ENT 52426:2018 PG 1 of 17

Jeffery Smith
Utah County Recorder
2018 Jun 05 02:35 PM FEE 65.00 BY CS
RECORDED FOR Ray Quinney & Nebeker, P.C.

FOURTH AMENDMENT TO THE ELECTRONICALLY RECORDED DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS

For HILLSDALE A Planned Unit Development

THIS AMENDMENT (hereinafter "Amendment") to the Declaration of Easements, Covenants, Conditions and Restrictions for Hillsdale, a Planned Unit Development, recorded as Entry Number 4068 in Book 3865 at pages 341 et seq. of the records of the Utah County Recorder (hereinafter the "Declaration") is made and executed this 12th day of April 2018, by the owners of the lots indicated on the signature page hereto.

RECITALS

WHEREAS, those individuals indicated on the signature page of this Amendment are the record title owners of Lots 1-19, as shown in the Plat for Hillsdale, Phase I, recorded in the office of the County Recorder of Utah County, Utah, together with all easements and common areas related thereto, which property is more particularly described in Exhibit A hereto; and

WHEREAS, the signers of this Amendment constitute the requisite number of votes to amend the Declaration; and

WHEREAS, the signers of this Amendment desire to change the requirement regarding front yard setbacks for lots fronting on public streets to reduce the requirement from thirty (30) feet to twenty(20) feet;

NOW THEREFORE, pursuant to Article XIV, Section 14.02 of the Declaration, the Declaration is hereby amended as follows:

- I. Section 10.09 entitled <u>Setbacks</u>, shall be stricken in its entirety and replaced with the following:
 - 10.09 <u>Setbacks</u>. Front yard setback shall be a minimum of twenty (20) feet. Side yard setbacks shall be a minimum of five (5) feet on the garage side of the house and ten (10) feet on the living side of the house. Side yard setbacks next to a public or private street shall be a minimum of twenty (20) feet. Rear yard setbacks shall be a minimum of twenty (20) feet.
- II. All other provisions of the Declaration as amended remain in full force and effect.

LOT OWNERS:
Tracey Kemp
Lot 1
W. al S. V
Michael Kemp Lot 1
STATE OF UTAH)
:ss COUNTY OF UTAH)
On the <u>\lambda</u> day of April, 2018, personally appeared before me Tracey Kemp, the signer of the above instrument, who duly acknowledged to me that she executed the same.
IN WITNESS WHEREOF, I have hereunto set my hand and official seal.
Notary Public
STATE OF UTAH) RENEE N. FRODENTE
COUNTY OF UTAH) SS COUNTY OF UTAH) NOTARY PUBLIC - STATE OF UTAH My Comm. Exp. 03/26/2022 Commission # 699724
COUNTY OF UTAH) Commission # 699724
On the _ \(\lambda \) day of April, 2018, personally appeared before me Michael Kemp, the signer of the above instrument, who duly acknowledged to me that he executed the same.
IN WITNESS WHEREOF, I have hereunto set my hand and official seal.
RENEE N. FRODENTE NOTARY PUBLIC - STATE OF UTAH My Comm. Exp. 03/26/2022 Commission # 699724 Notary Public
12 l'Hose
Lorenzo A. Pope a Strustes of
The family 1 hult of Lorenzo A.
Melissa J. Pope
Lot 2

STATE OF UTAH)	
COUNTY OF UTAH)	
On the day of April, 2 A. Pope, the signer of the above instrument, executed the same.	2018 personally appeared before me Lorenzo who duly acknowledged to me that he
IN WITNESS WHEREOF, IT STATE OF UTAH) :ss COUNTY OF UTAH)	Notary Public RHONDA BARTHOLOMEW NOTARY PUBLIC - STATE OF UTAH COMMISSION# 691797 COMM. EXP. 10-26-2020
On the day of April, 2 J. Pope, the signer of the above instrument, vexecuted the same.	2018, personally appeared before me Melissa who duly acknowledged to me that she
IN WITNESS WHEREOF, I	have hereunto set my hand and official seal.
	Notary Public
STATE OF UTAH) :ss COUNTY OF UTAH)	David J. Rose Lot 3
On the day of April, 2 Rose, the signer of the above instrument, wh the same.	2018, personally appeared before me David J. o duly acknowledged to me that he executed
IN WITNESS WHEREOF, I	have hereunto set my hand and official seal.
	Notary Public

	Catherin a Land
	Catherine A. Lund
	Thut I mil
	steven H. Lund
STATE OF UTAH) :ss	
COUNTY OF UTAH)	
On the 13 day of April, 20 Catherine A. Lund, the signer of the above ins	018 personally appeared before me
that she executed the same.	ardinerity this delig deside throught to and
IN WITNESS WHEREOF, I h	ave hereunto set my hand and official seal.
	Sotary Public Pu
STATE OF UTAH)	RHONDA BARTHOLOMEN NOTARY PUBLIC - STATE OF UTAN
:ss COUNTY OF UTAH)	commission# 69179
On the 13 day of April, 20 H. Lund, the signer of the above instrument, vexecuted the same.	O18 personally appeared before me Steven who duly acknowledged to me that he
IN WITNESS WHEREOF, I h	ave hereunto set my hand and official seal.
RHONDA BARTHOLOMEW NOTARY PUBLIC - STATE OF UTAM COMMISSION = 691797 COMM EXP 10-26-2020	Notary Public
I	Calvin Rumbaugh, Trustee of the RUMBAUGH FAMILY TRUST Lot 5
I	Frilby L. Rumbaugh, Trustee of the RUMBAUGH FAMILY TRUST Lot 5

STATE OF UT	
COUNTY OF U	SS JTAH)
Rumbaugh, a T	On the day of April, 2018, personally appeared before me Calvin rustee of the Rumbaugh Family Trust, the signer of the above instrument, owledged to me that he executed the same on behalf of the Rumbaugh
]	N WITNESS WHEREOF, I have hereunto set my hand and official seal.
	Notary Public
STATE OF UT	AH)
COUNTY OF I	:ss UTAH)
L. Rumbaugh, a	On the day of April, 2018, personally appeared before me Trilby a Trustee of the Rumbaugh Family Trust, the signer of the above of duly acknowledged to me that she executed the same on behalf of the nily Trust.
]	IN WITNESS WHEREOF, I have hereunto set my hand and official seal.
	Notary Public
	Amanda Pope Lot 6 Michael F. Pope Lot 6

STATE OF UTAH)	
county of UTAH)	<i>(</i>
On the 4 day of April,	2018, personally appeared before me ment, who duly acknowledged to me that she
IN WITNESS WHEREOF, I	have hereunto set my hand and official seal. Machine Dathermen
STATE OF UTAH) :ss COUNTY OF UTAH)	Notary Public RHONDA BARTHOLONEW NOTARY PUBLIC - STATE OF UTAM COMMISSION® 691797 COMM. EXP. 10-26-2020
On the 25th day of April, F. Pope, the signer of the above instrument, executed the same.	2018, personally appeared before me Michael
IN WITNESS WHEREOF, I	have hereunto set my hand and official seal.
RENEE N. FRODENTE NOTARY PUBLIC - STATE OF UTAH My Comm. Exp. 03/26/2022 Commission # 699724	Notary Public
	Joel Selway Lot 7
	Somsanith Selway Lot 7
STATE OF UTAH) :ss	
COUNTY OF UTAH)	
On the day of April, Selway, the signer of the above instrument, executed the same.	2018, personally appeared before me Joel who duly acknowledged to me that he
IN WITNESS WHEREOF, I	have hereunto set my hand and official seal.
	Notary Public

STATE OF UTAH)
:ss COUNTY OF UTAH)
On the day of April, 2018, personally appeared before me Somsanith Selway, the signer of the above instrument, who duly acknowledged to me that she executed the same.
IN WITNESS WHEREOF, I have hereunto set my hand and official seal.
Notary Public
AR Van Skag!
Alan Jones Hawkins Lot 8
Lisa Bolin Hawkins
Lot 8
STATE OF UTAH) :ss
COUNTY OF UTAH)
On the day of April, 2018, personally appeared before me Alan Jones Hawkins, the signer of the above instrument, who duly acknowledged to me that he executed the same.
IN WITNESS WHEREOF, I have hereunto set my hand and official seal.
par foració
STATE OF UTAH) :SS Notary Public RENEE N. FRODENTE NOTARY PUBLIC - STATE OF UTAH My Comm. Exp. 03/26/2022 Commission # 699724
COUNTY OF UTAH)
On the day of April, 2018, personally appeared before me Lisa Bolin Hawkins, the signer of the above instrument, who duly acknowledged to me that she executed the same.

Notary Public

IN WITNESS WHEREOF, I have be reunto set my hand and official seal.

RENEE N. FRODENTE NOTARY PUBLIC - STATE OF UTAH My Comm. Exp. 03/26/2022 Commission # 699724

	Daniel R. Harper
	Lot 9 / /
	Laura Harper
	Lot 9
STATE OF UTAH)	Charles Control of the Control of th
SS SOLDERY OF LETALLY	
COUNTY OF UTAH)	
On the <u>late</u> day of April, R. Harper, the signer of the above instrument executed the same.	2018, personally appeared before me Daniel nt, who duly acknowledged to me that he
IN WITNESS WHEREOF	have hereunto set my/hand and official seal.
iiv wiiivess wiiekeoi,	thave hereunto see my hand and official seal.
	Jum Frodut
	Notary Public
STATE OF UTAH)	NOTARY PUBLIC - STATE OF UTAH
:SS	My Comm. Exp. 03/26/202 Commission # 699724
COUNTY OF UTAH)	Commodit a contract
On the A day of April, Harper, the signer of the above instrument, executed the same.	2018, personally appeared before me Laura who duly acknowledged to me that she
IN WITNESS WHEDEOE	I have hereunto set my hand and official seal.
COMM. EXP. 10-26-2020 COMM. EXP. 10-26-2020 RHONDA BARTHOLOWEW MAMOTONEW MAMOTONEW	Notary Public Notary Public
NOTARY PUBLIC -STATE OF UTAH	
COMMISSION# 691797	Phillips Van Vanil
COMM. EXP. 10-26-2020	Phillip Drew Daniels
	Lot 10
	Michelle Daniels Michelle Daniels
	Lot 10

NOTARY PUBLIC-STATE OF UTAH COMMISSION# 691797 COMM. EXP. 10-26-2020

STATE OF UTAH)
COUNTY OF UTAH) On the 30 day of April; 2018 personally appeared before me Phillip Drew Daniels, the signer of the above instrument, who duly acknowledged to me that he executed the same.
IN WITNESS WHEREOF, I have hereunto set my hand and official seal. Notary Public STATE OF UTAH SSS COUNTY OF UTAH) On the 30 day of April, 2018 personally appeared before me Michelle Daniels, the signer of the above instrument, who duly acknowledged to me that she executed the same.
RHONDA BARTHOLOMEW NOTARY PUBLIC STATE OF UTAM COMMISSION# 691797 COMM. EXP. 10-26-2020 Chad Koford Lot 11 Stasie A. Koford Lot 11
STATE OF UTAH) :ss COUNTY OF UTAH) On the day of April, 2018 personally appeared before me Chad Koford, the signer of the above instrument, who duly acknowledged to me that he executed the same.
IN WITNESS WHEREOF, I have hereunto set my hand and official seal. Notary Public

STATE OF UTAH)	
:ss COUNTY OF UTAH)	
On the day of April, Koford, the signer of the above instrument, executed the same.	2018 personally appeared before me Stasie A. who duly acknowledged to me that she
IN WITNESS WHEREOF, I RHONDA BARTHOLOMEN NOTARY PUBLIC STATE OF UTAN COMMISSION® 691797 COMM. EXP. 10-26-2020	have hereunto set my hand and official scal. Notary Public
	Kim Brant Calaway Lot 12
STATE OF UTAH) :ss COUNTY OF UTAH)	Alyson Brinton Calaway Lot 12
	2018 personally appeared before me Kim rument, who duly acknowledged to me that he
IN WITNESS WHEREOF,	have hereunto set my hand and official seal.
STATE OF UTAH) :ss COUNTY OF UTAH)	Notary Public
	2018, personally appeared before me Alyson strument, who duly acknowledged to me that
IN WITNESS WHEREOF,	I have hereunto set my hand and official seal.
	Notary Public

MAGA (S.)
Mark Lance Colvin
Lot 13
STATE OF UTAH)
:SS
COUNTY OF UTAH) On the day of April, 2018, personally appeared before me Mark
Lance Colvin, the signer of the above instrument, who duly acknowledged to me that he
executed the same.
INRWIND FARS HW THE TOF, I have hereunto set my hand and official seal. NOTARY PUBLIC STATE OF UTAH COMMISSION# 691797 COMM. EXP. 10-26-2020 Notary Public
Les Co
Molingo V Engage
Melissa Y. Fromm Lot 14
STATE OF UTAH)
:ss
COUNTY OF UTAH)
gun
On the day of April, 2018, personally appeared before me Melissa Y. Fromm, the signer of the above instrument, who duly acknowledged to me that she executed the same.
IN WITNESS WHEREOF, I have hereunto set my hand and official seal.
RHONDA BARTHOLOMEN Notary Public Notary Public
COMM. EXP. 10-26-2020
Kyle Z. Kelley
Lot 15
Matter petter
Heather Kelley Lot 15
1.00 1.0

STATE OF UTAH)
:ss COUNTY OF UTAH)
may
On the day of April, 2018 personally appeared before me Kyle Z.
Kelley, the signer of the above instrument, who duly acknowledged to me that he executed the same.
executed the same.
IN WITNESS WHEREOF, I have hereunto set my hand and official seal.
[//nonda 1/artholomed
Notary Public Buonses
STATE OF UTAH) :SS RHONDA BARTHOLOMEN NOTARY PUBLIC - STATE OF UTAM
1 St Total COMMISSION OF THE STATE OF THE ST
COUNTY OF UTAH)
On the day of April, 2018, personally appeared before me Heather
Kelley, the signer of the above instrument, who duly acknowledged to me that she executed the same.
executed the same.
IN WITNESS WHEREOF, I have hereunto set my hand and official seal.
8/hman 1 both of made
RHONDA BARTHOLOMEN Notary Public
NOTARY PUBLIC -STATE OF UTAH
COMM. EXP. 10-26-2020
Amy Ringer
Lot 16
Jeffrey Ringer
Lot 16
STATE OF UTAH)
:ss COUNTY OF UTAH)
/2
On the day of April, 2018, personally appeared before me Amy
Ringer, the signer of the above instrument, who duly acknowledged to me that she executed the same.
executed the same.
IN WITNESS WHEREOF, I have hereunto set my hand and official seal.
I / nm/a t/asthot med
RHONDA BARTHOLOMEW Notary Public
NOTARY PUBLIC -STATE OF UTAM
COMM. EXP. 10-26-2020

STATE OF UTAH) :ss
COUNTY OF UTAH)
On the 13 day of April, 2018, personally appeared before me Jeffrey Ringer, the signer of the above instrument, who duly acknowledged to me that he executed the same.
IN WITNESS WHEREOF, I have hereunto set my hand and official seal.
RHONDA BARTHOLOMEN NOTARY PUBLIC - STATE OF UTAM COMMISSION# 691797 COMM. EXP. 10-26-2020
Craig Carlile
Lot 17
Jane L. Carlile
Jane L. Carlile Lot 17
STATE OF UTAH)
county of utah)
On the 17th day of April, 2018 personally appeared before me Craig Carlile, the signer of the above instrument, who duly acknowledged to me that he executed the same.
IN WITNESS WHEREOF, I have hereunto set my hand and official seal.
Len Froduto
Notary Public
STATE OF UTAH :ss RENEE N. FRODENTE NOTARY PUBLIC - STATE OF UTAH 2012/2022
COUNTY OF UTAH) My Comm. Exp. 03/26/2022 Commission # 699724
On the / 7th day of April, 2018, personally appeared before me Jane L.
Carlile, the signer of the above instrument, who duly acknowledged to me that she

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

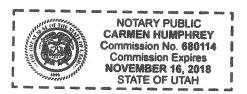
Notary Public

executed the same.

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	Mullelle
	Mark Tapio Werner
	T -4 10
	Coral Camille Weine
	Coral Camille Werner Lot 18
STATE OF UTAH)	
:ss COUNTY OF UTAH)	
On the 20 day of April, 2 Tapio Werner, the signer of the above instruexecuted the same.	2018, personally appeared before me Mark ment, who duly acknowledged to me that he
IN WITNESS WHEREOF, I	have hereunto set my hand and official seal.
	Notary Public RHONDA BARTHOLOMEN
STATE OF UTAH) :ss	NOTARY PUBLIC-STATE OF UTAM COMMISSION# 691797
COUNTY OF UTAH)	COMM. EXP. 10-26-2020
On the day of April, 2 Camille Werner, the signer of the above inst she executed the same.	2018 personally appeared before me Coral rument, who duly acknowledged to me that
IN WITNESS WHEREOF. I	have hereunto set my hand and official seal.
RHONDA BARTHOLOMEW NOTARY PUBLIC-STATE OF UTAH COMMISSION# 691797 COMM. EXP. 10-26-2020	honda Buthalmed Notary Public
	Marvin B. Jackson Lot 19
	Stephanie A. Jackson Lot 19

	Mullelle	
	Mark Tapio Werner	
	Lot 18	
	Coral amille Werre	
	Coral Camille Werner	
	Lot 18	
STATE OF UTAH)		
:ss COUNTY OF UTAH)		
On the Aday of April, 2 Tapio Werner, the signer of the above instru- executed the same.	2018, personally appeared before me Mark ment, who duly acknowledged to me that he	
IN WITNESS WHEREOF, I	have hereunto set my hand and official seal.	
STATE OF UTAH) :ss COUNTY OF UTAH)	Notary Public RHONDA BARTHOLOMEN NOTARY PUBLIC STATE OF UTAH COMMISSION# 691797 COMM. EXP. 10-26-2020	
Camille Werner, the signer of the above instrument, who duly acknowledged to me that she executed the same.		
RHONDA BARTHOLOMEW NOTARY PUBLIC STATE OF UTAH COMMISSION# 691797 COMM. EXP. 10-26-2020	Notary Public Marvin B. Jackson Lot 19 Stephanie A. Jackson Lot 19	



On the _____ day of April, 2018 personally appeared before me Marvin B. Jackson, the signer of the above instrument, who duly acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Notary Public

STATE OF UTAH)

CAVAM:ss

COUNTY OF UTAH)

On the ______ day of April, 2018, personally appeared before me Stephanie A. Jackson, the signer of the above instrument, who duly acknowledged to me that she executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Notary Public

1450235

Exhibit A

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS 362.70 FEET EAST AND 709.38 FEET SOUTH FROM THE NW CORNER OF SECTION 5, T7S, R3E, SLB&M SAID POINT IS 123.00 FEET PERPENDICULARLY DISTANT FROM THE CENTERLINE OF 1250 EAST STREET; THENCE N 75°58'30" E 318.33 FEET; THENCE S 10"10'53" E 82.22 FEET; THENCE S 08°27'11" E 30.00 FEET; THENCE S 02°15'29" E 37.64 FEET; THENCE S 08°36'22" E 46.36 FEET; THENCE S 20°28'55" E 70.70 FEET; THENCE S 22°01'51" E 84.92 FEET; THENCE S 36°11'57" E 61.52 FEET; THENCE ALONG THE ARC OF A 321.12 FOOT RADIUS CURVE TO THE LEFT 449.40 FEET (CENTRAL ANGLE OF 80°11'03" AND A CHORD BEARING S 76°32'11" W 413.61 FEET); THENCE ALONG THE ARC OF A 307.00 FOOT RADIUS CURVE TO THE LEFT 49.62 FEET (CENTRAL ANGLE OF 09°15'35" AND A CHORD BEARING S 31°48'52" W 49.56 FEET); THENCE N 00°25'34" E 4.29 FEET; THENCE N 00°17'30" W PARALLEL TO THE CENTERLINE OF 1250 EAST STREET 612.61 FEET TO THE POINT OF BEGINNING. CONTAINING 4.136 ACRES. MORE OR LESS.

LESS AND EXCEPTING THE FOLLOWING TWO PARCEES:
BEGINNING AT A POINT EAST 362.70 FEET AND SOUTH 709.38 FEET AND N 75°58'30" E
318.33 FEET FROM THE NORTHWEST CORNER OF SECTION 5. TOWNSHIP 7 SOUTH. RANGE 3
EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE S 10°10'53" E 82.22 FEET;
THENCE S 08°27'11" E 30.00 FEET; THENCE S 02°48'41" E 1.30 FEET; THENCE
S 84°57'06" V 8.53 FEET; THENCE N 14°00'57" V 111.84 FEET; THENCE N 75°58'30" E
17.09 FEET TO THE POINT OF BEGINNING. CONTAINING 1484 SQ. FT. OR 0.0341 ACRES,
MORE OR LESS.

BEGINNING AT A POINT EAST 362.70 FEET AND SOUTH 709.38 FEET AND N 75°58'30" E 318.33 FEET AND S 10°10'53" E 82.22 FEET AND S 08°27'11" E 30.00 FEET AND S 02°48'41" E 37.43 FEET AND S 00°13'19" E 42.279 FEET FROM THE NORTHWEST CORNER OF SECTION 5. TOWNSHIP 7 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN. AND RUNNING THENCE S 00°13'19" E 83.81 FEET; THENCE N 05°47'07" V 84.07 FEET; THENCE N 88°50'06" E 8.15 FEET TO THE POINT OF BEGINNING. CONTAINING 342 SQ.FT. OR 0.0079 ACRES, MORE OR LESS.

BASIS OF BEARING: UTAH STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE.