



**AMENDMENT TO CONDITIONS, COVENANTS,
RESTRICTIONS and EASEMENTS**

**PIONEER ADDITION, PHASE IV
RESIDENTIAL DISTRICT**

This Amendment to Conditions, Covenants, Restrictions and Easements (the "Amendment") is made this ~~21~~²⁴ day of August, 2013 by the Declarant, Monte Vista Ranch, L.C. (the "Declarant").

RECITALS

A. The Association is governed by the Conditions, Covenants, Restrictions and Easements, Pioneer Addition, Phase IV Residential District recorded as Entry No. 73826:2005, on July 7, 2005 in the Office of the Utah County Recorder, State of Utah, (the "Declaration");

B. This Amendment is subject to the Definitions of the Declaration at Article I, unless otherwise defined herein.

C. This Amendment shall amend provisions of the Declaration as noted below and shall apply to and be binding against all of the property it is recorded against and the property described in Exhibit A, attached hereto, and any additional property, annexation, expansion or supplement thereto (the "Property");

ENT 89054:2013 PG 1 of 4
JEFFERY SMITH
UTAH COUNTY RECORDER
2013 Sep 17 5:00 pm FEE 117.00 BY SW
RECORDED FOR PIONEER ADDITION

D. This Amendment is intended to:

- a. Clarify the first bullet point of Section 5.22 so that it is even more clear that no weeds are permitted; and
- b. Reduce the percentage of votes necessary for Members to amend the Declaration from seventy-five percent (75%), as currently provided in Section 10.2, to sixty-six percent (66%).

E. Pursuant to the Declaration at Section 10.1, the necessary approvals to amend the Declaration were duly conducted and received to adopt and record this amendment, including approval from the Eagle Mountain Properties Communities Master Association (the "Master Association").

NOW THEREFORE, The Declarant hereby amends the first bullet point of Section 5.22 of the Declaration so that it shall henceforth provide as follows:

- No lot shall be allowed to accumulate any growth of weeds, underbrush, or collection of tumbleweeds. Other plant growth greater than 12 inches high (other than trees, flowers, hedges, or similar ornamental plants) shall also not be

allowed. Upon the violation of this provision, the ARC shall notify the owner in writing of the violation either by mail, personal delivery or posting of the notice on the property. If the violation is not corrected within 30 days from the date of the notice, the ARC shall have the right to enter unto any lot in violation of this provision to correct the violation. Such lot shall be assess the costs incurred by the RC to correct the violation, which shall be deemed a special assessment against the individual lot.

The Declarant hereby amends Section 10.2 of the Declaration so that it shall henceforth provide as follows:

Section 10.2. Members Right to Amend. This Declaration may also be amended by the affirmative vote or written consent, or any combination thereof, of voting Members representing sixty-six percent (66%) of the total votes of the District Association, including sixty-six percent (66%) of the votes held by members other than the Declarant. However, the percentage of votes necessary to amend a specific clause shall not be less than the prescribed percentage of affirmative votes required for action to be taken under that clause.

IN WITNESS WHEREOF, THE DECLARANT has executed this Amendment to the Declaration as of the 22nd day of August, 2013 in accordance with the Declaration.

Monte Vista Ranch, L.C.

[Signature]

President or Vice President

STATE OF UTAH)
 :SS
County of Utah)

On this 22nd day of August 2013, personally appeared before me Robin Walden who is known to me or who presented satisfactory identification, and has, while in my presence and while under oath or affirmation, voluntarily signed this document.



[Signature]

Notary Public

EXHIBIT A Property Description

All of Pioneer Addition Phase IV

BEGINNING AT A POINT THAT IS N 00°27'57" E 434.46 FEET ALONG THE SECTION LINE AND EAST 123.78 FEET FROM THE WEST ONE QUARTER CORNER OF SECTION, 7 TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN;

THENCE NORTH 88.38 FEET;

THENCE WEST 142.58 FEET;

THENCE N 19°12'56" E 83.68 FEET;

THENCE N 05°33'43" E 83.68 FEET;

THENCE N 01°15'53" W 64.38 FEET;

THENCE N 01°26'56" E 19.66 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET AND A RADIAL LINE THAT BEARS S 06°12'20" E;

THENCE SOUTHEASTERLY ALONG SAID CURVE A DISTANCE OF 19.06 FEET THROUGH A CENTRAL ANGLE OF 54°36'32" (CHORD BEARING AND DISTANCE OF SAID CURVE BEING N 68°54'04" W 18.35 FEET) TO A POINT OF REVERSE CURVATURE HAVING A RADIUS OF 60.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE A DISTANCE OF 178.23 FEET THROUGH A CENTRAL ANGLE OF 170°11'46" (CHORD BEARING AND DISTANCE OF SAID CURVE BEING N 53°18'19" E 119.56 FEET) TO A POINT OF CUSP AND THE BEGINNING OF A NON TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET AND A RADIAL LINE THAT BEARS N 60°28'14" E;

THENCE SOUTHEASTERLY ALONG SAID CURVE A DISTANCE OF 18.65 FEET THROUGH A CENTRAL ANGLE OF 53°25'37" (CHORD BEARING AND DISTANCE OF SAID CURVE BEING S 56°14'35" E 17.98 FEET);

THENCE S 82°57'24" E 56.34 FEET TO A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 73.00 FEET; THENCE ALONG SAID CURVE A DISTANCE OF 8.97 FEET THROUGH A CENTRAL ANGLE OF 7°02'36" (CHORD BEARING AND DISTANCE OF SAID CURVE BEING S 86°28'42" E 8.97 FEET);

THENCE EAST 21.85 FEET TO A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET;

THENCE ALONG SAID CURVE A DISTANCE OF 31.42 FEET THROUGH A CENTRAL ANGLE OF 90°00'00" (CHORD BEARING AND DISTANCE OF SAID CURVE BEING N 45°00'00" E 28.28 FEET);

THENCE S 89°38'36" E 54.00 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET AND RADIAL LINE THAT BEARS EAST;

THENCE SOUTHEASTERLY ALONG SAID CURVE A DISTANCE OF 31.27 FEET THROUGH A CENTRAL ANGLE OF 89°35'20" (CHORD BEARING AND DISTANCE OF SAID CURVE BEING S 44°47'40" E 28.18 FEET);

THENCE S 00°18'16" E 54.00 FEET; TO A POINT ON A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET AND A RADIAL LINE THAT BEARS S 00°24' 40" W; THENCE SOUTHWESTERLY ALONG SAID CURVE A DISTANCE OF 31.56 FEET THROUGH A CENTRAL ANGLE OF 90°24'40" (CHORD BEARING AND DISTANCE OF SAID CURVE BEING S 45°12'20" W 28.39 FEET);

THENCE SOUTH 102.86 FEET;

THENCE S 89°35'20" E 815.69 FEET;

THENCE NORTH 15.79 FEET;

THENCE EAST 185.81 FEET;

THENCE SOUTH 655.48 FEET;

THENCE EAST 23.38 FEET;

THENCE S 00°21'01" W 84.35 FEET;

THENCE N 89°38'55" W 176.11 FEET;

THENCE S 85°22'19" W 54.00 FEET;

THENCE S 87°16'03" W 268.02 FEET;
THENCE S 87°47'00" W 66.87 FEET;
THENCE N 88°44'50" W 58.26 FEET;
THENCE N 87°25'36" W 64.52 FEET;
THENCE N 86°44'27" W 26.54 FEET TO A NON-TANGENT CURVE TO THE LEFT HAVING A
RADIUS OF 1027.00 FEET, A RADIAL LINE THAT BEARS N 86°44'27" W;
THENCE NORTHEASTERLY ALONG SAID CURVE A DISTANCE OF 35.40 FEET THROUGH A
CENTRAL ANGLE OF 01°58'30" (CHORD BEARING AND DISTANCE OF SAID CURVE BEING
N 02°16'18"E 35.40 FEET);
THENCE N 89°20'26" W 54.00 FEET;
THENCE N 01°19'08" E 100.00 FEET;
THENCE N 89°35'20" W 66.92 FEET;
THENCE N 84°21'23" W 75.46 FEET;
THENCE N 74°14'44" W 83.68 FEET;
THENCE N 61°28'28" W 72.91 FEET;
THENCE N 48°42'122" W 83.68 FEET;
THENCE N 35°02'59" W 83.68 FEET;
THENCE N 22°16'43" W 72.91 FEET;
THENCE N 09°30'27" W 83.68 FEET;
THENCE N 02°59'18" W 64.93 FEET TO THE POINT OF BEGINNING.

CONTAINS 19.45 ACRES.

Serial Nos.: 49:613:0096, 49:613:0097, 59:007:0058, 59:007:0059, 59:007:0060, 59:007:0061,
59:007:0063, 59:044:0091, 49:613:0001 through 49:613:0103.