

**FIRST AMENDMENT TO
SECOND AMENDED AND RESTATED DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS AND RESERVATION OF EASEMENTS
FOR
THE VILLAS AT THE COUNTRY CLUB CONDOMINIUMS**

RECITALS

WHEREAS, that certain real property identified as The Villas at the Country Club Condominiums (the "Association") is situated in Provo, Utah County, State of Utah, and is governed by the *Second Amended and Restated Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for the Villas at the Country Club Condominiums*, recorded in the Utah County Recorder's Office on May 18, 2021 as Entry No. 92914:2021 (the "Declaration");

WHEREAS, the Declaration created and governs the Association, a non-for-profit corporation established under the laws of the State of Utah;

WHEREAS, this First Amendment to Second Amended and Restated Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for the Villas at the Country Club Condominiums ("First Amendment") shall be recorded against all Units and Parcels described in Exhibit A hereto, and shall run with the land and be binding on all Owners and successors in interest;

WHEREAS, Article VIII, Section 8.2 of the Declaration contains a reinvestment fee covenant in the amount of "two times the then current monthly assessments";

WHEREAS, Utah State law allows the Association to charge and collect a reinvestment fee in the amount of up to .5% of the sales price / value of each Unit;

WHEREAS, the Association's Management Committee has determined that it is in the best interests of the Association and its Members collectively to charge and collect a reinvestment fee of up to the amount allowed under Utah law instead of the lesser amount stated in the Declaration;

WHEREAS, Article X, Section 10.2 of the Declaration states the Declaration may be amended by a 67% affirmative vote of the total percentage interest of the Owners within the Association;

WHEREAS, the requisite number of votes have been obtained to amend the Declaration;

NOW THEREFORE, the Declaration is hereby amended, as follows:

First Amendment to Declaration

