

WHEN RECORDED RETURN TO:  
96 Eagle Ridge HORT  
96 Lions Hall  
7971 Juniper Dr.  
PC, UT 84098

FIRST AMENDMENT TO THE DECLARATIONS OF  
RESTRICTIVE COVENANTS AND CONDITIONS FOR  
PINEBROOK SUBDIVISIONS NOS. 11, 13 & 14

SUMMIT COUNTY, UTAH

THIS FIRST AMENDMENT TO THE DECLARATIONS OF RESTRICTIVE COVENANTS AND CONDITIONS FOR PINEBROOK SUBDIVISIONS NOS. 11, 13 & 14 (hereinafter referred to as "Amendment"), is made this 27 day of October, 1995, by EAGLE RIDGE 14 (with respect to Pinebrook Subdivision No. 14), and the OWNERS of any Lot or parcel of land which is part of the Pinebrook Subdivisions No. 11(Sunbrook), No. 13 (Eagle Ridge) & No. 14 (Eagle Ridge):

WITNESSETH:

WHEREAS, on October 1, 1987, a document entitled "Declaration of Restrictive Covenants and Conditions for Pinebrook Subdivision No. 11(Sunbrook) was recorded as entry no. 277472, in Book 446, at Page(s) 252 et. seq., in the Office of the Summit County Recorder; on October 6, 1989, a document entitled "Declaration of Restrictive Covenants and Conditions for Pinebrook Subdivision No. 13 (Eagle Ridge) was recorded as entry number 313994, in Book 538, at Page(s) 33 et. seq., in the Office of the Summit County Recorder; and, on March 24, 1993, a document entitled "Declaration of Restrictive Covenants and Conditions for Pinebrook Subdivision No. 14 (Eagle Ridge), was recorded as entry number 376316, in Book 716, at Page(s) 130 et. seq., in the Office of the Summit County Recorder (hereinafter collectively referred to as the "Declarations"); and

WHEREAS, by a majority vote, as represented by Exhibit "B" hereto, of the Owners of a Lot or parcel of land which is a part of either Pinebrook Subdivision No. 11, No. 13 and/or No. 14, as that term is defined in the Declarations, and as approved by Declarant, as represented by Exhibit "B" hereto, it has been determined that it is desirable to make the following amendments to the Declarations;

NOW THEREFORE, the undersigned, by and through its duly elected officers, does hereby amend the Declarations as follows:

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A M E N D M E N T S

ALAN SPRIGGS, SUMMIT COUNTY RECORDER  
1996 FEB 23 11:22 AM FEE \$80.00 BY DMG  
REQUEST: ASSOCIATED TITLE

A. There is hereby added to the Declarations a new ARTICLE VI, entitled "SUNBROOK/EAGLE RIDGE OWNERS ASSOCIATION", which shall read as follows:

ARTICLE VI

SUNBROOK/EAGLE RIDGE OWNERS ASSOCIATION

6.1 Formation of Association. Declarant agrees that promptly following the recording of this Amendment, it will execute and file with the Utah Department of Commerce, Division of Corporations and Commercial Code, the Articles of Incorporation of the "Sunbrook/Eagle Ridge Owners Association" (hereinafter referred to as the "Articles"). Upon receipt by Declarant of the Certificate of Incorporation of the Sunbrook/Eagle Ridge Owners Association, Declarant agrees that it will cause to be executed, Bylaws of the Sunbrook/Eagle Ridge Owners Association.

6.2 Membership. Each Owner of a Lot within either of the Pinebrook Subdivision No. 11 (Sunbrook), Pinebrook Subdivision No. 13 (Eagle Ridge) or the Pinebrook Subdivision No. 14 (Eagle Ridge) (sometimes hereinafter referred to collectively as "Sunbrook/Eagle Ridge"), shall be deemed to be a member (hereinafter referred to as "Member"), of the Sunbrook/Eagle Ridge Owners Association (hereinafter referred to as "Association"). Memberships in the Association shall not be assignable except to the successor in interest of the Lot(s) and membership in the Association shall be appurtenant to and may not be separated from the fee ownership of the Lot(s). Ownership of a Lot shall be the sole qualification for membership in the Association. The Association membership held by any Owner of a Lot shall not be transferred, pledged, or alienated in any way, except upon the sale or encumbrance of said Lot, and then only to the purchaser or purchasers of said Lot. Any attempt to make a prohibited transfer is void and will not be reflected upon the books and records of the Association. In the event an Owner of a Lot shall fail or refuse to transfer the membership registered in this name to the purchaser of said Lot, upon the transfer of fee title thereto, the Board of Trustees of the Association shall have the right to record the transfer upon the books of the Association.

6.3 Voting. Each Member shall be entitled to one (1) vote for each Lot owned by said Member. When more than one (1) person holds such interest or interests in any Lot ("Co-Owner"), all such Co-Owners shall be Members and may attend any meetings of the Association, but only one such Co-Owner shall be entitled to exercise the vote to which the jointly owned Lot is entitled. Such Co-Owners may, from time to time, designate in writing one of their number to vote. The vote for each Lot shall be exercised, if at all, as a unit. Where no voting Co-Owner is designated or if such designation has been revoked, the votes for such Lot shall be exercised as the majority of the Co-Owners of the said Lot mutually agree. Unless the Board of Trustees of the Association receive a written objection from a Co-Owner, it shall be conclusively presumed that the voting Co-Owner is acting with the consent of his or her Co-Owner. No votes shall be cast for any Lot where the majority of the Co-Owners of said parcel present in person or by proxy cannot agree to said votes or other action. The non-voting Co-Owner or Co-Owners shall be jointly and severally responsible for all of the obligations imposed upon the jointly owned Lot and shall be entitled to all other benefits of ownership. All agreements and determinations lawfully made by the Association in accordance with the voting percentages established herein, or by the Bylaws of the Association, shall be deemed to be binding on all Owners, their successors and assigns. Said voting rights shall be subject to the restrictions and limitations provided in the Declarations and in the Articles and Bylaws of the Association.

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6.4 Notice and Quorum. Written notice of any meeting called for the purpose of taking any action by the

Members authorized herein shall be sent to all Members not less than thirty (30) days, nor more than sixty (60) days, in advance of the meeting. At the first such meeting called, the presence of the Members or of proxies entitled to cast fifty-one percent (51%) of all votes eligible to be cast at said meeting shall constitute a quorum. If the required quorum is not present, another meeting may be called, and the required quorum at the subsequent meeting shall be twenty-five percent (25%) of the voting power of the Association. No such subsequent meeting shall be held more than thirty (30) days following the preceding meeting.

6.5 Powers and Duties of Association. The Association, acting through its Board of Trustees, shall also have the power and duty to:

(a) take such actions as will promote the health, safety and welfare of the Owners and Declarant, and for the continued maintenance of Lots within Sunbrook/Eagle Ridge, and for such services and facilities, as may be necessary, in order for the Association to accomplish these duties, and as may be created as a result of the participation, if any, of Sunbrook/Eagle Ridge in the master planned residential, commercial and recreational development known as PINEBROOK.

(b) maintain and repair such portions of Sunbrook/Eagle Ridge as are jointly owned and used, in common, by the Association, if any, including any facilities, improvements and landscaping thereon as provided herein.

(c) maintain such policy or policies of liability and fire insurance with respect to any commonly owned property(ies), if any, owned by the Association as provided herein.

(d) levy and collect all assessments ("Common Assessments"), as provided herein, in sufficient quantity to enable the Association to adequately perform its duties hereunder.

(e) grant easements and rights of way for sewer, water, electricity, telephone and natural gas lines and similar utilities and uses beneath, along and traversing any commonly owned property(ies), if any, owned by the Association, as provided herein.

(f) such additional powers as shall be reasonable and necessary for the Association to accomplish the purposes of its creation.

6.6 Liability for Assessments. Each Owner of any Lot by acceptance of a deed thereto, whether or not it shall be so expressed in such deed is deemed to covenant and agree to pay to the Association:

(a) Common Assessments for common expenses as are defined in the preceding subsection 6.5.

(b) Capital Improvement Assessments, to be established and collected as herein provided.

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Such assessments, together with interest, costs and reasonable attorneys fees for the collection thereof, shall be a charge and a continuing lien upon the Lot against which such assessment is made. Each such

assessment, together with interest, costs and reasonable attorneys fees shall also be the personal obligation of the person who was the Owner of such Lot at the time when the assessment fell due.

6.7 Use of Assessments. Assessments levied by the Association shall be used to promote the common health, safety, benefit, recreation and welfare of the Owners/Members of the Association, as provided herein. The assessments shall also be for an adequate reserve in the event of any emergency, as may be determined by the Board of Trustees.

6.8 Common Assessments. The total Common Assessments against all of the Lots shall be based upon advance estimates of annual cash requirements by the Association to provide for payment of all estimated expenses growing out of or connected with the maintenance and operation of the common facilities, which estimates may include, among other things, expenses of taxes, special assessments, premiums for all insurance which the Association is required or permitted to retain pursuant hereto, repairs and maintenance, wages for Association employees, legal and accounting fees, the creation of a reasonable contingency reserve, surplus and or sinking funds, and any other expenses and liabilities which may be incurred by the Association. Common Assessments shall be made on a calendar year basis. The amount of the Common Assessments shall be initially proposed by the Board, and presented to a meeting of the Owners for approval. Notice of the proposed assessment for the ensuing year shall accompany the notice of the meeting and shall be mailed to each Member no later than thirty (30) days prior to the date set for said annual meeting .

6.9 Capital Improvement Assessments. In addition to the Common Assessments authorized above, the Association may levy a Capital Improvement Assessment for the purpose of defraying, in whole or in part, the cost of any construction, reconstruction, repair or replacement of a Capital Improvement, which is defined as those facilities, improvements and landscaping, if any, owned in common by the Association, provided that any such assessment in excess of One Thousand Dollars (\$1,000), must have the affirmative vote or written assent of Members entitled to cast a majority of the votes eligible to be cast with relation to such assessments.

6.10 Allocation of Assessments. Each Lot, including Lots owned by Declarant, shall bear an equal share of each Common and Capital Improvement Assessment.

6.11 Enforcement of Assessment Obligation; Priorities; Discipline. **00448747 Bk00946 Pg00507** If any part of any Assessment is not paid and received by the Association or its designated agent within ten (10) days after the due date, an automatic late charge of Ten Dollars (\$10.00) shall be assessed and additional Ten Dollar (\$10.00) sums shall be assessed for each month or fraction thereof from the due date until the Assessment and all late charges are paid. Each unpaid Assessment shall constitute a lien on each respective Lot prior and superior to all other liens except (i) all taxes, bonds, assessments and other levies which, by law, would be superior thereto, and (ii) the lien or charge of any first mortgage of record made in good faith and for value. Such lien, when delinquent, may be enforced by sale by the Association, its attorney or other person authorized by this Declarations or by law to make the sale, after failure of the Owner to pay such Assessment, in accordance with the provisions of Utah law applicable to the exercise of powers of sale in deeds of trust, or by judicial foreclosure as a mortgage, or in any other manner permitted by law. The

Association, acting on behalf of the Owners, shall have the power to bid for the Lot at the foreclosure sale, and to acquire and hold, lease, mortgage and convey the same. The foreclosing party shall have the right to reduce or eliminate any redemption rights of the defaulting Owner as allowed by law. Suit to recover a money judgment for unpaid Assessments, rent and attorneys' fees shall be maintainable without foreclosing or waiving the lien securing the same. The Board may impose reasonable monetary penalties including actual attorneys fees and costs and may temporarily suspend the Association membership rights of a Lot Owner who is in default in payment of any Assessment, after notice and hearing according to the Bylaws.

6.12 Liability for Wilful or Negligent Damage. Maintenance, repair or replacement of all or any part of common facilities arising out of or caused by the wilful or negligent act of a Member, his family, guests or invitees shall be done at said Member's expense or a Special Assessment therefor shall be made against his Lot.

IN WITNESS WHEREOF, the undersigned have set their respective hands as of the date first above written.

**SEE EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART  
HEREOF AND AS PERTAINS TO THE ACCEPTANCE AND APPROVAL OF THIS FIRST  
AMENDMENT TO THE DECLARATIONS OF RESTRICTIVE COVENANTS AND  
CONDITIONS FOR PINEBROOK SUBDIVISIONS NOS. 11, 13 & 14, AS SIGNED ON  
BEHALF OF THE OWNERS AND THE DECLARANT.**

00448747 Bk00946 Pg00508

**EXHIBIT "B"**

**(FORM SIGNATURE PAGE FOR AMENDMENT TO DECLARATIONS OF THE  
RESTRICTIVE COVENANTS AND CONDITIONS FOR PINEBROOK SUBDIVISIONS NOS.  
11, 13 & 14.)**

I \_\_\_\_\_, HEREBY ACKNOWLEDGE  
THAT I AM THE OWNER OF LOT \_\_\_\_\_, PINEBROOK NO. \_\_\_\_\_, AND THAT I  
HEREBY CONSENT AND APPROVE THE FOREGOING AMENDMENT.

OWNERS SIGNATURES

\_\_\_\_\_  
\_\_\_\_\_

STATE OF UTAH            )  
                                  ss.  
County of Summit        )

On the \_\_\_\_\_ day of \_\_\_\_\_, 199\_\_\_\_, personally appeared before me \_\_\_\_\_  
\_\_\_\_\_, the signers of the foregoing  
instrument, who duly acknowledged to me that \_\_\_he\_\_\_ executed the same.

\_\_\_\_\_  
NOTARY

00448747 Bk00946 Pg00509

EXHIBIT "B"

FOR AMENDMENT TO THE DECLARATIONS OF THE RESTRICTIVE COVENANTS AND

CONDITIONS FOR PINEBROOK SUBDIVISIONS NOS. 11, 12, 13, & 14  
I ERIC S. ZAHARIA, HEREBY ACKNOWLEDGE THAT I AM THE OWNER OF LOT 831  
EAGLE RIDGE @ PINEBROOK NO. 13 AND THAT I HEREBY CONSENT AND APPROVE THE  
OWNERS SIGNATURES FOREGOING AMENDMENT.

OWNERS SIGNATURES

*Eric S. Zaharia*  
\_\_\_\_\_  
\_\_\_\_\_

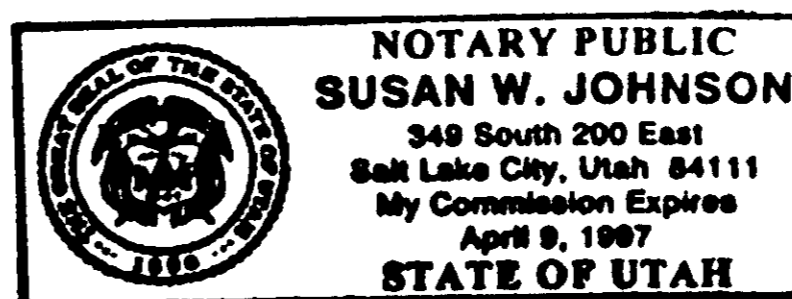
STATE OF UTAH )

COUNTY OF SUMMIT )

ON THE 28th DAY OF OCTOBER, 1995 PERSONALLY  
APPEARED BEFORE ME ERIC S. ZAHARIA  
THE SIGNERS OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME  
THAT HE EXECUTED THE SAME.

*Susan W. Johnson*  
\_\_\_\_\_  
NOTARY

notary seal



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EXHIBIT "B"

FOR AMENDMENT TO THE DECLARATIONS OF THE RESTRICTIVE COVENANTS AND

CONDITIONS FOR PINEBROOK SUBDIVISIONS NOS. 11, 12, 13 & 14

I, JEFFREY HANSEN, HEREBY ACKNOWLEDGE THAT I AM THE OWNER OF LOT 839  
EAGLE RIDGE @ PINEBROOK NO. 13 AND THAT I HEREBY CONSENT AND APPROVE THE  
OWNERS SIGNATURES FOREGOING AMENDMENT

*Jeffrey Hansen*  
Jeffrey Hansen

STATE OF UTAH )

COUNTY OF SUMMIT )

ON THE 28th DAY OF OCTOBER, 1995 PERSONALLY  
APPEARED BEFORE ME JEFFREY HANSEN

THE SIGNERS OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME  
THAT HE EXECUTED THE SAME.

*Susan W. Johnson*  
NOTARY

notary seal

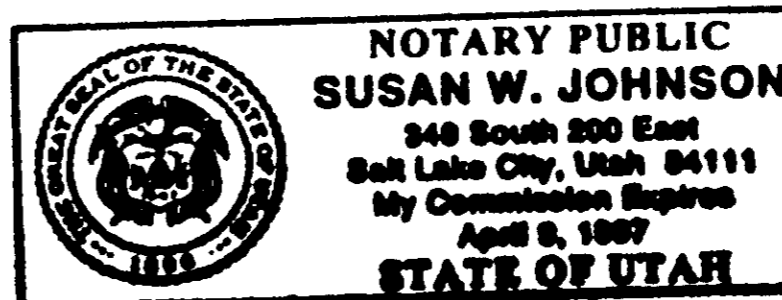




EXHIBIT "B"

FOR AMENDMENT TO THE DECLARATIONS OF THE RESTRICTIVE COVENANTS AND  
CONDITIONS FOR PINEBROOK SUBDIVISIONS NOS. 11, 12, 13 & 14

I, JEANNE L. FINE, HEREBY ACKNOWLEDGE THAT I AM OWNER OF LOT 837  
EAGLE RIDGE @ PINEBROOK NO. 13 AND THAT I HEREBY CONSENT AND APPROVE THE  
OWNERS SIGNATURES \_\_\_\_\_ FOREGOING AMENDMENT.

Jeanne L. Fine  
\_\_\_\_\_  
Jeanne L. Fine  
\_\_\_\_\_

STATE OF UTAH )

COUNTY OF SUMMIT )

ON THE 28th DAY OF October, 1995 PERSONALLY  
APPEARED BEFORE ME JEANNE L. FINE  
THE SIGNERS OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME  
THAT SHE EXECUTED THE SAME.

Susan W. Johnson  
\_\_\_\_\_  
NOTARY

notary seal

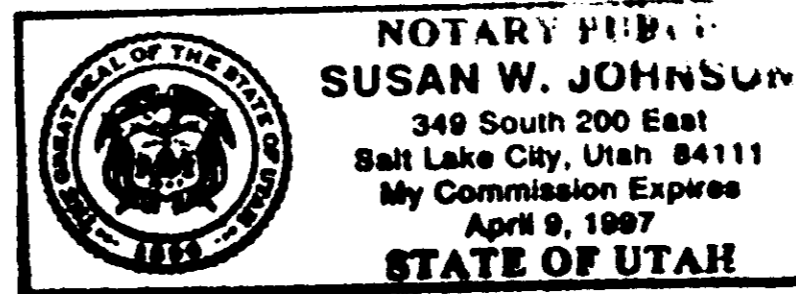
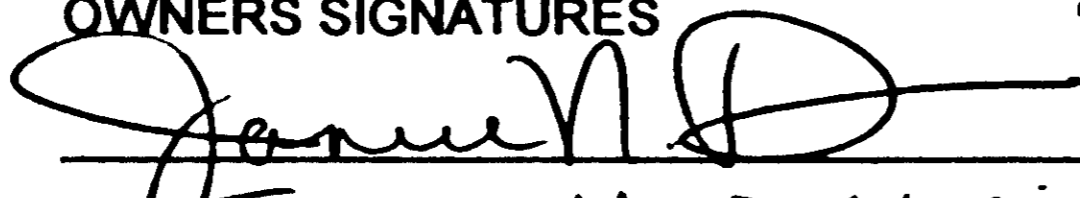


EXHIBIT "B"

FOR AMENDMENT TO THE DECLARATIONS OF THE RESTRICTIVE COVENANTS AND

CONDITIONS FOR PINEBROOK SUBDIVISIONS NOS. 11, 12, 13 & 14

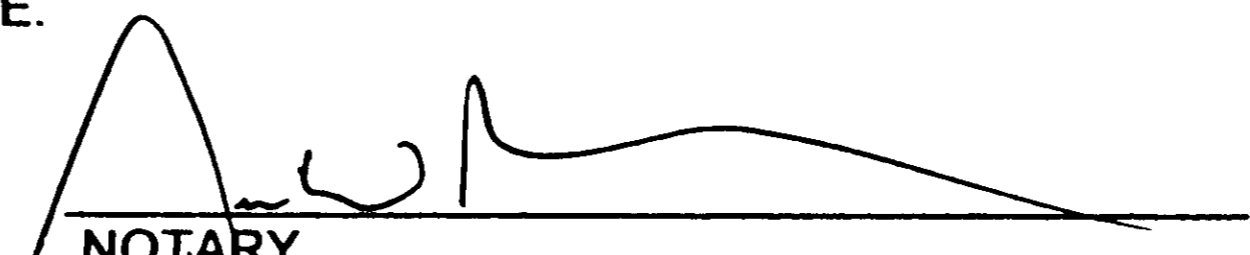
I JANICE N. DICKINSON, HEREBY ACKNOWLEDGE THAT I AM THE OWNER OF LOT 835  
EAGLE RIDGE @ PINEBROOK NO. 13 AND THAT I HERBY CONSENT AND APPROVE  
OWNERS SIGNATURES THE FOREGOING AMENDMENT.

  
\_\_\_\_\_  
Janice N. Dickinson

STATE OF UTAH )

COUNTY OF SUMMIT )

ON THE 28th DAY OF OCTOBER, 1995 PERSONALLY  
APPEARED BEFORE ME JANICE N. DICKINSON  
THE SIGNERS OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME  
THAT SHE EXECUTED THE SAME.

  
\_\_\_\_\_  
NOTARY

notary seal

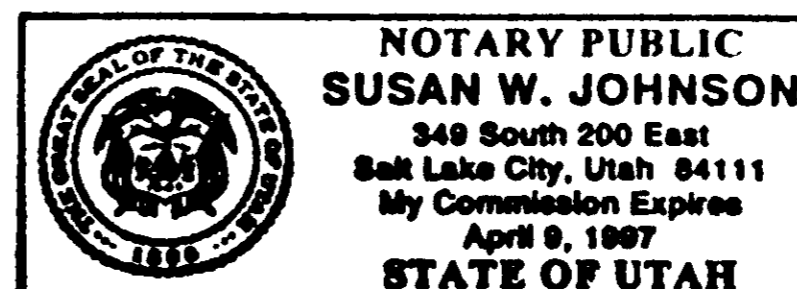


EXHIBIT "B"

FOR AMENDMENT TO THE DECLARATIONS OF THE RESTRICTIVE COVENANTS AND  
CONDITIONS FOR PINEBROOK SUBDIVISIONS NOS. 11, 12, 13 & 14

I CRAIG WING HEREBY ACKNOWLEDGE AHTAT I AM THE OWNER OF LOT 836  
EAGLE RIDGE @ PINEBROOK NO. 13 AND THAT I HEREBY CONSENT AND APPROVE  
OWNERS SIGNATURES THE FOREGOING AMENDMENT.

Craig Wing  
Craig Wing

STATE OF UTAH )

COUNTY OF SUMMIT )

ON THE 28 DAY OF OCTOBER, 1995 PERSONALLY  
APPEARED BEFORE ME CRAIG WING  
THE SIGNERS OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME  
THAT HE EXECUTED THE SAME.

Susan W. Johnson  
NOTARY

notary seal

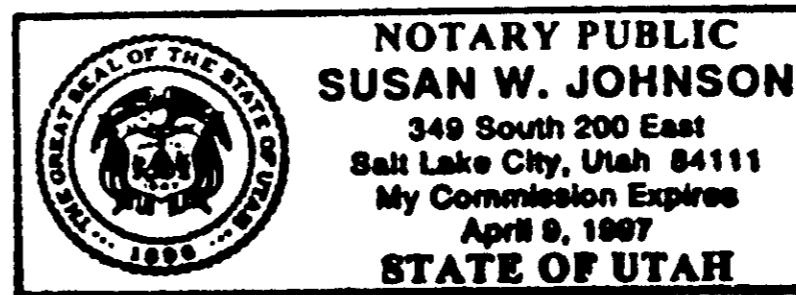


EXHIBIT "B"

FOR AMENDMENT TO THE DECLARATIONS OF THE RESTRICTIVE COVENANTS AND

CONDITIONS FOR PINEBROOK SUBDIVISIONS NOS. 11, 12, 13 & 14

I WANDA K. WILLKOM HEREBY ACKNOWLEDGE THAT I AM THE OWNER OF LOT 847  
EAGLE RIDGE @ PINEBROOK NO. 13 AND THAT I HEREBY CONSENT AND APPROVE THE  
OWNERS SIGNATURES \_\_\_\_\_ FOREGOING AMENDMENT.

Wanda K. Willkom

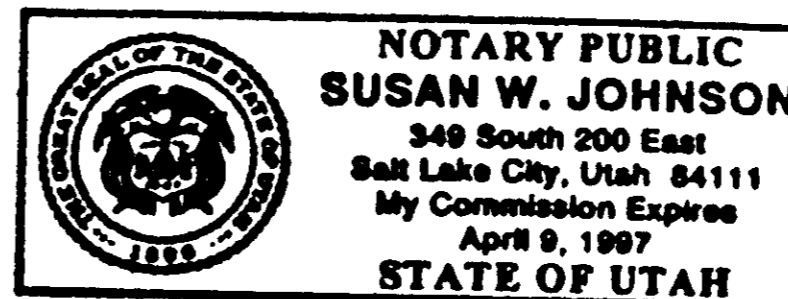
STATE OF UTAH )

COUNTY OF SUMMIT )

ON THE 28th DAY OF OCTOBER, 1995 PERSONALLY  
APPEARED BEFORE ME WANDA K. WILLKOM  
THE SIGNERS OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME  
THAT S HE EXECUTED THE SAME.

A. W. Johnson  
NOTARY

notary seal



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EXHIBIT "B"

FOR AMENDMENT TO THE DECLARATIONS OF THE RESTRICTIVE COVENANTS AND

CONDITIONS FOR PINEBROOK SUBDIVISIONS NOS. 11, 12, 13 & 14  
I NANCY O. THOMPSON HEREBY ACKNOWLEDGE THAT I AM THE OWNER OF LOT 827  
EAGLE RIDGE @ PINEBROOK NO. 13 AND THAT I HEREBY CONSENT AND APPROVE THE  
OWNERS SIGNATURES FOREGOING AMENDMENT.

*Nancy O. Thompson*

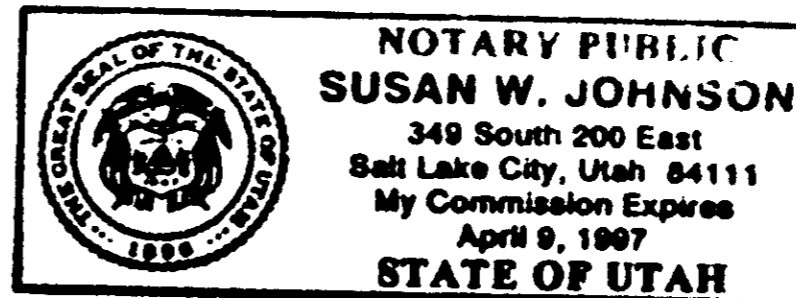
STATE OF UTAH )

COUNTY OF SUMMIT )

ON THE 28th DAY OF OCTOBER, 1995 PERSONALLY  
APPEARED BEFORE ME NANCY O. THOMPSON  
THE SIGNERS OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME  
THAT SHE EXECUTED THE SAME.

*A. W.*  
NOTARY

notary seal



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EXHIBIT "B"

FOR AMENDMENT TO THE DECLARATIONS OF THE RESTRICTIVE COVENANTS AND

CONDITIONS FOR PINEBROOK SUBDIVISIONS NOS. 11, 12, 13 & 14

I GWEN L. COLLINS HEREBY ACKNOWLEDGE THAT I AM THE OWNER OF LOT 848  
EAGLE RIDGE @ PINEBROOK NO. 13 AND THAT I HEREBY CONSENT AND APPROVE THE  
OWNERS SIGNATURES FOREGOING AMENDMENT.

*Gwen L. Collins*

STATE OF UTAH )

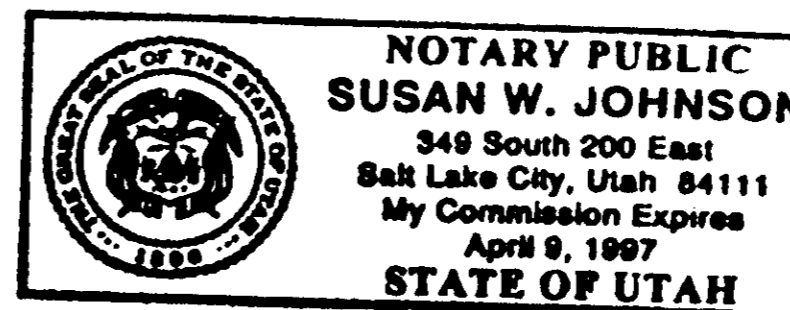
COUNTY OF SUMMIT )

ON THE 28th DAY OF OCTOBER, 1995 PERSONALLY  
APPEARED BEFORE ME GWEN L. COLLINS

THE SIGNERS OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME  
THAT SHE EXECUTED THE SAME.

*[Signature]*  
NOTARY

notary seal



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EXHIBIT "B"

FOR AMENDMENT TO THE DECLARATIONS OF THE RESTRICTIVE COVENANTS AND

CONDITIONS FOR PINEBROOK SUBDIVISIONS NOS. 11, 12, 13 & 14

I JOSEPH F. COTTIS, HEREBY ACKNOWLEDGE THAT I AM THE OWNER OF LOT 826  
EAGLE RIDGE @ PINEBROOK NO. 13 AND THAT I HEREBY CONSENT AND APPROVE  
OWNERS SIGNATURES THE FOREGOING AMENDMENT.

*Joseph F. Cottis*  
JOSEPH F. COTTIS

STATE OF UTAH )

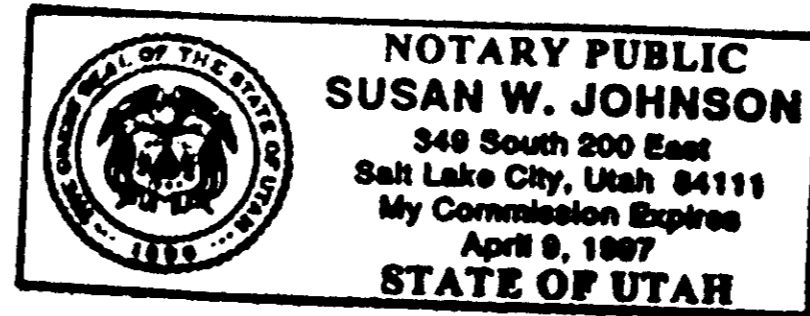
COUNTY OF SUMMIT )

ON THE 28th DAY OF OCTOBER, 1995 PERSONALLY  
APPEARED BEFORE ME JOSEPH F. COTTIS

THE SIGNERS OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME  
THAT HE EXECUTED THE SAME.

*Susan W. Johnson*  
NOTARY

notary seal

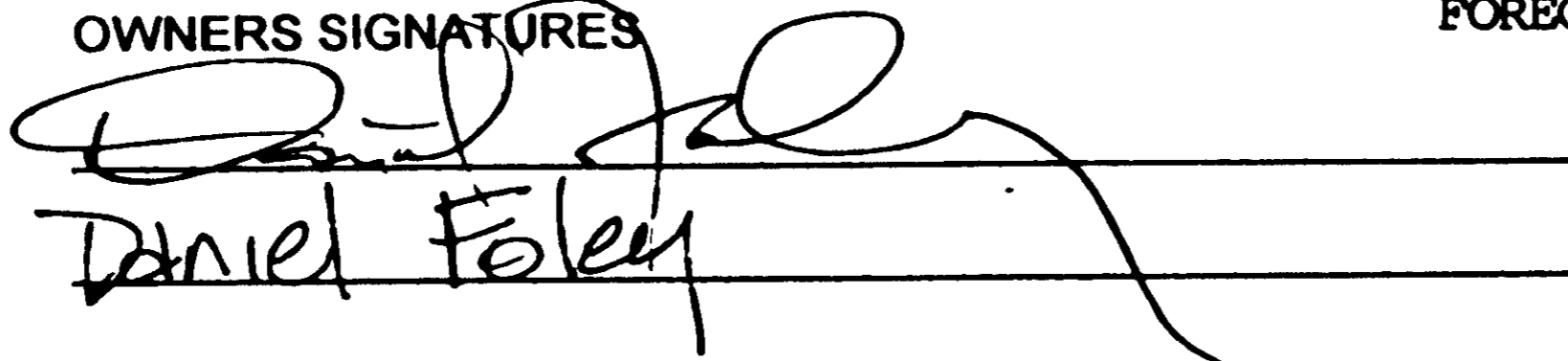


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EXHIBIT "B"

FOR AMENDMENT TO THE DECLARATIONS OF THE RESTRICTIVE COVENANTS AND

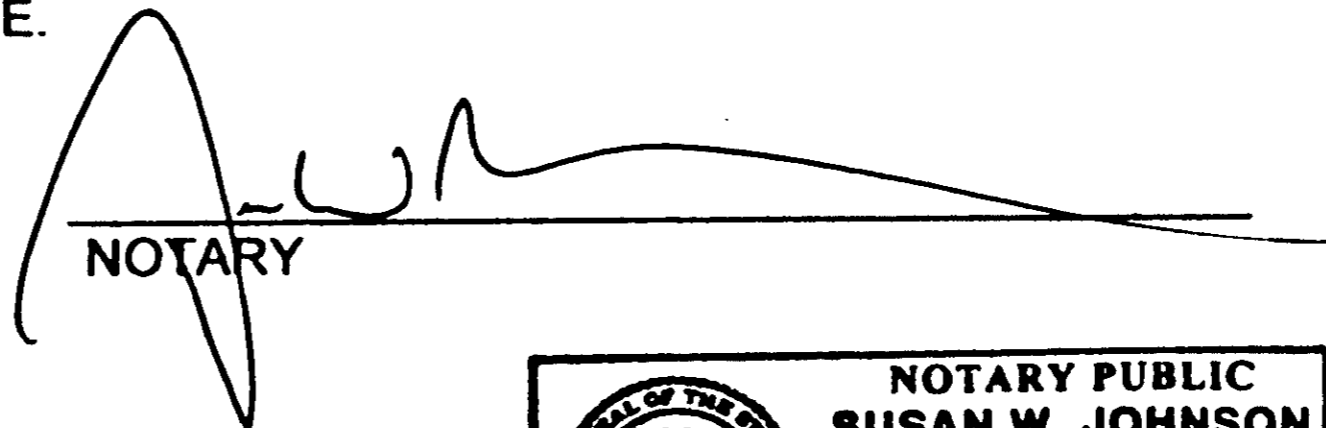
CONDITIONS FOR PINEBROOK SUBDIVISIONS NOS. 11, 12, 13 & 14  
I, DANIEL FOLEY, HEREBY ACKNOWLEDGE THAT I AM THE OWNER OF LOT 842  
EAGLE RIDGE @, PINEBROOK NO. 13 AND THAT I HEREBY CONSENT AND APPROVE THE  
OWNERS SIGNATURES FOREGOING AMENDMENT.

  
\_\_\_\_\_  
Daniel Foley

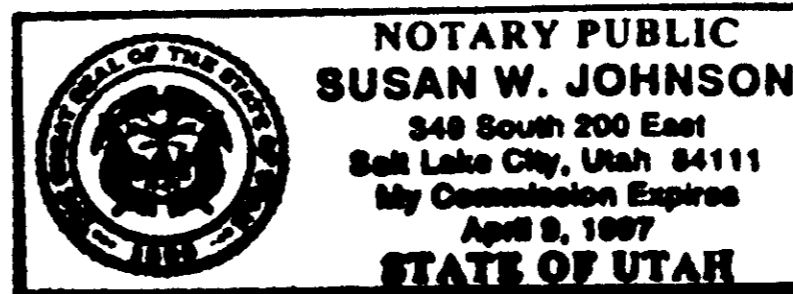
STATE OF UTAH )

COUNTY OF SUMMIT )

ON THE 28th DAY OF OCTOBER, 1995 PERSONALLY  
APPEARED BEFORE ME DANIEL FOLEY  
THE SIGNERS OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME  
THAT HE EXECUTED THE SAME.

  
\_\_\_\_\_  
NOTARY

notary seal



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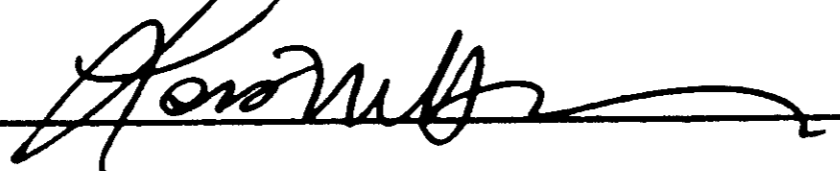


EXHIBIT "B"

FOR AMENDMENT TO THE DECLARATIONS OF THE RESTRICTIVE COVENANTS AND

CONDITIONS FOR PINEBROOK SUBDIVISIONS NOS. 11, 12, 13 & 14

I LOIS M. HALL, HEREBY ACKNOWLEDGE THAT I AM THE OWNER OF LOT 843  
EAGLE RIDGE @ PINEBROOK NO. 13 AND THAT I HEREBY CONSENT AND APPROVE THE  
OWNERS SIGNATURES FOREGOING AMENDMENT.

  
\_\_\_\_\_  
\_\_\_\_\_

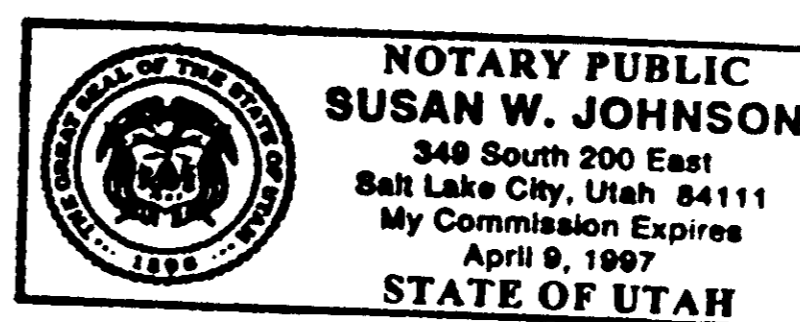
STATE OF UTAH )

COUNTY OF SUMMIT )

ON THE 28th DAY OF OCTOBER, 1995 PERSONALLY  
APPEARED BEFORE ME LOIS M. HALL  
THE SIGNERS OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME  
THAT SHE EXECUTED THE SAME.

  
\_\_\_\_\_  
NOTARY

notary seal



00448747 Bk00946 Pg00520

EXHIBIT "B"

FOR AMENDMENT TO THE DECLARATIONS OF THE RESTRICTIVE COVENANTS AND  
CONDITIONS FOR PINEBROOK SUBDIVISIONS NOS. 11, 12, 13 & 14

I JEAN M. RILEY, HEREBY ACKNOWLEDGE THAT I AM THE OWNER OF LOT 832  
EAGLE RIDGE @ PINEBROOK NO. 13 AND THAT I HEREBY CONSENT AND APPROVE  
OWNERS SIGNATURES THE FOREGOING AMENDMENT.

Jean M. Riley

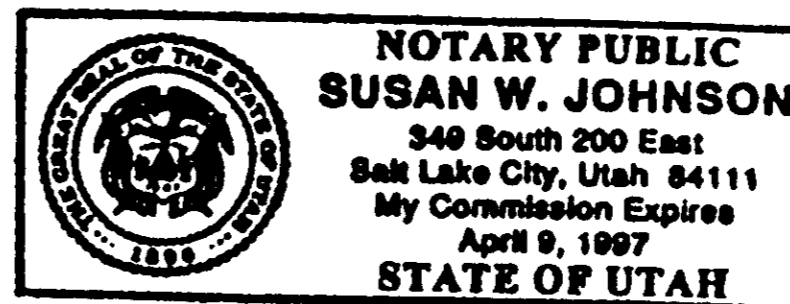
STATE OF UTAH )

COUNTY OF SUMMIT )

ON THE 28th DAY OF OCTOBER, 1995 PERSONALLY  
APPEARED BEFORE ME JEAN M. RILEY  
THE SIGNERS OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME  
THAT S HE EXECUTED THE SAME.

Susan W. Johnson  
NOTARY

notary seal



00448747 Bk00946 Pg00521

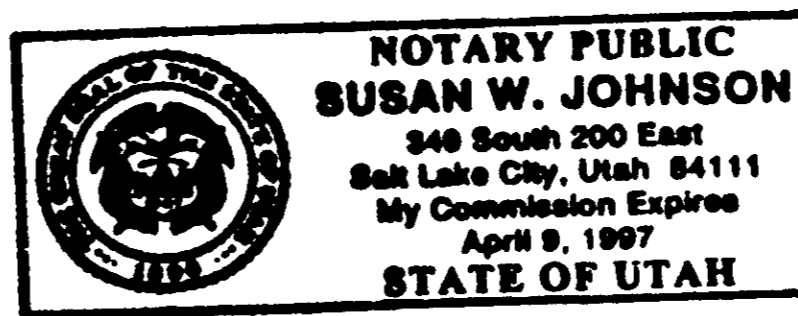
EXHIBIT "B"

FOR AMENDMENT TO THE DECLARATIONS OF THE RESTRICTIVE COVENANTS AND

CONDITIONS FOR PINEBROOK SUBDIVISIONS NOS. 11, 12, 13 & 14

I KLAUS HOFMANN, HEREBY ACKNOWLEDGE THAT I AM THE OWNER OF LOT 840  
EAGLE RIDGE @ PINEBROOK NO. 13 AND THAT I HEREBY CONSENT AND APPROVE  
OWNERS SIGNATURES THE FOREGOING AMENDMENT.

*Klaus Hofmann*  
KLAUS HOFMANN



STATE OF UTAH )

COUNTY OF SUMMIT )

ON THE 31 DAY OF October, 1995 PERSONALLY  
APPEARED BEFORE ME Klaus Hofmann  
THE SIGNERS OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME  
THAT HE EXECUTED THE SAME.

*Susan W. Johnson*  
NOTARY

notary seal

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EXHIBIT "B"

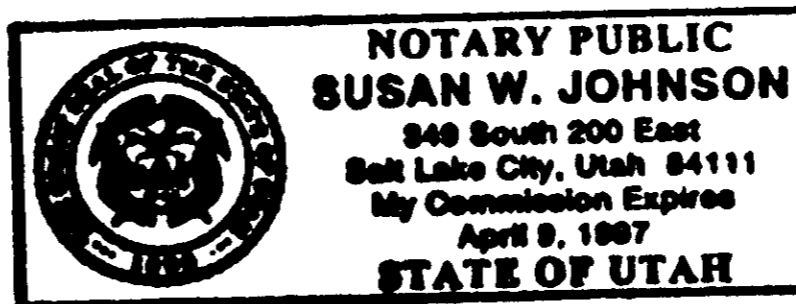
FOR AMENDMENT TO THE DECLARATIONS OF THE RESTRICTIVE COVENANTS AND

CONDITIONS FOR PINEBROOK SUBDIVISIONS NOS. 11, 12, 13 & 14  
I LINDA SCHNEIDER & PAUL SCHNEIDER HEREBY ACKNOWLEDGE THAT I AM THE OWNER OF LOT 801  
(SUNBROOK) PINEBROOK NO. 11 AND THAT I HEREBY CONSENT AND APPROVE  
OWNERS SIGNATURES THE FOREGOING AMENDMENT.

Linda Schneider  
Paul Schil 7946 Summer Hill Dr.

STATE OF UTAH )

COUNTY OF SUMMIT )



ON THE 3 DAY OF October, 1995 PERSONALLY  
APPEARED BEFORE ME Linda Schneider & Paul Schil  
THE SIGNERS OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME  
THAT they EXECUTED THE SAME.

[Signature]  
NOTARY

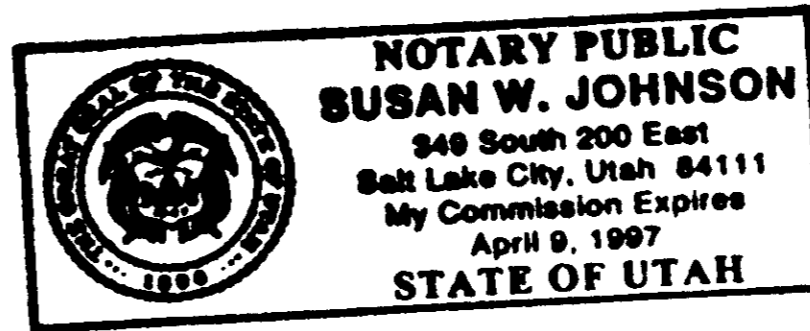
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EXHIBIT "B"

FOR AMENDMENT TO THE DECLARATIONS OF THE RESTRICTIVE COVENANTS AND  
CONDITIONS FOR PINEBROOK SUBDIVISIONS NOS. 11, 12, 13 & 14

I ALLEN D. EICKEMEYER HEREBY ACKNOWLEDGE THAT I AM THE OWNER OF LOT 802  
(SUNBROOK) PINEBROOK NO. 11 AND THAT I HEREBY CONSENT AND APPROVE  
OWNERS SIGNATURES THE FOREGOING AMENDMENT.

Allen D. Eickemeyer  
Allen D. EICKEMEYER



STATE OF UTAH )

COUNTY OF SUMMIT )

ON THE 31 DAY OF October, 1995 PERSONALLY  
APPEARED BEFORE ME Allen D. Eickemeyer  
THE SIGNERS OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME  
THAT HE EXECUTED THE SAME.

[Signature]  
NOTARY

notary seal

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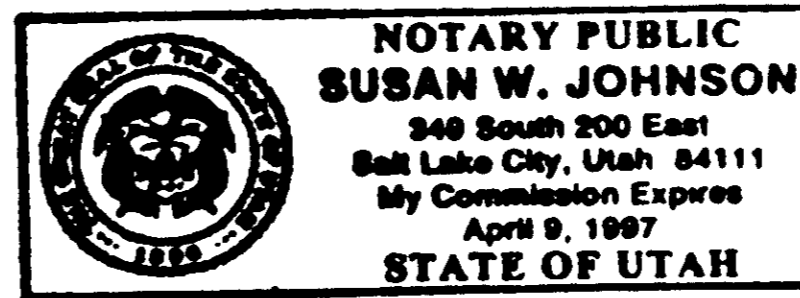
EXHIBIT "B"

FOR AMENDMENT TO THE DECLARATIONS OF THE RESTRICTIVE COVENANTS AND

CONDITIONS FOR PINEBROOK SUBDIVISIONS NOS. 11, 12, 13 & 14

I ANN K. CHRISTISON HEREBY ACKNOWLEDGE THAT I AM THE OWNER OF LOT 809  
(SUNBROOK) PINEBROOK NO. 11 AND THAT I HEREBY CONSENT AND APPROVE THE  
OWNERS SIGNATURES FOREGOING AMENDMENT.

Ann K. Christison  
ANN K. CHRISTISON



STATE OF UTAH )

COUNTY OF SUMMIT )

ON THE 01 DAY OF October 1985, 199\_\_ PERSONALLY  
APPEARED BEFORE ME Ann K. Christison  
THE SIGNERS OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME  
THAT HE EXECUTED THE SAME

[Signature]  
NOTARY

notary seal

00448747 Bk00946 Pg00525

EXHIBIT "B"

FOR AMENDMENT TO THE DECLARATIONS OF THE RESTRICTIVE COVENANTS AND

CONDITIONS FOR PINEBROOK SUBDIVISIONS NOS. 11, 12, 13 & 14  
I, JULIE A. DUTKANYCH, HEREBY ACKNOWLEDGE THAT I AM THE OWNER OF LOT 804  
(SUNBROOK) PINEBROOK NO. 11 AND THAT I HEREBY CONSENT AND APPROVE THE  
OWNERS SIGNATURES FOREGOING AMENDMENT.

Julie A. Dutkanych 1-24-96

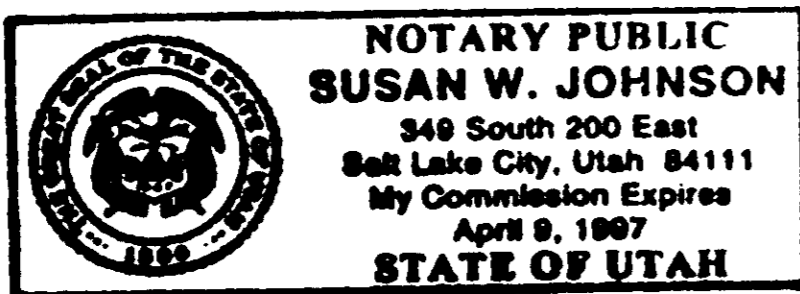
STATE OF UTAH )

COUNTY OF SUMMIT )

ON THE 24th DAY OF JANUARY, 1996 PERSONALLY  
APPEARED BEFORE ME JULIE A. DUTKANYCH  
THE SIGNERS OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME  
THAT SHE EXECUTED THE SAME.

[Signature]  
NOTARY

notary seal



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EXHIBIT "B"

FOR AMENDMENT TO THE DECLARATIONS OF THE RESTRICTIVE COVENANTS AND

CONDITIONS FOR PINEBROOK SUBDIVISIONS NOS. 11, 12, 13 & 14  
I SCOTT F. HILL HEREBY ACKNOWLEDGE THAT I AM THE OWNER OF LOT 803  
(SUNBROOK) PINEBROOK NO. 11 AND THAT I HEREBY CONSENT AND APPROVE THE  
OWNERS SIGNATURES \_\_\_\_\_ FOREGOING AMENDMENT.

*Scott F. Hill*  
\_\_\_\_\_  
\_\_\_\_\_

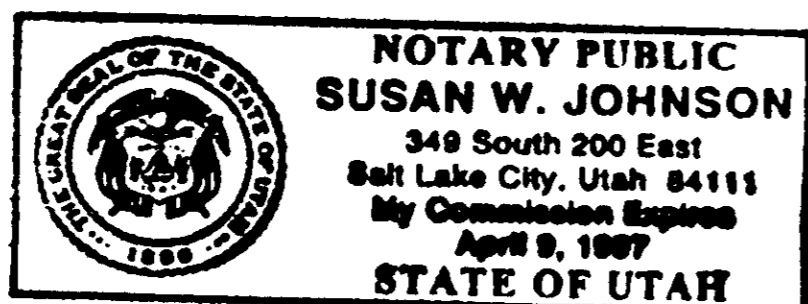
STATE OF UTAH )

COUNTY OF SUMMIT )

ON THE 24th DAY OF JANUARY, 1996 PERSONALLY  
APPEARED BEFORE ME SCOTT F. HILL  
THE SIGNERS OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME  
THAT HE EXECUTED THE SAME.

*[Signature]*  
\_\_\_\_\_  
NOTARY

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EXHIBIT "B"

FOR AMENDMENT TO THE DECLARATIONS OF THE RESTRICTIVE COVENANTS AND

CONDITIONS FOR PINEBROOK SUBDIVISIONS NOS. 11, 12, 13 & 14  
I, JOSEPH R. NICHOLLS & STEPHANIE \*, HEREBY ACKNOWLEDGE THAT I AM THE OWNER OF LOT 849  
\*NICHOLLS EAGLE RIDGE PINEBROOK NO. 14 AND THAT I HEREBY CONSENT AND APPROVE THE  
OWNERS SIGNATURES FOREGOING AMENDMENT.

Stephanie Nicholls Joseph R Nicholls  
Stephanie Nicholls Joseph R Nicholls

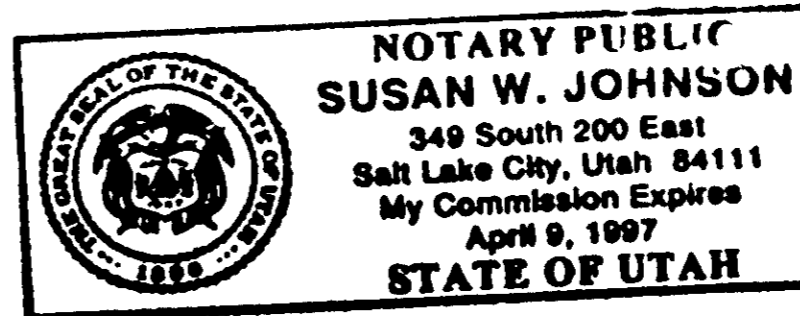
STATE OF UTAH )

COUNTY OF SUMMIT )

ON THE 28th DAY OF OCTOBER, 1995 PERSONALLY  
APPEARED BEFORE ME JOSEPH R. NICHOLLS AND STEPHANIE NICHOLLS  
THE SIGNERS OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME  
THAT HE Y EXECUTED THE SAME.

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NOTARY



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EXHIBIT "B"

FOR AMENDMENT TO THE DECLARATIONS OF THE RESTRICTIVE COVENANTS AND

CONDITIONS FOR PINEBROOK SUBDIVISIONS NOS. 11, 12, 13 & 14

I JAMES ALLEN WALKER HEREBY ACKNOWLEDGE THAT I AM THE OWNER OF LOT 853  
EAGLE RIDGE @ PINEBROOK NO. 14 AND THAT I HEREBY CONSENT AND APPROVE THE  
OWNERS SIGNATURES FOREGOING AMENDMENT.

James A Walker  
JAMES ALLEN WALKER

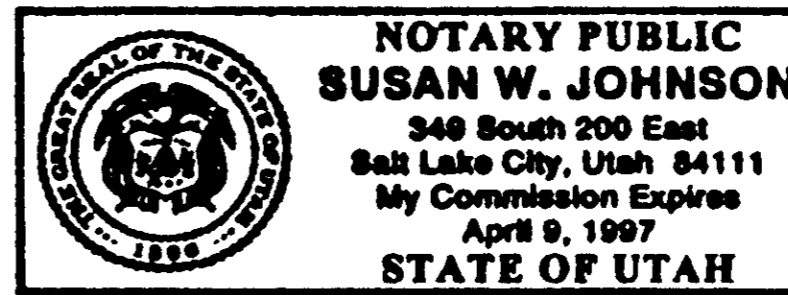
STATE OF UTAH )

COUNTY OF SUMMIT )

ON THE 28th DAY OF OCTOBER, 1995 PERSONALLY  
APPEARED BEFORE ME JAMES ALLEN WALKER  
THE SIGNERS OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME  
THAT HE EXECUTED THE SAME.

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NOTARY

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EXHIBIT "B"

FOR AMENDMENT TO THE DECLARATIONS OF THE RESTRICTIVE COVENANTS AND

CONDITIONS FOR PINEBROOK SUBDIVISIONS NOS. 11, 12, 13 & 14

I WILLIAM E. WALES, HEREBY ACKNOWLEDGE THAT I AM THE OWNER OF LOT 875  
EAGLE RIDGE @ PINEBROOK NO. 14 AND THAT I HEREBY CONSENT AND APPROVE  
OWNERS SIGNATURES THE FOREGOING AMENDMENT.

William E. Wales  
WILLIAM E. WALES

STATE OF UTAH )

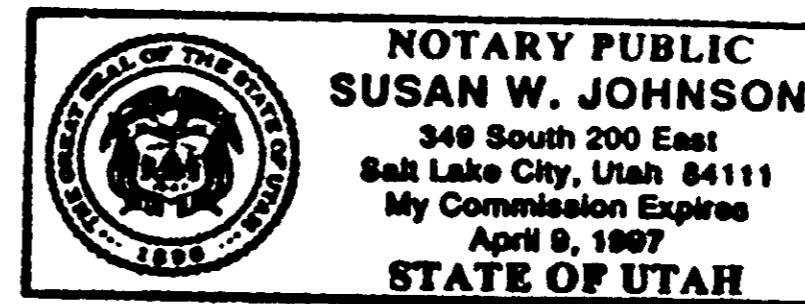
COUNTY OF SUMMIT )

ON THE 28th DAY OF OCTOBER, 1995 PERSONALLY  
APPEARED BEFORE ME WILLIAM E. WALES

THE SIGNERS OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME  
THAT HE EXECUTED THE SAME.

[Signature]  
NOTARY

notary seal



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EXHIBIT "B"

FOR AMENDMENT TO THE DECLARATIONS OF THE RESTRICTIVE COVENANTS AND

CONDITIONS FOR PINEBROOK SUBDIVISIONS NOS. 11, 12, 13 & 14

I JEANNE M. BOETTCHER HEREBY ACKNOWLEDGE THAT I AM THE OWNER OF LOT 854  
EAGLE RIDGE @ PINEBROOK NO. 14 AND THAT I HEREBY CONSENT AND APPROVE  
OWNERS SIGNATURES THE FOREGOING AMENDMENT.

Jeanne M. Boettcher  
Jeanne M. Boettcher

STATE OF UTAH )

COUNTY OF SUMMIT )

ON THE 28th DAY OF OCTOBER, 1995 PERSONALLY  
APPEARED BEFORE ME JEANNE M. BOETTCHER  
THE SIGNERS OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME  
THAT SHE EXECUTED THE SAME.

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[Signature]  
NOTARY

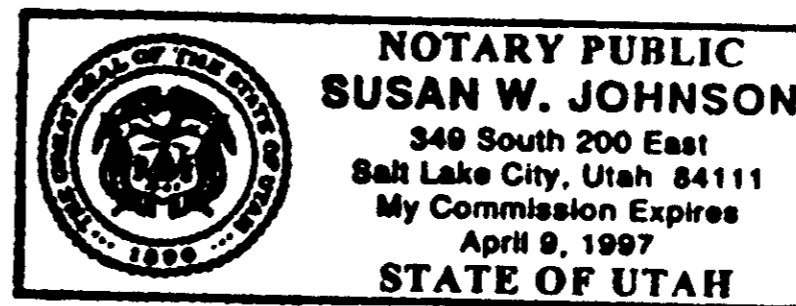


EXHIBIT "B"

FOR AMENDMENT TO THE DECLARATIONS OF THE RESTRICTIVE COVENANTS AND

CONDITIONS FOR PINEBROOK SUBDIVISIONS NOS. 11, 12, 13 & 14

I MARTIN E. LYMAN, HEREBY ACKNOWLEDGE THAT I AM THE OWNER OF LOT 857  
EAGLE RIDGE @ PINEBROOK NO. 14 AND THAT I HEREBY CONSENT AND APPROVE  
OWNERS SIGNATURES THE FOREGOING AMENDMENT.

Martin E. Lyman  
Martin E. Lyman

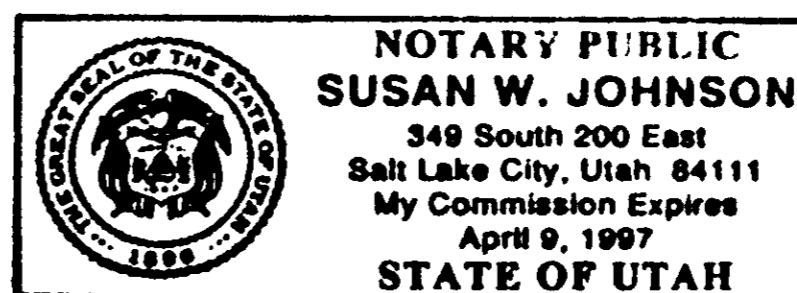
STATE OF UTAH )

COUNTY OF SUMMIT )

ON THE 28th DAY OF OCTOBER, 1995 PERSONALLY  
APPEARED BEFORE ME MARTIN E. LYMAN  
THE SIGNERS OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME  
THAT HE EXECUTED THE SAME.

[Signature]  
NOTARY

notary seal



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EXHIBIT "B"

FOR AMENDMENT TO THE DECLARATIONS OF THE RESTRICTIVE COVENANTS AND  
CONDITIONS FOR PINEBROOK SUBDIVISIONS NOS. 11, 12, 13 & 14

I JANICE L. HEAD, HEREBY ACKNOWLEDGE THAT I AM THE OWNER OF LOT 871  
EAGLE RIDGE @ PINEBROOK NO. 14 AND THAT I HEREBY CONSENT AND APPROVE  
OWNERS SIGNATURES THE FOREGOING AMENDMENT.

Janice L. Head  
Janice L. Head

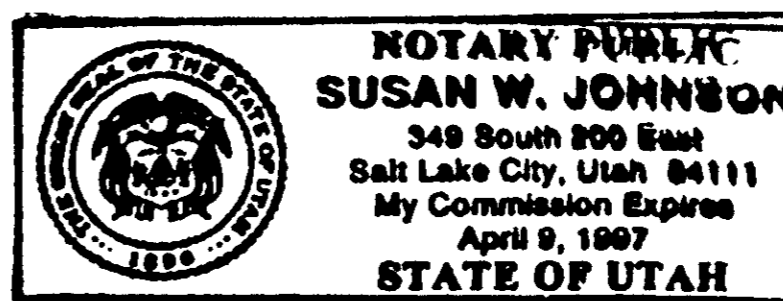
STATE OF UTAH )

COUNTY OF SUMMIT )

ON THE 28th DAY OF OCTOBER, 1995 PERSONALLY  
APPEARED BEFORE ME JANICE L. HEAD  
THE SIGNERS OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME  
THAT SHE EXECUTED THE SAME.

NOTARY

notary seal



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EXHIBIT "B"

FOR AMENDMENT TO THE DECLARATIONS OF THE RESTRICTIVE COVENANTS AND

CONDITIONS FOR PINEBROOK SUBDIVISIONS NOS. 11, 12, 13 & 14

I JUDD P. EFINGER, HEREBY ACKNOWLEDGE THAT I AM THE OWNER OF LOT 859  
EAGLE RIDGE @ PINEBROOK NO. 14 AND THAT I HEREBY CONSENT AND APPROVE  
OWNERS SIGNATURES THE FOREGOING AMENDMENT.

J.P. Efinger  
JUDD P. EFINGER

STATE OF UTAH )

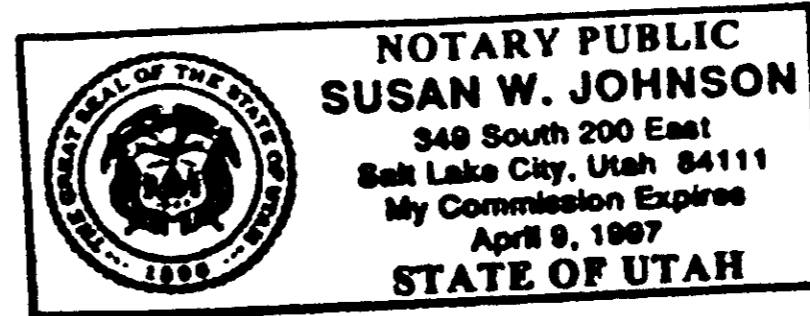
COUNTY OF SUMMIT )

ON THE 28th DAY OF OCTOBER, 1995 PERSONALLY  
APPEARED BEFORE ME JUDD P. EFINGER

THE SIGNERS OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME  
THAT HE EXECUTED THE SAME.

NOTARY

notary seal



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EXHIBIT "B"

FOR AMENDMENT TO THE DECLARATIONS OF THE RESTRICTIVE COVENANTS AND

CONDITIONS FOR PINEBROOK SUBDIVISIONS NOS. 11, 12, 13 & 14

I KATHLEEN M. WOOD, HEREBY ACKNOWLEDGE THAT I AM THE OWNER OF LOT 860  
EAGLE RIDGE @ PINEBROOK NO. 14 AND THAT I HEREBY CONSENT AND APPROVE  
OWNERS SIGNATURES THE FOREGOING AMENDMENT.

Kathleen M. Wood

Kathleen M. Wood

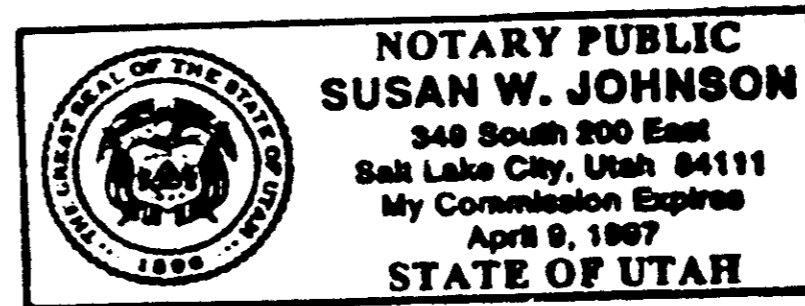
STATE OF UTAH )

COUNTY OF SUMMIT )

ON THE 28th DAY OF OCTOBER, 1995 PERSONALLY  
APPEARED BEFORE ME KATHLEEN M. WOOD  
THE SIGNERS OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME  
THAT SHE EXECUTED THE SAME.

NOTARY

notary seal



00448747 Bk00946 Pg00535



EXHIBIT "B"

FOR AMENDMENT TO THE DECLARATIONS OF THE RESTRICTIVE COVENANTS AND

CONDITIONS FOR PINEBROOK SUBDIVISIONS NOS. 11, 12, 13 & 14

I DAVID TAYLOR, HEREBY ACKNOWLEDGE THAT I AM THE OWNER OF LOT 870  
EAGLE RIDGE @ PINEBROOK NO. 14 AND THAT I HEREBY CONSENT AND APPROVE  
OWNERS SIGNATURES THE FOREGOING AMENDMENT.

*David Taylor*  
David Taylor

STATE OF UTAH )

COUNTY OF SUMMIT )

ON THE 28th DAY OF OCTOBER, 1995 PERSONALLY  
APPEARED BEFORE ME DAVID TAYLOR  
THE SIGNERS OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME  
THAT HE EXECUTED THE SAME.

notary seal

*Susan W. Johnson*  
NOTARY

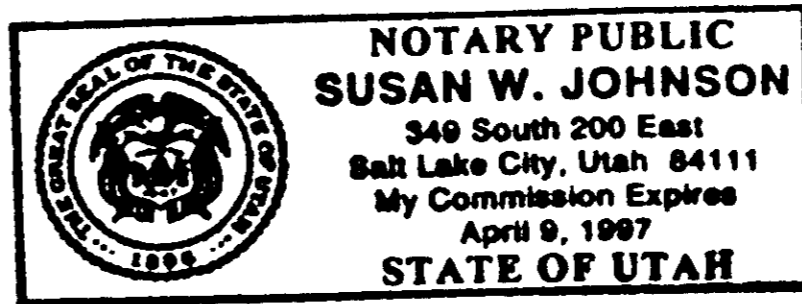
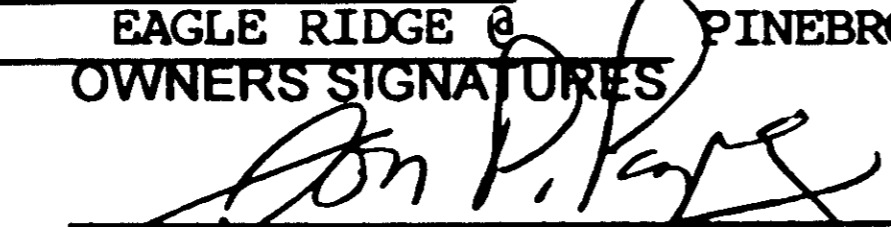


EXHIBIT "B"

FOR AMENDMENT TO THE DECLARATIONS OF THE RESTRICTIVE COVENANTS AND

CONDITIONS FOR PINEBROOK SUBDIVISIONS NOS. 11, 12, 13 & 14


I JON P. PAPEZ, HEREBY ACKNOWLEDGE THAT I AM THE OWNER OF LOT 869  
EAGLE RIDGE @ PINEBROOK NO. 14 AND THAT I HEREBY CONSENT AND APPROVE  
OWNERS SIGNATURES THE FOREGOING AMENDMENT.

  
\_\_\_\_\_  
Jon P. Papez

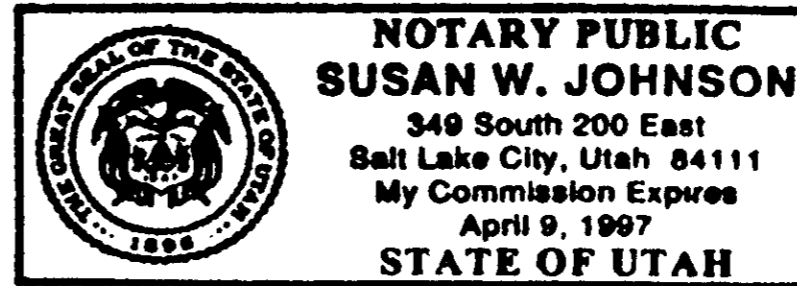
STATE OF UTAH )

COUNTY OF SUMMIT )

ON THE 28th DAY OF OCTOBER, 1995 PERSONALLY  
APPEARED BEFORE ME JON P. PAPEZ  
THE SIGNERS OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME  
THAT HE EXECUTED THE SAME.

  
\_\_\_\_\_  
NOTARY

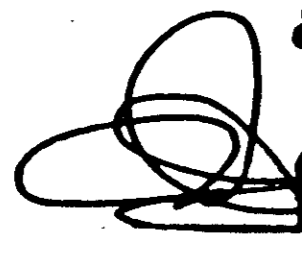
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**EXHIBIT "B"**

**(AMENDMENT TO DECLARATIONS OF THE RESTRICTIVE COVENANTS AND CONDITIONS FOR PINEBROOK SUBDIVISIONS NOS. 13 & 14.)**

I/We hereby acknowledge that I/We are the owner/declarant of Lot(s) <sup>851</sup> 865, 866, 867, & Pinebrook Subdivision No. 14, and that I/We hereby consent to and approve the foregoing Amendment to the Declarations of the Restrictive Covenants and Conditions for Pinebrook Subdivisions Nos. 13 & 14.

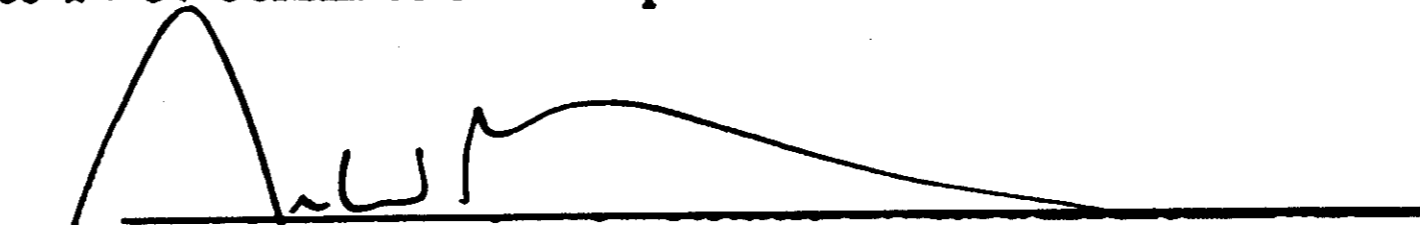
 EAGLE RIDGE 14, by  
**GREAT HABITAT CORPORATION (Declarant)** EAGLE RIDGE L.C., MANAGING MEMBER  
BY: WILLIAM O. ADAMS, MEMBER

By:   
Its: W. O. ADAMS

**ACKNOWLEDGMENT**

STATE OF UTAH            )  
  ss.  
County of Summit        )

DECEMBER  
On the 13th day of ~~March~~ March, 1995, personally appeared before me WILLIAM O. ADAMS  
MEMBER OF GREAT HABITAT  
EAGLE RIDGE, L.L.C., THE MANAGING MEMBER EAGLE RIDGE 14, L.C., and that he signed the  
foregoing Amendment to the Declarations of the Restrictive Covenants and Conditions for  
Pinebrook Subdivisions Nos. 13 & 14 on behalf of said corporation.

My Commission Expires: \_\_\_\_\_  
  
NOTARY PUBLIC  
Residing at: \_\_\_\_\_

