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JOHN ALAN CORTES, Recorder
GRAND COUNTY CORPORATION
For: THE SLOAN LAW FIRM

**FIRST AMENDMENT
to the
MASTER DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS OF
PUESTA DEL SOL
A PLANNED UNIT DEVELOPMENT
GRAND COUNTY, UTAH**

The Members of the Puesta Del Sol Master Homeowners Association, Inc., (the "Master Association") at its Meeting on July 25, 2015, and by an affirmative vote or written approval of at least a majority of the total votes of the Master Association, hereby amend the Master Declaration of Covenants, Conditions and Restrictions of Puesta Del Sol, a Planned Unit Development, Grand County Utah, recorded on March 6, 1997 at Entry No. 439136 in the real property records of Grand County (the "Declaration"), which governs development of real property more particularly described in *Exhibit A*, as follows:

1. **ARTICLE I, DEFINITIONS**, Section 1.15 shall be amended in its entirety to read as follows:

1.15 "Improvement" shall mean all i) structures, including residences, garages, patios, and decks; ii) landscaping, including vegetation, trees, hedges, shrubs, bushes, and rock work; iii) fencing; iv) impermeable Accessory Yard Structures, such as poured driveways, rock terracing, and basketball courts; v) excavation, fill, ditch, diversion dam or any other device which affects or alters the natural flow of surface or subsurface water from upon, under, or across any portion of the Project; or vi) any utility line, conduit, pipe, or other related facility or equipment.

2. **ARTICLE III, USE RESTRICTIONS** shall be amended to include new Section 3.16 as follows:

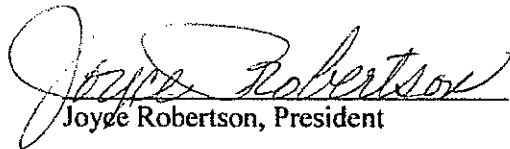
3.16 Rental Restrictions. Overnight and short-term rentals of less than 30 calendar days are expressly prohibited in the single family housing portion of the development unless the owner can provide written documentation of a grandfathering provision issued by Grand County. Long-term rentals of 30 calendar days or more are expressly subject to the terms and conditions contained in the Declaration, as amended. Each Owner is responsible for providing a copy of the Declaration to their tenants, guests, and invitees.

3. Except as specifically modified and amended herein, the terms, conditions, and definitions contained in the original Declaration shall remain in full force and effect. Except as expressly provided herein, this First Amendment shall not alter or affect any covenant, condition, or restriction contained in the original Declaration.

CERTIFICATION

The foregoing First Amendment to the Master Declaration of Covenants, Conditions and Restrictions of Puesta Del Sol, A Planned Unit Development, Grand County Utah, was adopted and approved on July 25, 2015 by the Association.

ATTEST:

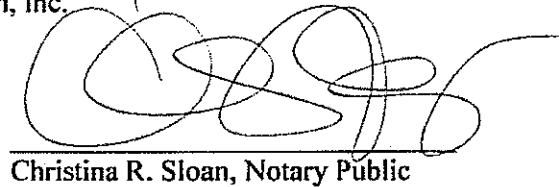

Joyce Robertson, President


RYAN JACKMAN, Secretary

STATE OF UTAH)
) ss.
COUNTY OF GRAND)

The foregoing First Amendment was acknowledged before me on this 25th day of July 2015 by Joyce Robertson, President, and Ryan Jackson Secretary of the Puesta Del Sol Master Homeowners Association, Inc.

Witness my hand and seal.


Christina R. Sloan, Notary Public



*First Amendment to
Master Declaration of CCRs
of Puesta Del Sol
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EXHIBIT A

LEGAL DESCRIPTION OF THE PROJECT

DESCRIPTION OF A PARCEL OF LAND WITHIN THE SE1/4 OF SECTION 15, T26S, R22E, SLB&M, GRAND COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at the NE Corner of the SE1/4 of Section 15, T26S, R22E, SLB&M, and proceeding thence with the East line of said SE1/4 S 0°02'W 1323.8 ft. to the SE Corner NE1/4 SE1/4, thence N 89°34'W 899.9 ft. along the South line of said NE1/4 SE1/4, thence along a 250.0 ft. radius curve to the right 205.2 ft. (said curve has a chord which bears N 66°03'W 199.4 ft.), thence N 42°33'W 221.9 ft., thence along a 316.0 ft. radius curve to the left 261.7 ft. (said curve has a chord which bears N 66°16'W 254.2 ft.), thence West 185.5 ft. to the SW Corner of Lot 1, Block 4, Solano Vallejo Estates Phase 1, thence along the East line of said Solano Vallejo Estates Phase 1 N 0°06'E 330.0 ft. to the NE corner of Solano Vallejo Estates Phase 1, thence N 0°06'E 646.5 ft. to the North line SE1/4 said Section 15, thence along the North line of the SE1/4 of said Section 15 S 09°47'E 1649.3 ft. to the point of beginning.