



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

**PIONEER ADDITION, PHASE I  
RESIDENTIAL DISTRICT**

This Amendment to Conditions, Covenants, Restrictions and Easements (the "Amendment") is made this 24<sup>th</sup> 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 I Residential District recorded as Entry No. 103477:2003, on July 9, 2003 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");

D. This Amendment is intended to:

ENT 89057:2013 PG 1 of 3  
JEFFERY SMITH  
UTAH COUNTY RECORDER  
2013 Sep 17 5:00 pm FEE 26.00 BY SW  
RECORDED FOR PIONEER ADDITION

- 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 22 day of August, 2013 in accordance with the Declaration.

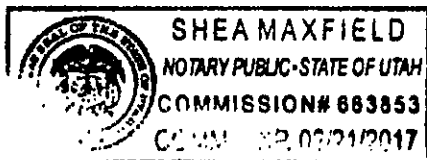
Declarant, Monte Vista Ranch, L.C.

[Signature]  
President or Vice President

STATE OF UTAH            )  
                                  :SS  
County of Utah            )

On this 23 day of August 2013, personally appeared before me Debyn 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**

**PHASE 1 BOUNDARY DESCRIPTION**

All of Pioneer Addition Phase I

BEGINNING AT A POINT THAT IS 89°30'03" E ALONG THE SECTION LINE 1123.51 FEET AND SOUTH 1762.48 FEET FROM THE NORTH QUARTER CORNER OF SECTION 12, TOWNSHIP 6 SOUTH RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN;

THENCE S 80°29'28" E 118.36 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 227.00 FEET, FROM WHICH POINT A RADIAL LINE BEARS S 80°29'28" E.  
 THENCE NORTHEASTERLY ALONG SAID CURVE 23.87 FEET THROUGH A CENTRAL ANGLE OF 06°01'32" (CHORD BEARING AND DISTANCE OF SAID CURVE BEING N 12°31'18" E 23.86 FEET);  
 THENCE S 74°27'56" E 54.00 FEET;  
 THENCE N 88°44'07" E 467.62 FEET;  
 THENCE S 01°15'53" E 300.00 FEET;  
 THENCE N 88°44'07" E 591.00 FEET;  
 THENCE S 01°15'53" E 122.32 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 173.00 FEET, FROM WHICH POINT A RADIAL LINE BEARS N 15°09' 20" W.  
 THENCE WESTERLY ALONG SAID CURVE 21.78 FEET THROUGH A CENTRAL ANGLE OF 07°12'48" (CHORD BEARING AND DISTANCE OF SAID CURVE BEING S 78°27' 04" W 21.77 FEET);  
 THENCE S 07°56'32" E 1790.00 FEET;  
 THENCE N 74°31'49" E 92.22 FEET;  
 THENCE N 60°10'34" E 83.68 FEET;  
 THENCE N 46°31'22" E 83.68 FEET;  
 THENCE N 32°52'09" E 83.68 FEET;  
 THENCE EAST 142.58 FEET;  
 THENCE SOUTH 88.38;  
 THENCE S 02°59'18" E 64.93 FEET;  
 THENCE N 09°30'27" E 56.49 FEET;  
 THENCE S 50°54'08" W 208.69 FEET TO THE NORTH BOUNDARY CEDAR TRAIL VILLAGE PHASE 1 SUBDIVISION;  
 THENCE ALONG THE BOUNDARY OF SAID SUBDIVISION THE FOLLOWING TWO COURSES:  
 (1) WEST 1254.81 FEET; (2) SOUTH 471.55 FEET;  
 THENCE LEAVING SAID SUBDIVISION BOUNDARY  
 THENCE S89°53'08" W 139.72 FEET TO A POINT ON THE NORTH BOUNDARY OF TRAILHEAD ACCESS/CHRUCH SITE  
 THENCE N84°09'04" W 51.09 FEET ALONG SAID BOUNDARY TO A POINT ON THE EAST BOUNDARY OF THE ALPINE SCHOOL DISTRICT;  
 THENCE NORTH 117.99 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 500.00 FEET.  
 THENCE NORTHEASTERLY ALONG SAID CURVE 62.66 FEET THROUGH A CENTRAL ANGLE OF 07°10'51" (CHORD BEARING AND DISTANCE OF SAID CURVE BEING N 05°01'32" E 224.43 FEET);  
 THENCE WEST 120.02 FEET;  
 THENCE N 02°26'03" E 275.56 FEET;  
 THENCE N 00°15'42" W 75.32 FEET;  
 THENCE N 01°15'53" W 200.00 FEET;  
 THENCE N 05°04'32" E 69.99 FEET TO THE POINT OF BEGINNING.

CONTAINS 20.81 ACRES

Serial Nos.: 59:500:0144; 59:007:0057; 49:500:0001 through 49:500:0026; 49:500:0035 through 49:500:0060; 49:500:0085 through 49:500:0092; 49:500:0135 through 49:500:0146; 59:044:0074; 59:044:0075.