

WHEN RECORDED, MAIL TO:

Paxton R. Guymon, Esq.  
Miller Guymon, P.C.  
165 South Regent Street  
Salt Lake City, Utah 84111

ENT 60017:2010 PG 1 of 4  
**Rodney D. Campbell**  
**UTAH COUNTY RECORDER**  
2010 Jul 20 4:09 pm FEE 76.00 BY SS  
RECORDED FOR HICKMAN LAND TITLE COMPANY  
ELECTRONICALLY RECORDED

**JULY 20, 2010**

**SECOND AMENDMENT TO DECLARATION OF COVENANTS, CONIDITIONS, AND  
RESTRICTIONS OF THE COVE AT JORDAN RIVER TOWNHOUSES**

**(For Units 24, 25, 26, 27, 28 and 29)**

**SECOND AMENDMENT**

This Second Amendment is made this 20 day of July, 2010, by Jordan River Developers, Inc., a Utah corporation, referred to herein as "Declarant," and The Cove at Jordan River Owners Association, Inc., a Utah nonprofit corporation, referred to herein as the "Association."

**RECITALS**

A. Declarant owns Units 24, 25, 26, 27, 28 and 29 of The Cove at Jordan River Townhouses, located in Saratoga Springs, Utah County, Utah. These Units are more fully described as follows:

*See the legal description attached hereto as Exhibit "A".*

B. Declarant (or its predecessors in interest) previously caused to be recorded in the Office of the Utah County Recorder on November 8, 2007 as Entry 159540:2007, that certain Declaration of Covenants, Conditions and Restrictions of The Cove at Jordan River Townhouses (a Planned Unit Development) (the "CC&R's") for the Project.

C. To clarify the existence of certain utility easements within the Project, and at the request of the City of Saratoga Springs, Declarant and the Association are amending the CC&Rs, as set forth herein.

D. All capitalized terms herein shall have the same meaning as those set forth in the CC&R's unless otherwise stated herein.

**DECLARATION**

The following provision, identified as Section 21.6, is hereby added to the CC&Rs, to clarify the intentions of, and language in, the original CC&Rs, as if the following provision was included as part of the original CC&Rs:

*21.6. Any and all utilities in the Project (including, without limitation, water lines, sewer lines, power lines and related improvements) that are constructed within, under, over or through a Unit or a Building and that extend to and/or serve another Unit or Building shall have a perpetual easement for construction, installation, repair, maintenance, and replacement. The beneficiaries of the easement hereby created shall be the Association, the service providers of the utilities, and all Owners of the Units receiving service from the subject utilities.*

This Amendment has been approved and adopted as of the date first set forth above by the Declarant and by the Association, for itself and on behalf of the Owners and Members of the Association.

**DECLARANT:**

Jordan River Developers, Inc.

By: [Signature]  
Its: Director

**ASSOCIATION:**

The Cove at Jordan River Owners Association, Inc.

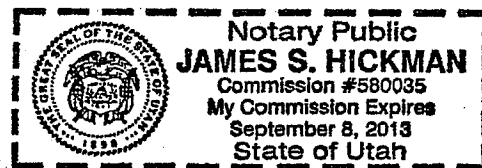
By: [Signature]  
Its: President

STATE OF UTAH    )  
                              : ss.  
COUNTY OF Cache )

The foregoing instrument was acknowledged before me this 20 day of July, 2010, by STAN T. ROWLAN, as Director of Jordan River Developers, Inc., and by STAN T. ROWLAN, as President of The Cove at Jordan River Owners Association, Inc.

[S E A L]

[Signature]  
Notary Public



**EXHIBIT "A"**

**LEGAL DESCRIPTION OF THE PROPERTY**

(Phases 1 through 4)

PART THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. RUNNING THENCE NORTH 00°36'52" EAST (NORTH, BY RECORD) ALONG THE EAST RIGHT OF WAY LINE OF REDWOOD ROAD, 2625.10 FEET; THENCE EAST 65.49 FEET (94.55 BY RECORD); THENCE NORTH, 27.99 FEET; THENCE NORTH 89°50'01" EAST ALONG AN EXISTING FENCELINE, 1285.47 FEET; THENCE ALONG FENCE LINE NORTH 00°09'32" EAST, 805.86 FEET TO AN EXISTING FENCE CORNER; THENCE EAST ALONG AN EXISTING FENCE LINE, 465.86 FEET TO THE TRUE POINT OF BEGINNING.

AND THENCE EAST, 78.42 FEET TO THE NORTHWEST CORNER OF PHASE 1 OF THE COVE AT JORDAN RIVER;

THENCE SOUTH ALONG THE WEST LINE OF PHASE 1 OF THE COVE AT JORDAN RIVER, 146.00 FEET;

THENCE SOUTH 44°25'58" WEST ALONG THE WEST LINE OF PHASE 1 OF THE COVE AT JORDAN RIVER, 35.71 FEET;

THENCE WEST, 53.42 FEET;

THENCE NORTH, 171.50 FEET TO THE BEGINNING.

CONTAINING 0.30 ACRES+/-.