

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF
LIBERTY GROVE
A PLANNED UNIT DEVELOPMENT
August 16, 2002

ENT 94546
2002 PG 1 of 7
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
2002 Aug 16 12:03 pm FEE 51.00 BY SS
RECORDED FOR LIBERTY GROVE HOMEOWNERS

This is the **THIRD AMENDMENT** to the Declaration of Covenants, Conditions and Restrictions to the planned unit development (PUD) known as Liberty Grove located in Pleasant Grove, Utah. The PUD is described as shown in Exhibit A, consisting of three (3) plats for the development attached hereto, and incorporated herein by this reference.

Amendments of Article VIII - Use Restrictions

Section 3. Quiet Enjoyment. Racing of engines on any vehicle, RV, ATV, boat or motorcycle while within the boundaries of Liberty Grove is prohibited. Obnoxious or offensive activity, loud playing of radios, TV, CD players, boom boxes and related which disturbs other residents is not permitted. Nothing shall be done within Liberty Grove which may be or may become an annoyance or nuisance to the neighborhood, or which shall in any way interfere with the quiet enjoyment of each of the owners or which shall in any way increase the rate of insurance.

Section 6. Parking. No motor vehicle which is inoperable shall be allowed within Liberty Grove. The intent of this section is that the parking area south and east of Units 17 & 18 is for bonafide guests. Guests are defined as those visiting less than 10 days. Guest vehicles (not including boats, off-road vehicles, trailers, RV's, any truck larger than a pickup or similar vehicles) are authorized to park in an owners driveway or on the eastside of Unit 17 and the parking area south of Units 17 and 18. Guest vehicles shall not park in these areas longer than ten days, after which they must be moved and be gone for a minimum of 30 days. Owners may, in an emergency, park their own passenger vehicle for no more than 72 hours in this area. This area is NOT intended as a permanent parking area for any owner, renter or "permanent" guest. Owners are responsible for informing guest of parking policies.

Owners vehicles should be parked in their garage or driveway. Guests visiting for short term (1-4 hours typically) should not park directly opposite or in front of any driveway. They should be advised to park on the north or east side of the street, but preferably in the driveway where they are visiting or the parking area outlined above. No owner, renter or guest shall park overnight at any curb side other than as described above. Our streets are narrow and driving or turning should not be impeded. This also restricts Emergency Vehicles access. When drivers park opposite a driveway it is very difficult for owners to back out of their driveway. Recreational vehicles, boats, travel trailers and similar vehicles may not be parked in Liberty Grove, except for cleaning, loading or unloading. This must be accomplished while parked in the owners driveway or in front of the owners residence. Said vehicles may not be parked opposite or in front of any driveway and must be gone within two days of arrival. No commercial vehicle including tractor trailers, trucks or similar vehicles except for delivery or service vehicles, are permitted in Liberty Grove. Vehicles in violation of this section will be towed at the expense of the vehicle owner.

LIBERTY GROVE HOMEOWNERS ASSOCIATION
Pleasant Grove, UT 84062

The following homeowners in the Liberty Grove Homeowners Association concur with Amendment 3, Article VIII - Sections 3 and 6, to the Declaration of Covenants, Conditions and Restrictions of Liberty Grove, A Planned Unit Development located in Pleasant Grove, Utah.

<u>NAME</u>	<u>UNIT #</u>
L. Gray Nielsen	28
Lee & Doreen Church	30
Bob & Gretchen Osgaard	18
Wm. R. & Nita Sedloway	27
Leslie & Don Reickert	24
Allen Anderson	16
Judy & Harry Loader	2
Max & Marjorie Garrett	7
Nora Harper	21
Isla Clement	29
Don & Sutherland	23
Owen & Helma Quinton	# 6
John & Ann Goodman	5
Richard & Joyce Rawson	3
Tom & Barbara Larsen	# 4
Dean & Dixie Bergeson	# 12
Beverly Johnston	# 1

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<u>NAME</u>	<u>UNIT #</u>
Frank & Evelyn Ireland	10
John Spotts	9
Doris Wilson	25
Gaye Belliston	12f

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Pleasant Grove, UT 84062

The following homeowners in the Liberty Grove Homeowners Association concur with Amendment 3, Article VIII - Sections 3 and 6, to the Declaration of Covenants, Conditions and Restrictions of Liberty Grove, A Planned Unit Development located in Pleasant Grove, Utah.

NAME

UNIT #

Christina Sigman

#8

LIBERTY GROVE HOMEOWNERS ASSOCIATION
Pleasant Grove, UT 84062

thru July 16, 2002

The following homeowners in the Liberty Grove Homeowners Association concur with Amendment 3, Article VIII - Sections 3 and 6, to the Declaration of Covenants, Conditions and Restrictions of Liberty Grove, A Planned Unit Development located in Pleasant Grove, Utah.

NAME

UNIT #

Dennis; Jo Anne Wilson #20

Dennis N. Wilson 7/1/02
Joanne K. Wilson

EXHIBIT "A"

Units 1-10 of Phase I, Units 11-20 of Phase II, and Units 21-30 of Phase III, all in LIBERTY GROVE, a Planned Unit Development, Pleasant Grove, Utah, according to the official plat thereof, as recorded in the office of Utah County.

IN WITNESS WHEREOF, the undersigned, being a Trustee herein, has hereunto set its hand and seal for this amendment this 16 day of August, 2002.

THE LIBERTY GROVE HOMEOWNERS ASSOCIATION

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By George D. Church
George D. Church, President

STATE OF UTAH
COUNTY OF UTAH

On this 16 day of August, 2002, before me personally appeared GEORGE Church whose identity is personally known to me or proved to me on the basis of satisfactory evidence, and who, being by me duly sworn (or affirmed), did say that he is a Trustee of the Liberty Grove Homeowners Association, and that the foregoing document was signed by him on behalf of that Association by proper authority and he acknowledged before me that the Association executed the document and the document was ;the act of the Association for its stated purpose.

Scott N. Thomas

NOTARY PUBLIC

Address: 225 South Main St. PL. GROVE UTAH.
My Commission Expires: 7-15-2006

