

ENTRY NO. 00326470

07/27/2026 09:05:13 AM B: 0653 P: 0432
Restrictive Covenants PAGE 1 / 4
DEBRA P. ZIRBES, JUAB COUNTY RECORDER
FEE \$ 107.00 BY JUAB TITLE & ABSTRACT COMPANY

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NEBO MEADOWS SUBDIVISION

AMENDED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

KNOW ALL MEN BY THESE PRESENTS:

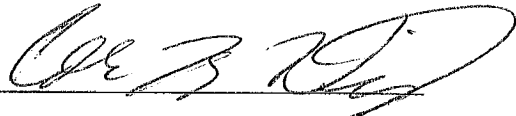
WHEREAS, WRIGHT DIRECTION, LLC, a Delaware limited liability company (hereafter "Developer") is the developer of the lots of certain real property located in Nephi, Juab County, State of Utah and Ridgeback Construction, LLC, a Utah limited liability company, as an owner identified as NEBO MEADOWS SUBDIVISION, being more particularly described in Exhibit "A" attached hereto and made a part hereof (referred to collectively herein as "the Property");

WHEREAS, Developer shall cause such Property to be conveyed subject to certain protective covenants, conditions and restrictions as hereinafter set forth.

NOW, THEREFORE, Developer hereby declares that all of the Property shall be held, sold and conveyed subject to the following covenants, conditions and restrictions, all of which are for the purpose of enhancing and protecting the value, desirability and attractiveness of the Property.

1. Design Standards: The outside measurement of each house will not be less than 1,350 square feet on the main floor, exclusive of garages, porches, patios, and/or storage. Exterior walls of rock, stone, brick, cement board or stucco are required (with a minimum of 40% rock, brick or stone on the front of home). Colors of exterior materials must be in earth tones. Log houses, pre-fabricated houses, re-located houses, and anything of this nature are strictly prohibited. Each house will be designed and built in a way that reasonably mitigates against risks associated with the potential for collapsible soils, or other soils conditions, that may be found on each Lot.

WRIGHT DIRECTION, LLC, a Delaware
limited liability company

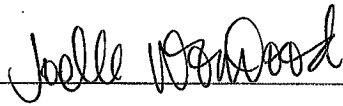

Cole Korey Wright, Manager

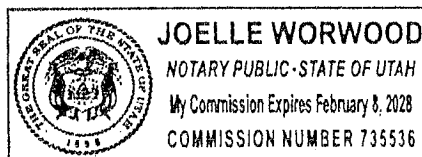
STATE OF UTAH)

: ss.

COUNTY OF JUAB)

On the 15th of July, 2026, before me, a Notary Public in and for the said state, appeared Cole Korey Wright, Manager of WRIGHT DIRECTION, LLC, a Delaware limited liability company personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.


Notary Public



Ridgeback Construction, LLC, a Utah
limited liability company



Steven Matthew Harris, Manager

STATE OF UTAH)

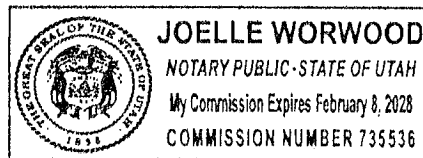
: ss.

COUNTY OF JUAB)

On the 23rd day of July, 2026, personally appeared before me, a Notary Public in and for the State of Utah, Steven Matthew Harris, Manager of Ridgeback Construction, LLC, a Utah limited liability company the signer(s) of the above instrument, who duly acknowledged to me that he/she executed the same.



Notary Public



"EXHIBIT A"

Parcel No. XA3A-0200-101 through XA3A-0200-141: All of Lots 1
through 41 of the Nebo Meadows Subdivision according to the official
plat thereof filed as Entry No. 322067 and as Map No. 467 in the Office
of the Juab County Recorder.