Second Amendment
to
Declaration of Covenants, Conditions,
and Restrictions and Reservation of Easements for
Silver Pointe Townhouse, a Planned Unit Development Subdivision (Declaration)
and
Silver Pointe Home Owner's Association By-laws

Recitals

A. Pursuant to the terms outlined in the recorded Covenants, Conditions, and Restrictions and Silver Pointe Bylaws and Regulations the following amendments shall be made:

1. Common Areas:
The real property common areas and improvements include walkways, driveways, grass and trees, and retention areas shall be maintained by the Association. The immediate areas around each individual unit must be maintained by each individual owner. Each of these planting areas must be kept planted with shrubs or flowers or zero effect landscape and watered, trimmed, and weeded to maintain an esthetically pleasing exterior. The Association Board of Directors will monitor compliance and reserve the right to direct corrective action. The Board has final say on compliance.

The exterior utility service locations are to be kept free of obstructions and are considered common areas of Silver Pointe. Unit 16 has an exterior power plug that will be used for the sprinkler controller. This plug shall remain energized at all times by whomever occupies or owns unit 16 at no cost to the HOA.

2. Garbage Cans:
Garbage cans are to be kept out of the front of individual units, not placed in any common driveway area, nor be used for any other purpose other than residential garbage. Garbage cans are to be placed on Georgia Drive on the approved night before collection. No cans are to be left on the street past 7 PM on the day of collection.

3- Monthly Assessments:
All Association dues are due and payable by the 15th of each month. Dues are $120.00 per month. A $15.00 late fee will be charged on the 16th of each month for overdue fees. Association fees overdue 90 days or more may result in a lien being placed on the overdue unit. All legal costs for collection will be assessed to the owner. Fees may change at any time as voted by the Board of Directors for the continued operation of the HOA.

4- Dwelling Occupancy:
Each unit is a single family dwelling and as such can only be used for that purpose. A family is defined as a group of natural persons related to each other by blood or marriage or adoption, or a group of not more than three not so related.

5- Parking and Vehicles:
There will be NO PARKING in any common driveway areas, any curb areas that are painted red, or any other area within Silver Pointe PUD that is identified as NO PARKING. DO NOT park any vehicles on the north side of Georgia Drive from Wednesday at 5 p.m. until Thursday at 5 p.m. for garbage collection. DO NOT park in any of the dirt areas surround Silver Pointe. DO NOT drive around any portion of any building whether landscaped or dirt. Two vehicles are allowed at each unit only. Units 1, 2, 5, and 6 have one single garage and an approach driveway for parking. Units 3 and 4 have a double garage and approach driveway for parking. Units 13-20 have one single garage and one outside stall (no approach drive).

No other parking is allowed in any other area within Silver Pointe PUD. No recreational vehicles, trailers of any kind, non-running or non-registered vehicles, large trucks, UTV's, ATV's, boats, etc shall be parked in any portion of the PUD. Construction related vehicles or Brad Wilkes Construction vehicles shall be exempt from this rule for as long as Brad Wilkes Construction or any entity associated with Brad Wilkes has any ownership interest within Silver Pointe PUD.

No heavy mechanical work (engine replacement, transmission replacement, body work, etc.) may be done on any parking area of Silver Pointe PUD. Visitors may park in visitor designated areas only.

6- Disturbances:
No loud music, noise, or noxious odors will be allowed inside individual units or in any common areas.

7- Tobacco, drugs, and alcohol Use:
Due to common walls and common areas no tobacco shall be allowed inside of any unit, including garages and common driveway and patio areas. Vapor producing equipment (Vaping) is also prohibited. No excessive use of alcohol shall be permitted. No recreational or illegal drugs shall be used on any portion of Silver Pointe PUD.

8- Exteriors:
No rubbish, trash, garbage, or other waste material shall be allowed on the property. No temporary structures, sheds, or buildings may be placed on patios, driveways, or common areas. Patio areas are to be kept free of clutter and kept weeded and cleaned. No alteration of any kind is allowed to the exterior of any building without expressed, written consent of the HOA Board of Directors.

9- Animals:
Only one dog or cat is allowed in each dwelling unit. No other pets are allowed. No dogs shall be of any breed that is listed as vicious nor shall any dog weigh more than 30 pounds. All pets shall be in full control of an owner. All dogs must be leashed and in the person of the owner. No dog shall be chained, cable, or restrained to any portion of the exterior nor left unattended for any length of time. No barking, digging, clawing, damage to the property, etc. shall be permitted. All feces must be immediately picked up and any urination spots are to be watered. Failure to comply with these terms of animal ownership and care may result in fines for cleanup, assessment for damage to grass and other property or removal of the animal.

10- Fire:
No open fires or fire pits are allowed on Silver Pointe PUD. Propane or natural gas powered equipment is allowed however these items must be operated in a safe manner and shall not damage any exterior or interior portion of the property. Any damage resulting from use or misuse of any heat or fire equipment shall be the responsibility of the individual unit owner.

11. Utilities:
Satellite dishes are strictly controlled. No dish shall exceed 24" in diameter. No dish shall be mounted in any way that damages the roof or wall structure. No more than one (1) dish per dwelling unit. Dishes on units 13-20 shall be mounted near the eave area at the pre-wired box only. No drilling of any wall or use of any vent is permissible for dish wire installation. No drilling of any wall of mounting of boxes or equipment is permissible for any utility (Phone, cable, TV, Internet, etc.)

All other terms shall remain the same unless changed above.

This amendment was executed on June, 1st 2018 by:

Silver Pointe Homeowners Association, A Utah Corporation

B.W.

by Brad Wilkes- President

Witnessed on this day June 1, 2018

By: Karen Anderson
Notary Public

Residing at: Layton

Notary Public - State of Utah
KAREN ANDERSON
Commission #695880
My Commission Expires
July 14, 2021