

After Recording Please Return To:

Joshua Johnston
392 E. Union Mill Dr.
Midvale, UT 84047

**Union Woods Park P.U.D.
HOA Number: HOA0954491941376
A Planned Residential Development
First Amendment to Declaration of Covenants, Conditions, & Restrictions**

Legal Description

A parcel of land lying within the East half of section 30, Township 2 South, range 1 East, Salt Lake Base and Meridian. Salt Lake County, Utah, more particularly described as follows:

Beginning at the Northeast corner of lot "A" Union Woods subdivision, as shown on the official Plat thereof* thence North $89^{\circ}46'25''$ East, a distance of 66.66 feet to the beginning of a tangent curve to the right having a radius of 15.00 feet and a central angle of $89^{\circ}59'37''$, thence along the arc of said curve a distance of 23.56 feet; thence East, a distance of 35.00 feet; thence South $00^{\circ}00'23''$ West, a distance of 447.90 feet to a point on the centerline of Greenwood Avenue (7500 S.); thence westerly along the centerline of said Greenwood Avenue, North $89^{\circ}00'50''$ West, a distance of 173.79 feet; thence leaving said centerline of Greenwood Avenue North $00^{\circ}00'23''$ East, a distance of 455.88 feet along the Eastline of Union Woods subdivision, according to the official Plat thereof; thence North $65^{\circ}03'06''$ West, a distance of 32.55 feet to the beginning of a tangent curve to the right having a radius of 15.00 feet and a central angle of $90^{\circ}00'00''$, thence along the arc of said curve a distance of 23.56 feet; thence North $24^{\circ}56'54''$ East, a distance of 62.00 feet; thence North $89^{\circ}46'25''$ East, a distance of 10.64 feet to the point of beginning.

Property contains 2.181 acres

*Said P.O.B. also lying North $89^{\circ}35'57''$ West, 2246.03 feet along the quarter section and South 137.15 feet from the East quarter corner of Section 30, T.2S., R.1E., S.L.B.&M.

**FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS
OF THE UNION WOODS PARK P.U.D.**

This first amendment to the declaration of covenants, conditions, and restrictions of the Union Woods Park P.U.D. is made and executed this 14 day of July, 2017 by the Union Woods Park Homeowners Association (the successor declarant).

PRELIMINARY STATEMENT

The successor declarant does hereby amend the CC&R's as set forth hereinbelow, in accordance with the provisions of section 22a of the CC&R's by affirmative vote of at least sixty seven percent of the Owners. Attached Exhibit A demonstrates that all required votes have been obtained and certified by the secretary of the association.

AMENDMENT

1. Section 1.6 of the CC&R's is hereby amended to provide, in its entirety, as follows:
Common Areas shall mean and refer to all real property in the Project in which the Association owns an interest for the common use and benefit of its Members, their successors, assigns, tenants, families, guests and invitees, including but not limited to the following items: a) The real property and interests in real property submitted hereby, including the entirety of the Tract and all improvements constructed thereon, excluding the individual Lots; b) All Common Areas and Facilities designated as such in the Plat Map or Maps; c) All utility installations and all equipment connected with or in any way related to the furnishing of utilities to the Project and intended for the common use of all Lot Owners, such as telephone, electricity, gas, water, and sewer; d) the Project's outdoor grounds, landscaping, street lighting, sidewalks, parking spaces and roads; e) All portions of the Project not specifically included within the individual Lots; and f) All other parts of the Project normally in common use or necessary or convenient to the use, existence, maintenance, safety, operation or management of the Project.

In witness whereof, this Amendment has been executed by the successor declarant in its capacity as the newly designated declarant under the CC&R's.

Certification of Votes:

By Hanna Franck
Hanna Franck, HOA Secretary

DECLARANT:

Union Woods Park HOA

By Joshua Johnston
Joshua Johnston, HOA President



Union Woods Park HOA

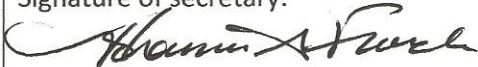
Recorded Vote Tracking Form

Clarification of fence ownership in CC&Rs.

Number	Name of Voter	Address of Voter	Voted
1	Linda Wood	7491 Union Mill Ct	Yea
2	Johanna Franck	7477 Union Mill Ct	Yea
3	Steve Sanderson	7461 Union Mill Ct	Yea
4	Chris Pew	7437 Union Mill Ct	Abstain
5	Josh Johnston	392 Union Mill Dr	Yea
6	Doug Smith	393 Union Mill Dr	Yea
7	Sang Bo Kim	389 Union Mill Dr	Yea
8	Chris Martin	373 Union Mill Dr	Yea
9	Irina Shcherbakova	359 Union Mill Dr	Yea
10	Claudia Lopez	7438 Union Mill Ct	Abstain
11	Michael Garcia	7456 Union Mill Ct	Abstain
12	Marianne Yule	7464 Union Mill Ct	Yea
13	Prabhakar Thirugnanasambandam	7476 Union Mill Ct	Abstain
14	Angela Tarver	7492 Union Mill Ct	Yea

Certified as to completeness and correctness

Signature of secretary:



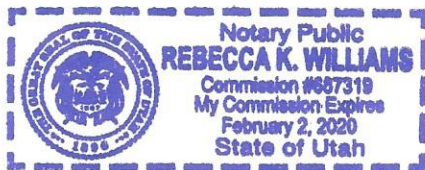
DATE:

7/14/17

State of Utah)
) SS.
County of Salt Lake)

On this 14 day of July, 2017, before me, a Notary Public in and for said state, personally appeared Joshua Johnston known or identified to me to be the President of Union Woods Park HOA, the limited liability company that executed the instrument or the person who executed the instrument on behalf of said limited liability company, and who acknowledged to me that such company executed the same.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Rebecca K. Williams
NOTARY PUBLIC FOR UTAH

My Commission Expires 02/02/2020