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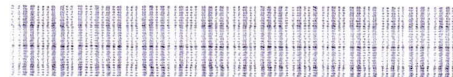
Ridgecrest Homeowners Association
275 S. 990 W.
Orem, UT 84058

**SEVENTH AMENDMENT TO THE
DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR
RIDGECREST PLANNED UNIT DEVELOPMENT**

This Seventh Amendment to the Declaration of Covenants, Conditions, and Restrictions for Ridgecrest Planned Unit Development (the "Seventh Amendment") is executed and adopted by the Ridgecrest Homeowners Association, Inc., a Utah non-profit corporation (the "Association"), by and through a validly executed vote of at least sixteen (16) of the Members of the Association, as required by Article 14.2 of the Declaration.

RECITALS

- A. The Association is governed by the *Declaration of Covenants and Restrictions for Ridgecrest Planned Unit Development*, recorded as Entry No. 116081 in the offices of the Utah County Recorder on November 10, 1998 (the "Declaration").
- B. The Declaration has since been amended by the *Declaration of Covenants, Conditions and Restrictions for Ridgecrest Planned Unit Development Amendments*, recorded as Entry No. 122807:2008 in the offices of the Utah County Recorder on November 17, 2008, which consists of separate and distinct amendments numbered Amendments 1 through 6 (the "Amendments 1-6").
- C. The Association desires to amend the Declaration as set forth in this Seventh Amendment in order that a User of a Unit be permitted to have an individual who is not a member of the extended family of the User reside in the User's Unit for care-giving or companionship purposes.
- D. Pursuant to Section XIV.2 of the Declaration, the undersigned hereby certifies that this Seventh Amendment was approved by the affirmative vote of at least sixteen (16) of the Members in the Association.



ENT 80108:2024 PG 1 of 3
 ANDREA ALLEN
 UTAH COUNTY RECORDER
 2024 Nov 14 12:07 PM FEE 72.00 BY AS
 RECORDED FOR RIDGECREST HOMEOWNERS ASSO

AMENDMENT

NOW, THEREFORE, in consideration of the foregoing Recitals, the Association hereby executes this Seventh Amendment, which shall be effective as of its recording date with the Utah County Recorder's office.

Article VIII, Section 2 of the Declaration shall be deleted in its entirety and replaced by

2. Use of Living Units. Each of the Living Units in the Project shall be used by a Single Family consisting of (a) either a single person or a married couple (the "User"), (b) the members of the User's extended family and (c) at most one non-familial long-term guest who resides in the Unit for more than thirty (30) days. If the Owner is a resident of the Unit, the Owner is considered to be the User. If the Unit is rented, then the Lessee is considered to be the User.

Each Living Unit may be rented or leased by the Owner for use and occupancy as herein stated. No Living Unit shall be used, occupied, or altered in violation of law, so as to jeopardize the support of any other Living Unit, so as to create a nuisance or interfere with the rights of any Owner, or in a way which would result in the cancellation or an increase in the cost of insurance covering the Common Areas.

IN WITNESS WHEREOF, the Association has executed this Seventh Amendment this 8th day of November, 2024.

**RIDGECREST HOMEOWNERS
 ASSOCIATION, INC.**

a Utah nonprofit corporation

By: Heber Brent Harker

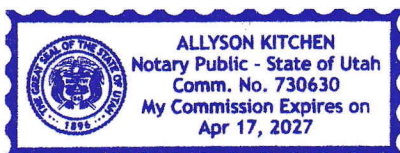
Name: Heber Brent Harker

STATE OF UTAH)
) ss.

Its:

COUNTY OF Utah)

On the 8th day of November, 2024, personally appeared before me HEBER BRENT HARKER who by me being duly sworn, did say that she/he is an authorized representative Ridgcrest Homeowners Association, Inc., and that the foregoing instrument is signed on behalf of said corporation and executed with all necessary authority.



Notary Public Allyson Kitchen

EXHIBIT A
Legal Description

All Lots and Common Area within the **RIDGECREST PUD PHASE 1** subdivision, according to the plat recorded as Entry No. 1998-336620, in the office of the Utah County Recorder.

LOTS 1-4

Parcel No: 51:315:0001 through 51:315:0004, and 51:315:0500

All Lots and Common Area within the **RIDGECREST PUD PHASE 2** subdivision, according to the plat recorded as Entry No. 1999-10921, in the office of the Utah County Recorder.

UNITS 5 through 7

Parcel No: 51:331:0005 through 51:331:0007

All Lots and Common Area within the **RIDGECREST PUD PHASE 3AMD** subdivision, according to the plat recorded as Entry No. 1999-30518, in the office of the Utah County Recorder.

UNITS 22 through 24

Parcel No: 51:347:0022 through 51:347:0024

All Lots and Common Area within the **RIDGECREST PUD PHASE 4** subdivision, according to the plat recorded as Entry No. 2000-5156, in the office of the Utah County Recorder.

LOTS 10 through 21

Parcel No: 51:354:0010 through 51:354:0021

All Lots and Common Area within the **RIDGECREST PUD PHASE 5** subdivision, according to the plat recorded as Entry No. 2000-73469, in the office of the Utah County Recorder.

LOTS 8 through 9

Parcel No: 51:377:0008 through 51:377:0012