

Ivory Development
978 Woodoak Lane
Salt Lake City, UT 84117

ENT 72508:2016 PG 1 of 4
Jeffery Smith
Utah County Recorder
2016 Aug 03 02:40 PM FEE 85.00 BY SS
RECORDED FOR Cottonwood Title Insurance Ag
ELECTRONICALLY RECORDED

**AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, AND
RESTRICTIONS, AND RESERVATION OF EASEMENTS, AND BY LAWS
FOR
CRANBERRY RIDGE PUD**

This Amendment to Declaration of Covenants, Conditions, and Restrictions, and Reservation of Easements, and Bylaws for Cranberry Ridge PUD (the "Amendment") is made and executed by Ivory Development, LLC, of 978 East Woodoak Lane, Salt Lake City, Utah 84117 (the "Declarant").

RECITALS

A. The Declaration of Covenants, Conditions, and Restrictions, and Reservation of Easements, and Bylaws for Cranberry Ridge PUD was recorded in the office of the County Recorder of Utah County, Utah on December 16, 2014 as Entry No. 90443: 2014 of the official records (the "Declaration").

B. The Declarant is the owner or managing agent of the real property located in Utah County, Utah, described with particularity on Exhibit "A," attached hereto and incorporated herein by this reference (the "Property").

C. The Property is subject to the Declaration.

D. All of the voting requirements to amend the Declaration have been satisfied.

NOW, THEREFORE, for the reasons recited above, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Declarant hereby amends the Declaration as follows:

1. Article X, entitled "Designs, Plans and Specifications," Subsection 10(c)(11) is hereby deleted in its entirety and the following language is substituted in lieu thereof:

(11) No fence or similar structure shall be placed across the front of any Lot. Side fencing may be allowed from the front of a home to the front sidewalk; provided, however, such fencing shall be no more than four feet (4') in height. No fence or similar structure shall be placed in any side yard from the front of the home to the back of the Lot or any rear yard in excess of six feet (6'). Vinyl fencing is allowed without additional approval required. Wood, masonry and wrought iron fencing may be

allowed with the express prior written consent of the ARC, although approval may be denied. Chain link fencing is strictly prohibited. If there is a dispute as to what constitutes the front, side or rear yards, or whether a variance has been granted, the decision of the ARC shall be final, binding and conclusive.

2. Article IX, Section 9.1 of the Bylaws, entitled "Books and Records" is hereby amended to add the following provisions:

The financials of the Association shall be kept in accordance with Generally Accepted Accounting Practices (GAAP) and shall be Accrual Accounting.

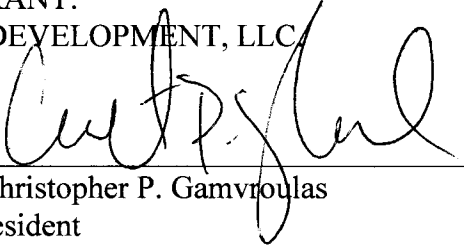
3. In the event of any conflict, incongruity or inconsistency between the provisions of the Declaration and this Amendment, the latter shall in all respects govern and control.

4. It is expressly agreed by the undersigned that this Amendment is supplemental to the Declaration, which by reference is made a part hereof, and all the terms, conditions, and provisions thereof, unless specifically modified herein, are to apply to this Amendment and are made a part of this Amendment as though they were expressly rewritten and included herein.

5. The effective date of this Amendment is the date it is recorded in the office of the County Recorder of Utah County, Utah.

IN WITNESS WHEREOF, the undersigned has hereunto set its hand this 2 day of August, 2016.

DECLARANT:
IVORY DEVELOPMENT, LLC

By: 
Name: Christopher P. Gamvroulas
Title: President

ACKNOWLEDGMENT

STATE OF UTAH)
 ss:
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 2nd day of August, 2016 by Christopher P. Gamvroulas, as President of IVORY DEVELOPMENT, LLC, a Utah limited liability company, and said Christopher P. Gamvroulas duly acknowledged to me that said IVORY DEVELOPMENT, LLC executed the same.


NOTARY PUBLIC

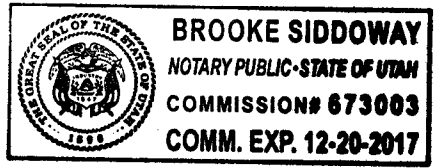


EXHIBIT "A"
LEGAL DESCRIPTION

The Property referred to in the foregoing document is located in Utah County, Utah and is described more particularly as follows:

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 5 SOUTH, RANGE 1 West SLB&M

A PARCEL OF PROPERTY BEING PART OF LOT 2 OF THE NORTH LEHI ELEMENTARY SUBDIVISION AS RECORDED WITH THE OFFICE OF THE UTAH COUNTY RECORDER, BEGINNING AT A POINT WHICH IS N00°04'52"W 1926.34 FEET ALONG THE SECTION LINE FROM THE SOUTHEAST CORNER OF SECTION 1, TOWNSHIP 5 SOUTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN THENCE ALONG THE BOUNDARY OF SAID PLAT THE FOLLOWING (8) COURSES 1) WEST 544.97 FEET, 2) SOUTH 199.80 FEET 3) S89°59'36"W 220.00 FEET; 4) S89°58'43"W 508.91 FEET; 5) N01°00'28"E 205.02 FEET; 6) N22°52'55"E 240.68 FEET; 7) N12°55'14"E 159.53 FEET; 8) N02°37'15"W 21.79 FEET; THENCE S89°59'34"E 276.11 FEET; THENCE SOUTHEASTERLY 264.40 FEET ALONG THE ARC OF A 3966.00 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS S88°04'59"E 264.35 FEET); THENCE S86°10'23"E 153.55 FEET; THENCE SOUTHEASTERLY 122.76 FEET ALONG THE ARC OF A 4034.00 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS S87°02'42"E 122.76 FEET); THENCE S85°22'19"E 144.58 FEET; THENCE S89°59'34"E 371.32 FEET; THENCE S44°06'35"E 78.00 FEET TO THE EAST LINE OF SAID PLAT; THENCE ALONG SAID PLAT THE FOLLOWING (2) COURSES 1) S00°49'52"E 310.83 FEET; 2) WEST 248.33 FEET TO THE POINT OF BEGINNING

CONTAINS 16.06 ACRES