

2nd Amendment DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS STONE BRIDGE SUBDIVISION

The following amendment to the recorded Declaration of Covenants, Conditions, and Restrictions for Stone Bridge Subdivision recorded on June 20, 2007 at the office of the County Recorder of Utah County, Utah, entry number 89426:2007, shall replace the section identified. To the extent that anything in this amendment modifies or conflicts with any previously recorded Covenants, Conditions, or Restrictions this amendment shall control. All other recorded Covenants, Conditions, and Restrictions not modified by this amendment shall remain the same.

SECTION 3.03 Architecture – Elevation Articulation Ratio (EAR). The elevation articulation ratio is intended to establish a measure of acceptable architectural material and massing for an elevation. This ratio shall be established for all elevations of a dwelling as well as averaged in order to meet the minimum requirements. The EAR, for lot 13 – 70, shall meet the criteria of the Ranches Community Design Guidelines for "Second Time Move-Up Neighborhoods", found on page 38, paragraph 6.4.2.3.2.B, C, &D (except that the exterior elevations shall consist of stucco or siding with brick/rock accents totaling approximately 15% of the front exterior surface area of the home. The EAR, for all other lots, shall meet the criteria of the Ranches Community Design Guidelines for "Semi-Custom Neighborhoods", found on page 39, paragraph 6.4.2.4.B, C, &D.

SECTION 3.05. Floor Space. The minimum size of each single story, bi-level, or tri-level dwelling unit, built on lots 13 -70, shall meet the criteria of The Ranches Community Design Guidelines for "Second Time Move-Up Neighborhoods", found on page 38, paragraph 6.4.2.3.2.A. All other dwelling units shall meet the criteria of The Ranches Community Guidelines for "Semi-Custom Neighborhoods", found on page 39, paragraph 6.4.2.4.A. All of the above finished living space is not to include porch, patio, garage, or basement.

SECTION 3.06. Exterior Materials. All exterior surfaces of any building shall be of materials and of colors approved by the Design Review Committee and as specified in Article 1.14 of this Declaration, and in accordance with Section VI: Architecture Guidelines found on pages 29-41 of the Design Guidelines, except as noted herin. Each residence must have a minimum coverage of 15% brick or stone on the front elevation. and in accordance with Section 3.03 above. Colors of exterior materials shall be in accordance with the Design Review Committee's approved color palette.

SECTION 3.07. Roofs. All roofs shall be constructed in accordance with the Design. Roof colors shall be in accordance with the Design Review Committee's approved color palette.

SECTION 3.10. Garages. All Garages must meet the criteria of Design Guidelines as found on page 33, paragraph 6.4.1.3.D.

SECTION 3.11. Garage Doors. Garage doors and colors shall be as required in the Design Guidelines, page 30, paragraph 6.3.1.E and page 33, paragraph 6.4.1.3.D, and approved by the Design Review Committee. Garage doors shall be colored as per Section 3.06 above and shall blend with the color of the home.

ENT 49306:2010 PG 1 of 2 RODNEY D. CAMPBELL UTAH COUNTY RECORDER 2010 Jun 15 11:49 am FEE 81.00 BY EG RECORDED FOR JAMES, TOM SECTION 3.13. Windows. A minimum of one window on each elevation of a dwelling shall be required. Criteria are set forth on page 30 paragraph 6.3.1.D of the Design Guidelines. Exterior window colors shall be in accordance with the Design Review Committee's approved color palette. White window frames are acceptable.

SECTION 3.22. Mail Box. Each Lot when improved shall have a Mail Box and wood post in compliance with the requirements of the Design Review Committee, except when a Lot is required, by United States Postal Service, to have mail delivered to a group mail box. See Design Guidelines page 55, paragraph 8.6.3 and 8.6.4.

SECTION 3.23. Offsets and Indentations. Offsets and indentations create visual interest and add depth via shadow lines. No building walls may extend more than 20 feet in height without an offset of at least two feet in the vertical plane measured from the main floor.

The rear elevation of homes on all lots except lots 22, 23, 26-35, 53-61, and 68-70 must contain at least one of the following three elements:

- A bay window a minimum of 9 feet wide measured at the widest spot,
- A two feet offset or indentation a minimum of 9 feet in length, or
- A covered patio.

SECTION 8.02 Completion of Landscaping. Front yard landscaping shall be completed no later than 180 calendar days following the completion of construction of occupancy (whichever occurs first). If occupancy occurs after snowfall, the 180 days will commence on April 30th. by the builder or owner no later than (90) calendar days following the completion of construction of any dwelling on any lot, or the occupancy of such dwelling, whichever occurs last. If completion of construction or occupancy occurs during winter months, landscaping must be completed by the first day of the month of July next to occur. All front yard areas shall be landscaped in accordance with plans approved by the Design Review Committee and thereafter carefully maintained. All lots shall be kept free from plants infected with noxious insects or plant diseases which in the opinion of the Design Review Committee are likely to spread to other property, and all Lots shall be kept free from weeds.

Notary Public

My commission expires:

NOTARY PUBLIC
DANIELE AMMANNATI
482 W 800 N
Orem, UT 84057
My Commission Expires
March 15, 2012
STATE OF UTAH

2012