

When Recorded Return to:
R. Gary Winger
Kirton McConkie
50 E. South Temple
Salt Lake City, UT 84111

ENT 51711:2015 PG 1 of 12
Jeffery Smith
Utah County Recorder
2015 Jun 12 03:39 PM FEE 123.00 BY EO
RECORDED FOR Kirton & McConkie
ELECTRONICALLY RECORDED

Tax Parcel Nos. See Exhibit A

**AMENDMENT AND TERMINATION OF DECLARATION OF COVENANTS
OF
NORTH RANCH**

THIS AMENDMENT AND TERMINATION OF DECLARATION OF COVENANTS OF NORTH RANCH HOMEOWNER'S ASSOCIATION, INC., (this "**Termination of Declaration**") is made this 7th day of March, 2015, by NORTH RANCH HOMEOWNER'S ASSOCIATION, INC., a Utah Nonprofit Corporation (the "**Corporation**").

R E C I T A L S

A. The Members (as defined below) are owners of record of certain real property located in Utah County, State of Utah (the "**North Ranch Property**"), which North Ranch Property lies within a subdivision commonly known as North Ranch (the "**Subdivision**"), and is more particularly described on Exhibit A attached hereto and incorporated herein.

B. Prior to the execution of this Termination of Declaration, the North Ranch Property is subject to that certain Declaration of Covenants, Conditions, and Restrictions of North Ranch, dated the 26th day of July, 2000, and recorded the 28th day of August, 2000, as Instrument Number 67339:2000, in the Official Records of the Office of the Recorder for Utah County, Utah (the "**Restrictive Covenants**").

C. Section 14.01 of the Restrictive Covenants permits the Restrictive Covenants the owners of at least sixty percent (60%) of the lots then in the Subdivision and Section 14.03 of the Restrictive Covenants likewise permits the Members to amend the Restrictive Covenants by the same percentage of Members.

D. The Members identified on Schedule 1 attached hereto and incorporated herein by this reference (the "**Members**") comprise over sixty percent (60%) of the owners of the North Ranch Property that is subject to the Restrictive Covenants.

E. The Members now desire to amend Section 14.01 of the Restrictive Covenants so as to change the term of the Restrictive Covenants to expire on March 30, 2015 and to also terminate the Restrictive Covenants.

TERMS AND CONDITIONS

NOW, THEREFORE, in consideration of the foregoing and other good and valuable consideration, the receipt and sufficiency of which hereby are acknowledged, the parties hereby declare as follows:

1. **Incorporation of Recitals.** Each of the recitals set forth above are hereby incorporated into this Agreement by this reference and made a part hereof.

2. **Amendment of Restrictive Covenants.** Section 14.01 of the Restrictive Covenants is hereby amended pursuant to Section 14.03 by deleting such section in its entirety and replacing it as follows:

Section 14.01. **Term.** This Declaration, including all of the covenants, conditions and restrictions, shall run until March 30, 2015 at which time they shall expire.

3. **Termination of Restrictive Covenants.** In addition to the amendment, and as an alternative thereto, the Restrictive Covenants as of March 30, 2015. The Members hereby waive and release all title, benefit, interest, and obligations they may have in the Restrictive Covenants, and declare that the Restrictive Covenants are of no further force or effect. The City of Eagle Mountain has consented to the termination of the Restrictive Covenants as set forth on the Consent of Eagle Mountain attached hereto as Schedule 1 and incorporated herein by this reference.

4. **Effective Date.** This Agreement will take effect on the date this it is recorded at the office of the Utah County Recorder.

5. **Counterparts.** This Agreement may be executed in any number of counterparts, provided each counterpart is identical in its terms. Each such counterpart, when executed and delivered will be deemed to be an original, and all such counterparts shall be deemed to constitute one and the same instrument. For convenience in recording, signature pages from multiple counterparts may be detached from their counterparts and attached to a single counterpart to be recorded.

[Signatures on Next Page.]

IN WITNESS WHEREOF, the undersigned have executed this document as of the day and year first above written.

CORPORATION:

NORTH RANCH HOMEOWNER'S ASSOCIATION, INC., a Utah Nonprofit Corporation

By: 
Kevin Ford,

As an officer and director and pursuant to the Limited Power of Attorney granted by the members set forth on Schedule 1.

STATE OF UTAH)
 : ss.
COUNTY OF UTAH)

On this 7 day of March, 2015, personally appeared before me Kevin Ford, known or satisfactorily proved to me to be the person who signed the foregoing instrument, and acknowledged to me that he is a Director of North Ranch Homeowner's Association, Inc., a Utah nonprofit corporation (the "Corporation"), and acknowledged to me that said Corporation executed the same.



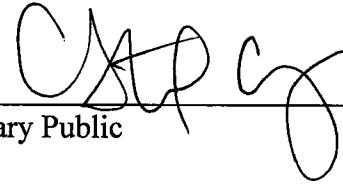

Notary Public

EXHIBIT A

Description of the Property

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

Beginning at the North quarter corner of Section 13, Township 5 South, Range 2 West, Salt Lake Base and Meridian; thence South 89°50'16" East along section line 1360.15 feet; thence South 00°26'38" West 1281.42 feet; thence North 89°33'22" West 360.00 feet; thence South 84°37'16" West 56.29 feet; thence North 89°33'22" West 506.61 feet; thence South 71°36'08" West 214.80 feet; thence South 70°58'15" West 56.31 feet; thence South 70°54'10" West 311.65 feet; thence North 25°00'00" West 1626.85 feet to section line; thence South 89°49'20" East along section line 811.51 feet to the point of beginning. Area = 56.3580 acres.

Tax Parcel Nos: 36:713:0001 thru 36:713:0051, inclusive and 47:176:0052 thru 47:176:0092, inclusive

Schedule 1
Approval of Termination

MEMBERS:




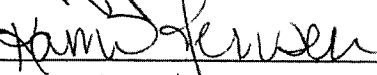
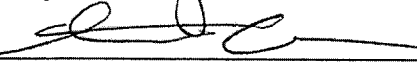

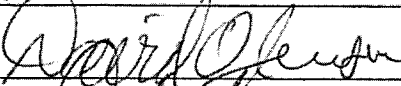



The undersigned members hereby acknowledge and attest by executing this Schedule 1 to the Amendment and Termination of Declarations of Covenants of North Ranch (the "Declaration") that they have authorized the amendment and termination of the Declaration and the filing of the same with the Utah County Recorder's office.

Lot Number:	Print Name:	Signature:	Date:
33	Brian Hunsaker	Brian Hunsaker	3-22-2015
31	Christine Smith	Christine Smith	3-22-15
57	Shirlee Young	Shirlee Young	3-22-15
1	Lyn Farnsworth	Lyn Farnsworth	3-22-15
58	Robert Komar	Robert Komar	3-22-15
90	Lisa A. Wilson	Lisa Wilson	3-22-15
55	Mike	Doug REID	3-22-15
91	Susan Robison	Susan Robison	3-22-15
11	Ray L. ORBIN	Ray L. Orbin	3-23-15
2	Paul Zollinger	Paul Zollinger	3-24-15

Schedule 1
Approval of Termination

MEMBERS:

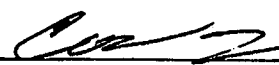

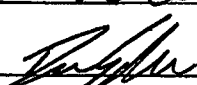
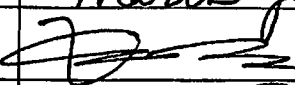

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Lot Number:	Print Name:	Signature:	Date:
83	JARED JONES		3/25/15
87	ROBERT LEE		3/25/15
72	KATRINA SMITH		3-25-15
73	Kami Jensen		3-25-15
74	Anica Castillo		3-25-15
90	Steve Wilson		3-25-15
77	David Jensen		3-25-15
81	Dale Benson		3-25-15
93	Marie Osborne		3-25-15
80	Melissa *Dorian Peters		03-25-15

Schedule 1
Approval of Termination

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Lot Number:	Print Name:	Signature:	Date:
24	Gerd Nielsen	Gerd Nielsen	3-20-15
82	CODY THOMAS		3-20-15
56	Kevin J. Ford		3-20-15
53	Connie Erickson	Connie Erickson	3-21-15
54	Kristie Weber	K Weber	3-21-15
69	Parria Edwards		3/21/15
21	Marisa Johnson Denise Mamula	Marisa Johnson	3/22/15
57	Marisa Johnson	Marisa Johnson	3/22/15
63	FRANK RUDY		3/22/15
23	ERIC DUCOS		3/22/15

Schedule 1
Approval of Termination

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Lot Number:	Print Name:	Signature:	Date:
28	TARAS LOSIK	<i>Taras Losik</i>	3-25-15
30	John Hamilton	<i>John Hamilton</i>	3-25-15
36	<i>Jackie DeWitt</i>	<i>Jackie DeWitt</i>	3-25-15
35	WADE MESSICK	<i>Wade Messick</i>	3-25-15
34	<i>Deborah Dwyer</i>	<i>Deborah Dwyer</i>	3-25-15
27	SUZIE BASSETT	<i>Suzie Bassett</i>	3/25/15
26	JANE HUNN	<i>Jane Hunn</i>	3/25/15
46	Lance Raven	<i>Lance Raven</i>	3/25/15
45	DON ORD	<i>Don Ord</i>	3/25/15
41	Ken Anderson	<i>Ken Anderson</i>	3/26/15

Schedule 1
Approval of Termination

MEMBERS:

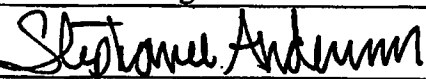



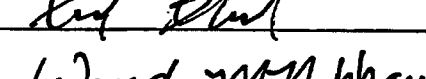

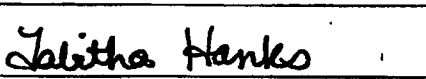
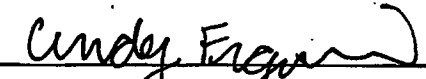

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Lot Number:	Print Name:	Signature:	Date:
44	Bridgette Reall	Bridgette Reall	3/23/15
61	Wendy Seegmiller	Wendy Seegmiller	3/24/15
60	Diane Smith	Diane Smith	3/24/15
60 adjacent to lot 84	Diane Smith	Diane Smith	3/24/15
58	Joey Bremner	Joey Bremner	3/24/15
85	Kamille Orr	Kamille Orr	3/24/15
64	Tom Worlton	Tom Worlton	3/24/15
85	Robert T Van Dam	Robert T Van Dam	3/24/15
68	Sally Cook	Sally Cook	3/24/15
05	PAUL RILEY	Paul Riley	3/25/15

Schedule 1
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Lot Number:	Print Name:	Signature:	Date:
6	Stephanie Andersen		3/24/2015
3	Ronald Thorne		3-24-05
4	CHRIS CANNON		3-24-15
14	STEPHEN BELES		3-24-15
15	Richard Black		3/24/15
9	Wendy Nabhan		3/24/15
19	WADE & EMILY MATTHEWSON		3/24/15
20	Gerald + Tabitha Hanks		3/24/15
17	Cindy Figueroa		3/24/15

Schedule 1
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Lot Number:	Print Name:	Signature:	Date:
37	Jill Cook	Jill Cook	3/25/15
32	Karen Finch	Karen Finch	3/25/15
47	Melissa Asay	Melissa Asay	3/05/15
48	Amy Asay	Amy Asay	3/25/15
38	Amie Alvey	Amie Alvey	3/25/15
62	Peggy Meisenbach	Peggy Meisenbach	3/25/15

Schedule 2

CONSENT OF EAGLE MOUNTAIN

The City of Eagle Mountain (the "City") hereby consents to foregoing Amendment and Termination of Declaration of Covenants Easements and Restrictive Covenants of North Ranch Homeowner's Association, Inc.

CITY OF EAGLE MOUNTAIN, UTAH

By: *Fionnuala B. Koford*
Name (Print): FIONNUALA B. KOFORD
Its: Authorized Representative

