

AMENDMENT #3 OF THE

**DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF THE
PHASE 1 SPRING RUN SUBDIVISION**

THIS AMENDMENT #3 TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF SPRING RUN is made this 6th day of March 2019 by Twelve Horse Ranch, LLC, hereafter referred to as the "Declarant."

WITNESSETH:

WHEREAS, Declarant created and recorded the **DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF THE PHASE 1 SPRING RUN SUBDIVISION** January 8, 2016 as entry #2248:2016 in Section 17 T5R1W (herein "Declaration") in the office of the Utah County Recorder; and

WHEREAS, the Declaration pertained to all of the Lots in Phase 1 Spring Run Subdivision, Eagle Mountain City, Utah in accordance with the official plat thereof filed with Utah County, Utah; and

WHEREAS, Declarant has included additional Plats as "Supplements" under the terms and conditions of the Declaration; and

WHEREAS, Pursuant to Article V Declarant is authorized to amend the said covenants.

NOW, THEREFORE, in consideration of the terms and mutual conditions stated in the Declaration, Declarant hereby:

1. Amends Section 2.8 as follows:

"2.8. LANDSCAPING. All front and side yards must be landscaped within one (1) year after dwelling is occupied. All park strips and Lots must be kept free of weeds, planted in grass, irrigated and planted with two flowering pear trees, which are at least two inches in diameter. The only variety of elm trees that may be planted on a Lot shall be limited to Frontier Elm.

Notwithstanding the forgoing, the following is permitted: (1) A concrete pad may be installed in the side yard to widen a driveway for parking; (2) A gravel pad may be installed in the side yard to widen a driveway for parking if the gravel is bordered by the driveway, the sidewalk and a concrete border at least 4 inches wide or concrete landscaping blocks approved by the ACC surrounding the other sides of the graveled pad area, and (3) A gravel pad may be installed in the side yard behind the front plane of the house if protected from view behind gates fabricated from the same material as specified for fences. Access to the forgoing described concrete or gravel-parking pad may include installation of pavers in the park strip directly in front of the pad area instead of grass. The gravel for forgoing uses is required to match the color of the rock installed in the park strip areas along Spring Mountain Drive. The park strip may not be filled with concrete. Subject to the City limitation that 50% of the required landscape area must be live, front yards, park strips, side yards and backyards may be landscaped with a high quality artificial turf approved by the ACC."

2. All other terms and conditions of the said Declaration as amended as of this date are hereby ratified and adopted without change as part of the foregoing described Covenants and

shall apply to all lots included under the Covenants.

IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has hereunto set its hand the day first above written.

DECLARANT:
Twelve Horse Ranch, LLC

By Ralph B. Johnson
Manager

By James Allred
Manager

STATE OF UTAH)
) : ss.
COUNTY OF SALT LAKE)

I, Andrea Nelson, a Notary Public, hereby certify that on the 6th day of March, 2019, Ralph B. Johnson, and James Allred personally appeared before me who, being by me first duly sworn, severally declared that they are the persons who signed the foregoing document as General Managers and that the statements contained therein are true.

DATED this 6th day of March, 2019.

Andrea Nelson
NOTARY PUBLIC

Residing at: Salt Lake City, Utah

