

**SECOND AMENDMENT
TO THE
DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR SPRINGSIDE MEADOWS TOWNHOMES**

This SECOND AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR SPRINGSIDE MEADOWS TOWNHOMES ("Second Amendment") is effective when recorded with the Utah County Recorder's Office by Springside Meadows Townhomes Owners Association, a Utah Non-Profit Corporation ("Association").

RECITALS

- A. The *Declaration of Covenants, Conditions and Restrictions for Springside Meadows Townhomes* was recorded in the Utah County Recorder's Office on October 2, 2019 as Entry No. 99693:2019 (the "Declaration").
- B. The *First Amendment to the Declaration of Covenants, Conditions and Restrictions for Springside Meadows Townhomes* was recorded in the Utah County Recorder's Office on January 8, 2020 as Entry No. 7557:2020.
- C. A Notice of Relinquishment was recorded by D.R. Horton, Inc. (the Declarant under the Declaration) in the Utah County Recorder's Office on November 10, 2020 as Entry No. 177746:2020, relinquishing control of the Project.
- D. This Second Amendment affects the real property situated in Utah County, Utah, described with particularity on Exhibit A, which exhibit is attached hereto and incorporated in this Second Amendment by reference (the "Project") and shall be binding on all parties having or acquiring any right, title, or interest to the Project or any part thereof.
- E. Pursuant to the amendment requirements contained in Section 3.32(a) of the Declaration, the undersigned hereby certifies that this Second Amendment was approved by at least a majority of the Owners.
- F. Unless specifically modified herein, all remaining provisions of the Declaration and shall remain in full force and effect.
- G. In case of any conflict between the terms of this Second Amendment and the terms of the Declaration, the provisions of this Second Amendment shall control.
- H. Unless otherwise provided in this Second Amendment, capitalized terms used herein shall have the same meaning and effect as used in the Declaration.



**EXHIBIT A
LEGAL DESCRIPTION AND PARCEL NUMBERS**

That certain real property located in Payson City, Utah County, Utah more particularly described as follows:

Plat I

BEGINNING AT A POINT BEING N.89°12'41"E. 485.70' ALONG THE SECTION LINE AND NORTH 285.44' FROM THE NORTH 1/4 CORNER OF SECTION 29, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN;

Thence, S 00° 28' 44" E for a distance of 56.00 feet to a point on a line.
Thence, S 00° 27' 44" E for a distance of 236.80 feet to a point on a line.
Thence, N 90° 00' 00" W for a distance of 566.65 feet to the beginning of a curve,
Said curve turning to the right through an angle of 89° 48' 21", having a radius of 15.00 feet, and whose long chord bears N 45° 05' 49" W for a distance of 21 18 feet
Thence, N 00° 11' 39" W for a distance of 206.76 feet to the beginning of a curve,
Said curve turning to the right through an angle of 90° 11' 27", having a radius of 15.00 feet, and whose long chord bears N 44° 54' 05" E for a distance of 21.25 feet to a point of intersection with a non-tangential line.
Thence, N 00° 17' 46" W for a distance of 56.00 feet to a point on a line.
thence N 89° 59' 48" E a distance of 565.26 feet to the POINT OF BEGINNING

CONTAINS 3.88 ACRES

PROJECT BASED ON STATE PLANE COORDINATES, NAD83

Plat J

BEGINNING AT A POINT BEING N.89°12'41"E. 485.67' ALONG THE SECTION LINE AND NORTH 285.44' FROM THE NORTH 1/4 CORNER OF SECTION 29, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN;

THENCE, S 89° 59' 48" W FOR A DISTANCE OF 565.23 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 89° 48' 33", HAVING A RADIUS OF 15.00 FEET, AND
WHOSE LONG CHORD BEARS N 45° 05' 55" W FOR A DISTANCE OF 21.18 FEET.
THENCE, N 00° 11' 39" W FOR A DISTANCE OF 134.68 FEET TO A POINT ON A LINE.
THENCE, N 89° 54' 30" E FOR A DISTANCE OF 91.39 FEET TO A POINT ON A LINE.
THENCE, N 00° 26' 19" W FOR A DISTANCE OF 329.21 FEET TO A POINT ON A LINE
THENCE, N 89° 32' 16" E FOR A DISTANCE OF 487.98 FEET TO A POINT ON A LINE.
THENCE S 00° 27' 23" E A DISTANCE OF 236.00 FEET TO A POINT ON A LINE
THENCE N 89° 32' 16" E A DISTANCE OF 110.02 FEET TO A POINT ON A LINE
THENCE S 00° 27' 44" E A DISTANCE OF 40.00 FEET TO A POINT ON A LINE
THENCE S 89° 32' 16" W A DISTANCE OF 110.03 FEET TO A POINT ON A LINE
THENCE S 00° 27' 23" E A DISTANCE OF 206.89 FEET TO THE POINT OF BEGINNING

CONTAINS 5.80 ACRES

PROJECT BASED ON STATE PLANE COORDINATES, NAD83

**Parcel Numbers: 66:717:0001 through 66:717:0035
66:718:0034 through 66:718:0092**