

When Recorded, Return to:
C2 MOAB, LLC
c/o Ben Cahoon
10266 N. Oak Creek Lane
Highland, Utah 84003

Ent **510508** Bk **825** Pg **320**
Date: 21-Dec-2015 03:52 PM
Fee: \$37.00 ACH
Filed By: JAC
JOHN CORTES, Recorder
GRAND COUNTY CORPORATION
For: Terry Jessop & Bitner
Recorded Electronically by Simplifile

Space Above for Recorder's Use

FIRST AMENDMENT TO DECLARATION OF
COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR ENTRADA AT MOAB TOWNHOME SUBDIVISION

THIS FIRST AMENDMENT to that certain Declaration of Covenants, Conditions and Restrictions Establishing a Planned Unit Development for Entrada at Moab Townhome Subdivision is made and executed effective as of the 16th day of December, 2015, by C2 MOAB, LLC, a Utah limited liability company of Highland, Utah (hereinafter referred to as "Declarant"), and the BOARD OF TRUSTEES for ENTRADA AT MOAB HOA, Inc, a Utah non-profit corporation with its principal office located in Highland, Utah.

RECITALS:

- A. C2 MOAB, LLC, a Utah limited liability company of Highland, Utah, is the Declarant as identified and set forth in that certain Declaration of Covenants, Conditions and Restrictions Establishing a Planned Unit Development for Entrada at Moab Townhome Subdivision was recorded on November 19, 2015, as Document Entry No. 510173, in the Grand County Recorder's Office (the "Declaration").
- B. The Declaration applies to Entrada at Moab Townhome Subdivision (the Project, as defined in the Declaration). The Project is more particularly described on the attached Exhibit A.
- C. Declarant and the Board of Trustees desire to amend the Declaration to clarify the reinvestment fee provisions and harmonize it with Utah law.

NOW, THEREFORE, in consideration of the recitals set forth above, the Declarant hereby declares and certifies as follows:

- I. Amendment of Paragraph 17(d). Paragraph 17(d) of the Declaration is hereby amended to read as follows:

(d) Reinvestment Fee. Each new owner shall be charged a \$250.00 reinvestment fee. This fee is to be collected at closing and paid to the HOA. The reinvestment fee affects the real property herein and obligates future buyers or sellers of the Lots to pay to the Association, upon and as a result of a transfer of a Lot, a fee that is dedicated to benefitting the Lot, including payment for: (a) common planning, facilities, and infrastructure; (b) Common Area facilities; (c) open space; (d) recreation amenities; and/or (e) association expenses.

2. Representations and Certification of Declarant and Board of Trustees. Declarant and the Board of Trustees certify and represent as follows:

a. This amendment is made pursuant to and complies with paragraph(s) 25 of the Declaration, as the Project is still in the Declarant Control Period, and the Declarant currently owns more than 67% of the Units and has sufficient Class B votes to enact the amendment.

b. The Board of Trustees has unanimously adopted this amendment.

c. The required vote for amendment has occurred.

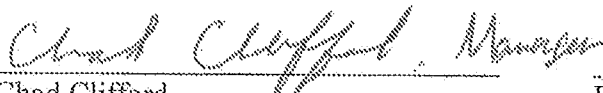
d. This amendment does not require the consent of any Eligible Mortgagees under paragraph 25(b) of the Declaration, as this amendment is for clarification purposes only.

3. Effective Date. This First Amendment shall take effect upon its being filed for record in the office of the County Recorder of Salt Lake County, Utah.


EXECUTED the day and year first above written.

DECLARANT:
C2 MOAB, LLC a Utah limited liability company

BOARD OF TRUSTEES:
ENTRADA AT MOAB HOA, INC.,
a Utah non-profit corporation


By: Chad Clifford
Its: Manager


By: Chad Clifford, Trustee

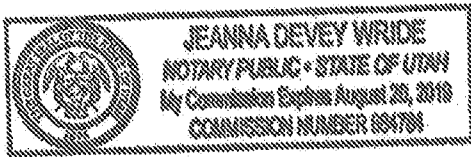

By: Ben Cahoon
Its: Manager


By: Ben Cahoon, Trustee


By: Kimberlee Saunders Cahoon, Trustee

STATE OF UTAH)
)ss.
COUNTY OF Utah)

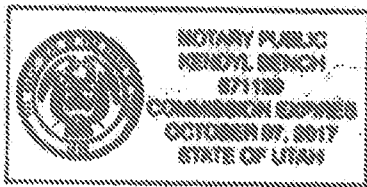
On the 17 day of December, 2015, personally appeared before me Chad Clifford, who by me being duly sworn, did say that he is a Managing Member of C2 MOAB, LLC, a Utah limited liability company, as well as a member of the Board of Trustees for ENTRADA AT MOAB, INC., and that the within and foregoing instrument was signed in behalf of said company pursuant to its Operating Agreement, and by authority of a resolution of its Managers, by pursuant to the bylaws of Entrada at Moab, Inc. and duly acknowledged to me that C2 MOAB, LLC, and ENTRADA AT MOAB, INC., executed the same.

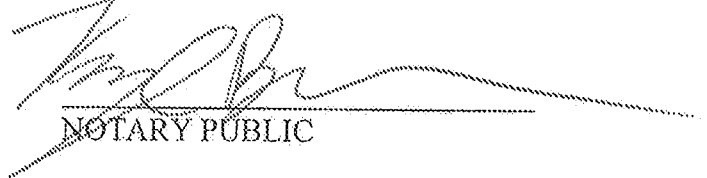



NOTARY PUBLIC

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COUNTY OF Utah)

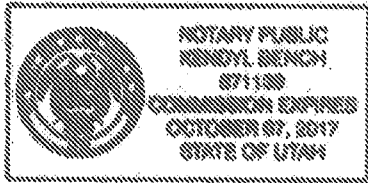
On the 17 day of December, 2015, personally appeared before me Ben Cahoon, who by me being duly sworn, did say that he is a Managing Member of C2 MOAB, LLC, a Utah limited liability company, as well as a member of the Board of Trustees for ENTRADA AT MOAB, INC., and that the within and foregoing instrument was signed in behalf of said company pursuant to its Operating Agreement, and by authority of a resolution of its Managers, by pursuant to the bylaws of Entrada at Moab, Inc. and duly acknowledged to me that C2 MOAB, LLC, and ENTRADA AT MOAB, INC., executed the same.




NOTARY PUBLIC

STATE OF UTAH)
)ss.
COUNTY OF Utah)

On the 17 day of December, 2015, personally appeared before me **Kimberlee Saunders Cahoon**, who by me being duly sworn, did say that she is a member of the Board of Trustees for ENTRADA AT MOAB, INC., and that the within and foregoing instrument was signed in behalf of said company pursuant to its bylaws, and duly acknowledged to me that ENTRADA AT MOAB, INC., executed the same.




NOTARY PUBLIC

EXHIBIT A
LEGAL DESCRIPTION OF ENTRADA AT MOAB TOWNHOME SUBDIVISION,
PHASES 1-3

All of Lots 101-104, 201-208, 301-308, ENTRADA AT MOAB TOWNHOME SUBDIVISION, PHASES 1, 2 and 3, respectively, and all expandable land, according to the official plats thereof, on file and of record in the office of the Grand County Recorder.

Together with the use and enjoyment of the private roads within ENTRADA AT MOAB TOWNHOME SUBDIVISION, as set forth on the recorded plat thereof.