH S 35°54'26" E 81.59 FT ALG A ROD IRON FENCE; TH S 10°25'54" W 53.79 FT ALG A ROD IRON FENCE TO THE POB. CONT. 0.036 ACRES ALSO, A PARCEL OF LAND WH LIES WITHIN THE BNDRY OF LOT 113, SUMMERWOOD ESTATES SUB PHASE 1 IN THE SW 1/4 OF SEC 5 & THE NW 1/4 OF SEC 8-T1N-R1E, SLB&M & BEING DESC AS FOLLOWS: BEG AT THE SE'LY COR OF LOT 113 OF SUMMERWOOD ESTATES SUB PHASE 1; & RUN TH N 73°04'44" W 61.07 FT ALG THE S'LY BNDRY OF SD LOT 113; TH N 39°36'50" E 7.70 FT; TH N 17°16'56" W 28.61 FT; TH N 51°53'27" E 46.04 FT; TH S 17°45'35" E 83.65 FT ALG THE E'LY BNDRY OF SD LOT 113 TO THE POB.

Tax ID: 01-259-0320.

Phase 4:

Lots 401, 402, 403, 404, 405, 406, 407, and 408 Summerwood Estates Subdivision, Phase 4, according to the plat thereof as recorded in the office of the Davis County Recorder.

Tax ID: 01-275-0401, 01-275-0402, 01-275-0403, 01-275-0404, 01-275-0405, 01-275-0406, 01-275-0407, 01-275-0408

ALL OF LOT 409, SUMMERWOOD ESTATES SUB PHASE 4. CONTAINS 1.555 ACRES LESS & EXCEPT: A PARCEL OF LAND SIT IN THE NE 1/4 OF SEC 7-T1N-R1E, SLM, SD PARCEL OF LAND IS MORE PART'LY DESC AS FOLLOWS: BEG AT THE SW COR OF LOT 409, SD PT ALSO BEING THE NW COR OF LOT 408 OF THE RECORDED SUMMERWOOD ESTATES SUB PHASE 4; TH N 88°09'30" E 437.34 FT TO THE W SIDE OF SPRING MEADOWS CIRCLE, A 54.0 FT WIDE ROAD; TH NE'LY ALG A CURVE TO THE RIGHT HAVING A RAD OF 277.00 FT, FOR A DIST OF 30.00 FT (DELTA 07°34'20") WITH A TANGENT BEARING OF N 01°56'42" E, TANGENT DIST OF 29.98 FT; TH S 84°15'47" W 440.34 FT TO THE POB. CONT. 0.15 ACRES ALSO LESS & EXCEPT THE TWO PROPERTIES CONV IN WARRANTY DEED RECORDED 07/20/2020 AS E# 3272885 BK 7557 PG 2053 DESC AS FOLLOWS: BEG AT A COPPER PLUG SET IN THE CONCRETE WALK AT THE EXIST NE COR OF THE LEWIS EVANS PPTY WH PT IS ALSO N 01°56'42" E 29.98 FT FR THE NE COR OF LOT 408 OF SUMMERWOOD ESTATES SUB PHASE 4; & RUN TH NE'LY 15.00 FT ALG THE BNDRY OF LOT 409 OF SD SUMMERWOOD ESTATES SUB PHASE 4 & THE ARC OF A 227.00 FT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 03°47'12" (CHORD BEARS N 07°37'26" E 15.00 FT); TH SW'LY 27.06 FT ALG THE ARC OF A 15.00 FT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 103°21'39"

(CHORD BEARS S 45°56'37" W 23.54 FT); TH N 84°15'47" E 15.00 FT ALG THE EXIST N LINE OF THE LEWIS EVANS PPTY TO THE POB. CONT. 0.005 ACRES ALSO LESS & EXCEPT: BEG AT THE NW COR OF LOT 408 OF SUMMERWOOD ESTATES SUB PHASE 4; & RUN TH N 84°15'47" E 262.42 FT ALG THE EXIST N BNDRY OF THE LEWIS EVANS PPTY; TH N 72°40'32" W 170.32 FT; TH S 52°00'13" W 125.00 FT ALG THE W'LY BNDRY OF LOT 409 OF SD PHASE 4 TO THE POB.

Tax ID: 01-275-0412

BEG AT A PT WH IS N 88°09'30" E 269.18 FT ALG THE N BNDRY OF LOT 408 OF SUMMERWOOD ESTATES SUB PHASE 4, FR THE NW COR OF SD LOT 408; & RUN TH N 88°09'30" E 62.45 FT ALG SD N LINE OF LOT 408; TH N 74°27'03" E 39.39 FT ALG AN EXIST ROD IRON FENCE; TH N 17°51'38" E 17.26 FT ALG AN EXIST ROD IRON FENCE; TH S 84°15'47" W 114.17 FT ALG THE EXIST N BNDRY OF THE LEWIS EVANS PPTY; TH S 24°07'35" E 19.43 FT TO THE POB.

Tax ID: 01-275-0417

A PARCEL OF LAND SIT IN THE NE 1/4 OF SEC 7-T1N-R1E, SLM, SD PARCEL OF LAND IS MORE PART'LY DESC AS FOLLOWS: BEG AT THE SW COR OF LOT 409, SD PT ALSO BEING THE NW COR OF LOT 408 OF THE RECORDED SUMMERWOOD ESTATES SUB PHASE 4; TH N 88°09'30" E 269.18 FT TO THE W'LY LINE OF PPTY CONV IN WARRANTY DEED RECORDED 07/20/2020 AS E# 3272886 BK 7557 PG 2055; TH ALG SD LINE THE FOLLOWING COURSE: N 24°07'35" W 19.43 FT; TH S 84°15'47" W 262.42 FT, M/L, TO THE POB. CONT 0.05 ACRES (NOTE: THIS REMAINING LEGAL WAS WRITTEN IN THE DAVIS COUNTY RECORDER'S OFFICE FOR I.D. PURPOSES. IT DOES NOT REFLECT A SURVEY OF THE PROPERTY.)

Tax ID: 01-275-0415

BEG AT THE NW COR OF LOT 408 OF SUMMERWOOD ESTATES SUB PHASE 4; & RUN TH N 84°15'47" E 262.42 FT ALG THE EXIST N BNDRY OF THE LEWIS EVANS PPTY; TH N 72°40'32" W 170.32 FT; TH S 52°00'13" W 125.00 FT ALG THE W'LY BNDRY OF LOT 409 OF SD PHASE 4 TO THE POB.

Tax ID: 01-275-0414



**EXHIBIT B**

HOME LIGHTING RULES

*See Attached.*

## **SUMMERWOOD ESTATES HOA**

### **SUMMERWOOD ESTATES HOMEOWNER ASSOCIATION**

#### **HOME LIGHTING RULES**

**DATED NOVEMBER 3, 2022**

#### Background

WHEREAS, Summerwood Estates was developed pursuant to a master plan to create and maintain an exclusive and secluded neighborhood with a mountain-like atmosphere, consistent with the natural surroundings and beauty of the east-bench mountainside of the City of Bountiful, Utah.

WHEREAS, for purposes of implementing the Summerwood Estates master plan, it was specifically decided, among other things, that city streetlights would not be installed and that members of Summerwood Estates would be encouraged to use soft, warm and professional residential landscape lighting to promote the desired "look and feel" of the neighborhood.

WHEREAS, the Board of Directors of Summerwood Estates (the "Board") has determined it is necessary and desirable (i) to preserve and enhance the natural environment of the neighborhood with as little city influence as reasonably possible, and (ii) to maintain a neighborhood that is secluded from the city and the light pollution caused by unnatural lighting.

WHEREAS, the purposes and objectives of the First Amended and Restated Declaration of Protective Covenants, Conditions and Restrictions for Summerwood Estates Subdivision Phases 1, 2, 3 and 4 (the "CC&Rs") include the following: (i) "to ensure the Lots are used in a manner not to interfere with or disturb other Owners' use, safety or enjoyment of their respective Lots, thereby respecting the rights and privileges of all Owners;" and (ii) to prohibit certain activities and uses of Lots that are incompatible or inconsistent with the foregoing..."

WHEREAS, each member of Summerwood Estates is entitled to the quiet enjoyment of such member's own property without interference that comes from light pollution and other unwanted disturbances.

WHEREAS, the Board is aware that non-natural lights, including permanent holiday lighting and similar year-round residential lighting that has been growing in popularity and residential adoption, interfere with the quiet enjoyment by other members of their properties.

#### Existing CC&Rs and Consideration of New Rules

WHEREAS, the existing CC&Rs, including, without limitation, Section 2.2(b), Section 5.4, Section 8.2, and Section 8.13, require approval from the Architectural Committee whenever any changes, modifications, improvements or alterations are made to a member's home, yard or as part of the member's property, including, without limitation, attaching anything to a member's home.

WHEREAS, notwithstanding the existing CC&Rs, there has been a prevailing practice of non-enforcement with respect to the widespread use of home lighting for the holiday season generally occurring from Thanksgiving through early January of each year. The Home Lighting Rules adopted below do not impact, modify or affect such practice.

WHEREAS, although no new rules are required to enforce and achieve the purposes, objectives and desired outcomes discussed above related to home lighting, the Board nevertheless has concluded that, given the growing use of year-round residential lighting, specific rules should be considered to provide predictability and uniformity with respect to the neighborhood and home lighting practices.

WHEREAS, pursuant to the Board's rulemaking authority in Section 3.6 of the CC&Rs and Article 12 of the Bylaws, the Board provided notice and an open forum for members to be heard pursuant to Section 3.7 of the CC&Rs with respect to the Board's consideration of adopting specific rules regarding the use of permanent holiday lighting and similar year-round residential lighting. The notice was sent to all members in the Notice of 2022 Annual Meeting dated April 1, 2022, and the open forum for member discussion was held at the Annual Meeting on May 12, 2022.

#### Annual Meeting

WHEREAS, at the Annual Meeting, all members present had the opportunity to present and share their opinions, ideas and observations regarding home lighting. A robust discussion was held and a majority of members present provided their input, all of which was against the use of permanent holiday lighting and similar year-round residential lighting. There was, however, one member present who supported such lighting, but such member acknowledged that such lighting was already installed on such member's home.

WHEREAS, the discussion at the Annual Meeting included various options ranging from a complete prohibition to a limited use during recognized holidays. No vote of the members was taken at the Annual Meeting regarding the adoption of specific rules. Rather, the Board sought the input and discussion of the members in connection with its consideration of specific rules.

#### Board Consideration

WHEREAS, following the Annual Meeting and at a Board meeting held on August 4, 2022, the Board discussed and considered prospective rules regarding the use of permanent holiday lighting and similar year-round residential lighting. The Board reviewed and evaluated the discussion held during the open forum by the members at the Annual Meeting, noting the member input was overwhelmingly against the use of such lights. The Board also noted that the officers and members of the Architectural Committee had talked with several other members following the Annual Meeting to obtain their input. The Board discussed the impact and effects of permanent holiday lighting, including year-round lighting, on members and the overall neighborhood. After further discussion of various options and issues, the Board agreed to adopt and begin drafting specific rules.

WHEREAS, at a meeting of the Board held on November 3, 2022, the Board again noted the extensive input from members that had been obtained at the Annual Meeting held on May 12, 2022 and in various subsequent conversations over the past six months. After further discussion, the Board concluded that the proposed Home Lighting Rules set forth below represented the input and desires of the vast majority of the members. The Board also concluded the rules were in the best interests of Summerwood Estates and all members.

NOW, THEREFORE, IT IS HEREBY RESOLVED that the following Home Lighting Rules are adopted for Summerwood Estates Subdivision Phases 1, 2, 3 and 4:

#### **HOME LIGHTING RULES**

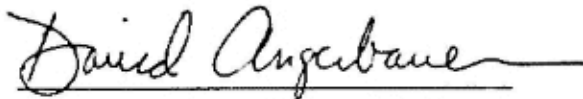
Section 1. Prohibition. Any use of permanent holiday lighting and similar year-round residential lighting in Summerwood Estates is prohibited. Any violation of these rules is subject to all of the consequences, fines, penalties and actions set forth in the CC&Rs, as amended, and/or duly adopted or to be adopted from time to time by the Board, including, without limitation, the Fine Schedule approved by the Board on September 12, 2018. Nothing in these rules shall adversely affect or modify the existing prohibitions, rules, remedies and provisions available for enforcement as contained in

the CC&Rs, as amended, and/or duly adopted or to be adopted from time to time by the Board.

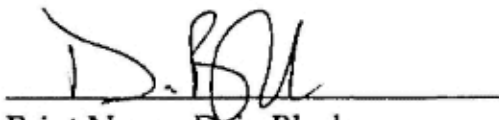
Section 2. Limited Exception. With respect to permanent holiday lighting and similar year-round residential lighting installed and in use by the members of Lot 140 and Lot 210 prior to the Annual Meeting on May 12, 2022, such lighting shall be available for a limited exception from the prohibition in Section 1 above and may be used each year (i) on Valentine's Day, St. Patrick's Day, Easter, Independence Day (July 4), Pioneer Day (July 24) and two days prior to each of the foregoing holidays, and (ii) on Halloween and six days prior thereto. The foregoing limited exception is only available for as long as the current members of Lot 140 and Lot 210 continue to own such lots. If and when there is any transfer of either Lot 140 or Lot 210 and there is a new record owner, then the limited exception applicable to such lot contained in this Section 2 shall immediately terminate, and the new owner of such lot shall be subject to the same CC&Rs and Home Lighting Rules as all other members of Summerwood Estates without the limited exception set forth in this Section 2.

PASSED by unanimous consent of the Board on the date first set forth above.

**BOARD OF DIRECTORS**  
**SUMMERWOOD ESTATES HOMEOWNER ASSOCIATION**



Print Name: David Angerbauer



Print Name: Dain Black



Print Name: Jaime Kendall