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Andrea Allen
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**THIRD AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS, AND
RESTRICTIONS
For Lone Peak Canyon Subdivision**

THIS AMENDMENT to the Declaration of Covenants, Conditions, and Restrictions for Lone Peak Canyon Subdivision is executed on the date set forth below by the Declarant, Lone Peak Canyon Development, Limited Liability Company, a Utah limited liability company (“Declarant”).

WHEREAS, certain property in Utah County, Utah, known as the Lone Peak Canyon Subdivision is subject to certain covenants, conditions, and restrictions pursuant to the Declaration of Covenants, Conditions, and Restrictions recorded on August 1, 2019, as Entry No. 72528:2019 in the records of the Utah County Recorder, State of Utah; which has been amended by that certain Lone Peak Canyon Subdivision Addendum No. 1 recorded on November 13, 2020, as Entry No. 179913:2020; and that certain Lone Peak Canyon Subdivision Addendum No. 2 recorded on February 5, 2021 as Entry No. 22976:2021 (collectively, the “Declaration”); and

WHEREAS, the Declarant, having obtained any and all approvals necessary pursuant to the Declaration, desires to amend the Declaration as more fully set forth herein;

NOW, THEREFORE, the Declarant hereby amends the Declaration as follows:

Section 2.2 (Minimum Dwelling Size) of Article II (Architectural Standards) is hereby amended as follows, with additions denoted as **bolded and underlined** and deletions denoted as [~~enclosed in brackets and stricken through~~]:

2.2 Minimum Dwelling Size. No Dwelling shall be permitted where the floor area of the Dwelling, exclusive of attached garages and open porches, is less than the following measurements: (a) for a single-story Dwelling, 2,600 feet, not including basement area; or (b) for two-story Dwelling, 2,000 square feet on the main floor and 1,600 square feet on the second floor, not including basement area; **however if the footprint (main level) of the Dwelling exceeds 2,600 square feet, then the amount of the square footage on the main level that is over 2,600 square feet may be applied (credited) to reduce the minimum**

square feet required on the second floor; for example, for a two-story Dwelling with a main level (footprint) of 3,000 square feet not including basement area, the square footage of the second floor may be reduced by 400 square feet down to a minimum size of 1,200 square feet.

Lots 1 through 9 (as shown on the Plat) may reduce the size of the Dwelling as much as twenty percent (20%) below the floor area standards set forth above. [~~The DRC may vary these minimum requirements if, for example, a rambler type home substantially exceeds the main level (minimum square foot) allowances, in which case the second level (minimum square foot) allowance may be reduced.~~]**In other words, for Lots 1 through 9, a single-story Dwelling (not including basement) may have a minimum square footage of no less than 2,080 total, with a main floor of no less than 1,600 square feet and a second floor of no less than 1,280 square feet; provided however that if the footprint (main level) of a two-story Dwelling on any of Lots 1 through 9 exceeds 1,600 square feet, then the amount of the square footage on the main level that is over 1,600 square feet may be applied (credited) to reduce the minimum square feet required on the second floor; for example, for a two-story Dwelling located on any of Lots 1 through 9 with a main level (footprint) of 1,800 square feet not including basement area, the square footage of the second floor may be reduced by 200 square feet down to a minimum size of 1,080 square feet.**

Declarant hereby certifies that it has complied with the provisions of Section 13.3(2) of the Declaration with respect to this Amendment. Except as otherwise expressly provided herein, the Declaration shall remain in full force and effect.

[The remainder of this page intentionally left blank; signature page follows]

IN WITNESS WHEREOF, the Declarant has executed this Third Amendment to the Declaration as of the 10 day of Aug, 2022.

LONE PEAK CANYON DEVELOPMENT,
Limited Liability Company, a Utah limited liability company

By: David K. Mast
David K. Mast, *Managing Member*

STATE OF UTAH)

.ss.

UTAH COUNTY)

On the 10 day of aug, 2022, David K. Mast personally appeared before me, who being by me duly sworn did state that he is the Managing Member of Lone Peak Canyon Development, Limited Liability Company, and acknowledged to me that the foregoing instrument was executed by him on behalf of the Declarant, upon duly-granted authority, for the purposes set forth therein.

Christie L Rice
Notary Public

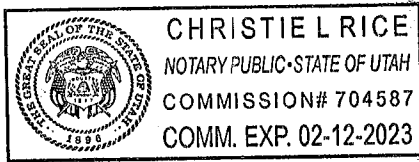


Exhibit "A"

All of Lots 1 through 72, Lone Peak Canyon Subdivision, according to the official plat thereof on file and of record in the office of the Utah County Recorder.

LONE PEAK CANYON SUBDIVISION FINAL PLAT

EXHIBIT 1



5) LOCATIONS OF THE PERMANENT LOCATIONS OF THE CANTONMENT SHALL BE DETERMINED BY A SURVEYOR WHO SHALL CONTRACT WITH THE STATE OF CALIFORNIA FOR THE LOCATION OF THE PERMANENT LOCATIONS OF THE CANTONMENT. THE SURVEYOR SHALL BE RESPONSIBLE FOR THE LOCATION OF THE PERMANENT LOCATIONS OF THE CANTONMENT AND SHALL BE RESPONSIBLE FOR THE LOCATION OF THE PERMANENT LOCATIONS OF THE CANTONMENT.

FOR THE PURPOSES OF THIS PLAT, THE STATE OF CALIFORNIA IS REPRESENTED BY THE COUNTY OF SAN DIEGO. THE COUNTY OF SAN DIEGO IS REPRESENTED BY THE COUNTY CLERK OF SAN DIEGO. THE COUNTY CLERK OF SAN DIEGO IS REPRESENTED BY THE COUNTY CLERK OF SAN DIEGO.

LEGEND

--- PUBLIC UTILITY RIGHTS (Telephone, Gas)

--- EASEMENTS (Drainage, Access, etc.)

--- PROPERTY LINES

--- LOT BOUNDARIES

--- DRIVEWAYS

--- STREETS

--- PARKING AREAS

--- OPEN SPACES

