

After Recording Return to:
Burt R. Willie
SMITH KNOWLES, P.C.
2225 Washington Blvd. Suite 220
Ogden, Utah 84401

**FIRST AMENDMENT TO THE
DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS**
Spring Meadows Plats "A & B", A Planned Development
In Utah County, Utah

This First Amendment to the Declaration of Covenants, Conditions and Restrictions of Spring Meadows Plats "A & B" A Planned Development (hereinafter "First Amendment") hereby amends that certain Declaration of Covenants, Conditions and Restrictions for Spring Meadows Plats "A & B" A Planned Development, as amended, recorded on September 10, 2003 in the Utah County Recorder's Office as Entry No. 148652 ("Declaration") and is adopted by the Board of Directors ("Board") for The Spring Meadows Homeowners Association, Inc. ("Association"), for and on behalf of its members, and made effective as of the date recorded in the Utah Recorder's Office.

RECITALS:

(A) This First Amendment affects and concerns certain real property located in Utah County, Utah, and more particularly described in the attached **Exhibit "A"** ("Property").

(B) On or about September 10, 2003, the Declaration of Covenants, Conditions and Restrictions Spring Meadows Plats "A & B" A Planned Development ("Declaration") was recorded in the Utah County Recorder's Office as Entry No. 148652.

(C) In accordance with Article 5B of the Declaration, not less than two-thirds (2/3) of the Owners of record provided their written consent approving the adoption and recording of this First Amendment. Also, in accordance with Article 5B, the approval of Pleasant Grove City Council was obtained.

CERTIFICATION

By signing below, the Board hereby certifies that the Association has obtained the approval or written consent as set forth above, approving and consenting to the recording of this Amendment.

NOW, THEREFORE, pursuant to the foregoing, the Board hereby makes and executes this First Amendment, which shall be effective as of its recording date.

COVENANTS, CONDITIONS AND RESTRICTIONS

1. **Recitals.** The above Recitals are incorporated herein by reference and made a part hereof.
2. **No Other Changes.** Except as otherwise expressly provided in this Amendment, the Declaration, and subsequent amendments, remain in full force and effect without modification.
3. **Authorization.** The individuals signing for the respective entity make the following representations: (i) he/she has read the First Amendment, (ii) he/she has authority to act for the entity designated below, and (iii) he/she shall execute the First Amendment acting in said capacity.
4. **Conflicts.** In the case of any conflict between the provisions of this First Amendment and the provisions of the Declaration, the provisions of this First Amendment shall in all respects govern and control. In the case of any existing provision within the Declaration, or prior amendments that could be interpreted as prohibiting the modifications set forth in this First Amendment, such provision is hereby modified in order to accomplish the purpose and intent of this First Amendment.

AMENDMENTS

LEASE RESTRICTIONS

- 8.1 **No Short Term or Nightly Rentals.** Daily, nightly or weekly occupation is prohibited (whether pay or not), and Dwelling Units shall not be advertised or listed for short term rental on such sites as Airbnb, VRBO, HomeAway, Flipkey, Wimdu, House Trip and similar international, national or local providers.
- 8.2 **Long Term Leasing.** Any long-term lease shall be in writing, shall be for an initial term of at least thirty (30) days, and shall provide as a term of the agreement that the occupant shall comply with the Association's Governing Documents, and that any failure to comply shall be a default under the lease. If a lease does not include these provisions, they shall nonetheless be deemed to be part of the lease and binding on the Owner and the occupant.

The Spring Meadows Homeowners Association, Inc.

Chris Hale

By: Chris Hale
Its: Board Member

STATE OF UTAH)
) : SS
COUNTY OF Utah)

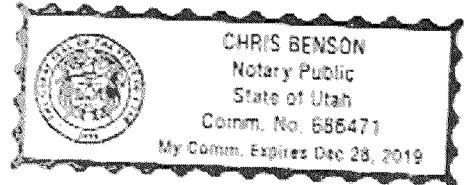
On this 30 day of APRIL, 2018, personally appeared before me Chris Hale, who being by me duly sworn, did say that he/she is a member of the Board of Directors for Spring Meadows Homeowners Association, Inc., Inc., a Utah non-profit corporation and that the within and foregoing instrument was signed on behalf of said corporation by authority and said individual duly acknowledged to me that said corporation approved the same.

Chris Benson
Notary Public

The Spring Meadows Homeowners Association, Inc.

Heidi Purcell

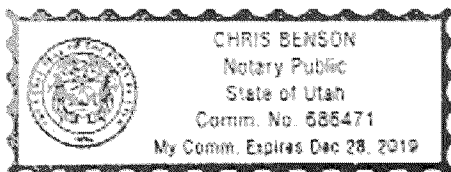
By: Heidi Purcell
Its: Board Member



STATE OF UTAH)
) : SS
COUNTY OF Utah)

On this 30 day of April, 2018, personally appeared before me Heidi Purcell, who being by me duly sworn, did say that he/she is a member of the Board of Directors for Spring Meadows Homeowners Association, Inc., a Utah non-profit corporation and that the within and foregoing instrument was signed on behalf of said corporation by authority and said individual duly acknowledged to me that said corporation approved the same.

Chris Benson
Notary Public



**Exhibit A
Legal Description**

LOT 1 THROUGH LOT 26, PLAT A, SPRING MEADOWS PD SUBDIVISION.

Serial Nos. 52:988:0001 through 52:988:0026

LOT 27 THROUGH LOT 53, PLAT B, SPRING MEADOWS PD SUBDIVISION.

Serial Nos. 52:989:0027 through 52:989:0053.

COMMON AREAS:

DETENTION BASIN, LOT 27, PLAT A, SPRING MEADOWS PD SUB; COM S 1667.5 FT & E 174.03 FT FR N 1/4 COR. SEC. 18, T5S, R2E, SLB7M; ALONG A CURVE TO L (CHORD BEARS: S 48 DEG 10' 26" E 20.06 FT, RADIUS = 178 FT) ARC LENGTH = 20.07 FEET; S 46 DEG 31' 14" W 47.2 FT ACTUAL COURSE = S46-31-06W 47.2; S 130.53 FT ACTUAL COURSE = S00-00-06E 130.53; N 89 DEG 39' 19" W 156.5 FT; N 0 DEG 13' 55" W 152.19 FT; E 153.11 FT ACTUAL COURSE = N89-59-55E 153.11; N 45 DEG 3' 23" E 32.92 FT ACTUAL COURSE = N45-03-18E 32.92 TO BEG TO BEG. AREA 0.566 AC.

Serial No. 52:988:0027

PRIVATE PARK, LOT 28, PLAT A, SPRING MEADOWS PD SUB; COM S 973.26 FT & E 518.36 FT FR N 1/4 COR. SEC. 18, T5S, R2E, SLB7M; N 45 DEG 30' 0" E 63.41 FT ACTUAL COURSE = N45-29-59E 63.41; S 0 DEG 32' 31" W 756.96 FT; ALONG A CURVE TO L (CHORD BEARS: N 75 DEG 47' 30" W 85.3 FT, RADIUS = 178 FT) ARC LENGTH = 86.14 FEET; N 89 DEG 39' 19" W 170.23 FT ACTUAL COURSE = N89-39-16W 170.23; N 0 DEG 13' 55" W 133.02 FT; N 0 DEG 13' 55" W 100 FT; N 0 DEG 13' 55" W 100 FT; N 0 DEG 13' 55" W 100 FT; N 0 DEG 13' 55" W 35.79 FT ACTUAL COURSE = N00-13-54W 35.79; N 44 DEG 30' 0" W 131.22 FT ACTUAL COURSE = N44-30-02W 131.22; N 45 DEG 30' 0" E 10 FT; S 44 DEG 30' 0" E 125 FT ACTUAL COURSE = S44-29-53E 125; N 45 DEG 30' 0" E 100 FT; N 45 DEG 30' 0" E 100 FT ACTUAL COURSE = N45-30-01E 99.99; N 45 DEG 30' 0" E 100 FT ACTUAL COURSE = N45-30-02E 100.01 TO BEG TO BEG. AREA 3.623 AC.

Serial No. 52:988:0028

PUBLIC ROAD, PLAT A, SPRING MEADOWS PD SUB AREA 2.158 AC.

Serial No. 52:988:0029

PUBLIC ROAD, PLAT B, SPRING MEADOWS PD SUB; COM S 690.33 FT & E 604.79 FT
 FR N 1/4 COR. SEC. 18, T5S, R2E, SLB&M.; ALONG A CURVE TO R (CHORD BEARS: S
 81 DEG 9' 55" E 64.53 FT, RADIUS = 128 FT) ARC LENGTH = 65.23 FEET; ALONG A
 CURVE TO R (CHORD BEARS: S 53 DEG 22' 45" E 58.4 FT, RADIUS = 128 FT) ARC
 LENGTH = 58.92 FEET; ALONG A CURVE TO R (CHORD BEARS: S 26 DEG 20' 31" E
 61.29 FT, RADIUS = 128 FT) ARC LENGTH = 61.89 FEET; ALONG A CURVE TO R
 (CHORD BEARS: S 5 DEG 58' 32" E 29.05 FT, RADIUS = 128 FT) ARC LENGTH = 29.11
 FEET; S 0 DEG 32' 31" W 40.93 FT ACTUAL COURSE = S00-32-26W 40.93; S 0 DEG 32'
 31" W 95 FT ACTUAL COURSE = S00-32-30W 95; S 0 DEG 32' 31" W 100 FT ACTUAL
 COURSE = S00-32-39W 100.03; S 0 DEG 32' 31" W 100 FT ACTUAL COURSE = S00-32-
 29W 100; S 0 DEG 32' 31" W 100 FT ACTUAL COURSE = S00-32-27W 100; S 0 DEG 32' 31"
 W 100 FT ACTUAL COURSE = S00-32-40W 100; S 0 DEG 32' 31" W 100.01 FT; S 0 DEG 32'
 31" W 100 FT; S 0 DEG 32' 31" W 22.44 FT ACTUAL COURSE = S00-32-36W 22.44;
 ALONG A CURVE TO L (CHORD BEARS: S 44 DEG 28' 52" E 158.44 FT, RADIUS = 112
 FT) ARC LENGTH = 176.00 FEET; S 89 DEG 30' 13" E 13.47 FT ACTUAL COURSE = S89-
 30-19E 13.47; S 0 DEG 20' 0" W 6 FT ACTUAL COURSE = S00-20-01W 6; S 89 DEG 30' 13"
 E 328.69 FT ACTUAL COURSE = S89-30-14E 328.69; S 0 DEG 28' 53" W 65 FT ACTUAL
 COURSE = S00-28-54W 65; ALONG A CURVE TO L (CHORD BEARS: N 44 DEG 30' 38"
 W 21.21 FT, RADIUS = 15 FT) ARC LENGTH = 23.56 FEET; N 89 DEG 30' 13" W 89.75 FT
 ACTUAL COURSE = N89-30-09W 89.75; N 89 DEG 30' 13" W 105 FT ACTUAL COURSE =
 N89-30-11W 105; N 89 DEG 30' 13" W 105 FT; N 89 DEG 30' 13" W 27.43 FT ACTUAL
 COURSE = N89-30-12W 27.43; ALONG A CURVE TO R (CHORD BEARS: N 75 DEG 45'
 41" W 79.81 FT, RADIUS = 168 FT) ARC LENGTH = 80.58 FEET; ALONG A CURVE TO R
 (CHORD BEARS: N 56 DEG 13' 57" W 33.88 FT, RADIUS = 168 FT) ARC LENGTH = 33.94
 FEET; ALONG A CURVE TO L (CHORD BEARS: N 87 DEG 8' 33" W 17.93 FT, RADIUS =
 15 FT) ARC LENGTH = 19.22 FEET; S 56 DEG 9' 29" W 97.57 FT ACTUAL COURSE =
 S56-09-36W 97.57; ALONG A CURVE TO L (CHORD BEARS: S 17 DEG 35' 46" W 18.7 FT,
 RADIUS = 15 FT) ARC LENGTH = 20.19 FEET; ALONG A CURVE TO L (CHORD BEARS:
 N 33 DEG 50' 31" W 79.31 FT, RADIUS = 178 FT) ARC LENGTH = 79.98 FEET; ALONG A
 CURVE TO L (CHORD BEARS: S 85 DEG 16' 47" E 18.7 FT, RADIUS = 15 FT) ARC
 LENGTH = 20.19 FEET; N 56 DEG 9' 29" E 93.06 FT ACTUAL COURSE = N56-09-26E
 93.06; ALONG A CURVE TO L (CHORD BEARS: N 16 DEG 27' 51" E 19.16 FT, RADIUS =
 15 FT) ARC LENGTH = 20.78 FEET; ALONG A CURVE TO R (CHORD BEARS: N 11 DEG
 20' 35" W 69.2 FT, RADIUS = 168 FT) ARC LENGTH = 69.70 FEET; N 0 DEG 32' 31" E
 84.59 FT ACTUAL COURSE = N00-32-36E 84.59; N 0 DEG 32' 31" E 85 FT ACTUAL
 COURSE = N00-32-34E 85; N 0 DEG 32' 31" E 85 FT ACTUAL COURSE = N00-32-32E 85;
 N 0 DEG 32' 31" E 85 FT ACTUAL COURSE = N00-32-32E 85; N 0 DEG 32' 31" E 85 FT;
 N 0 DEG 32' 31" E 85 FT; N 0 DEG 32' 31" E 10 FT ACTUAL COURSE = N00-32-14E 10.01;
 N 0 DEG 32' 31" E 90 FT ACTUAL COURSE = N00-32-30E 90; N 0 DEG 32' 31" E 100 FT
 ACTUAL COURSE = N00-32-30E 100; N 0 DEG 32' 31" E 48.79 FT ACTUAL COURSE =
 N00-32-29E 48.79; ALONG A CURVE TO L (CHORD BEARS: N 47 DEG 36' 49" W 107.27
 FT, RADIUS = 72 FT) ARC LENGTH = 121.02 FEET; N 5 DEG 45' 59" W 56 FT ACTUAL
 COURSE = N05-46-00W 56 TO BEG TO BEG. AREA 2.022 AC.