



SUPPLEMENT # 1

ENT 46993:2016 PG 1 of 3
JEFFERY SMITH
UTAH COUNTY RECORDER
2016 May 26 11:48 am FEE 35.00 BY VM
RECORDED FOR ALRED, JAMES

AND

AMENDMENT #1 OF THE

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

THIS SUPPLEMENT #1 and AMENDMENT #1 TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS is made this 26th day of May 2016 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 (herein "Declaration") in the office of the Utah County Recorder; and

WEHREAS, Declarant desires to add an additional subdivision plat designated as Phase B, Plat 1 Spring Run Subdivision to the said terms and conditions of the Declaration; and

WHEREAS, Pursuant to Article VI Declarant is authorized to add further land, lots or plats to the said covenants.

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

1. Supplements said Declaration to include, apply to, bind and make the lots within Spring Run Subdivision Phase B Plat 1 subject to said Declaration concurrent with the recording of Spring Run Subdivision Phase B Plat 1 which shall thereupon be binding on all parties having any right, title or interest in the Lots or any part thereof, their heirs, successors and assigns, and shall insure to benefit of each owner thereof.

2. Amends, by this First Amendment, section 2.2 of the said Declaration as follows:

"2.2. DWELLING, QUALITY, SIZE. The minimum size for private dwellings in Spring Run for Plat A-1 and all other plats or lots are set forth in the following table:

Lots Size	Ground Floor 2 Story	Second Story	Ground Floor 1 Story
Less than 6,000 SF	1100	300	1250
6001 to 9,000 SF	1200	300	1350
9,001 to 14,000 SF	1300	300	1450
More than 14,000 SF	1500	500	1650

“However, lots of 6,000 SF or less shall be granted an exception pertaining to the size of the dwelling that may be constructed on the lot. The exception is that if the combined finished area for a two story house shall be at least 1400 square feet, then the minimum finished area for the first floor shall be at least 600 square feet.

“The above numbers shall pertain to interior living space and shall not include garage or patio areas. Each dwelling must have an attached garage for a minimum of 2 cars. No move in, mobile, manufactured or modular buildings are allowed. Each dwelling must be covered with brick, stucco and brick, rock, stucco and rock or a combination of the foregoing, or the equivalent as approved by the Committee. At least 25% of the front elevation of each home shall be comprised of brick or rock. Shingles shall be 300 pound dimensional textured quality or better.”

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 *James Allred*
Manager

By *Ralph B. Johnson*
Manager

RATIFICATION:
Two A, LLC

By *James Allred*
Manager

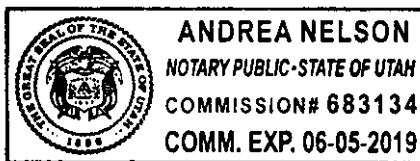
STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

I, Andrea Nelson, a Notary Public, hereby certify that on the 26th day of May, 2016, 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 26th day of May, 2016.

Andrea Nelson
NOTARY PUBLIC

Residing at: Salt Lake City, Utah



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

I, Andrea Nelson, a Notary Public, hereby certify that on the 26th day of May, 2016, 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 a General Manager of Two A, LLC and that the statements contained therein are true.

DATED this 26th day of May, 2016.

Andrea Nelson
NOTARY PUBLIC

Residing at: Salt Lake City, Utah

