

AFTER RECORDING, PLEASE RETURN TO:

Gabe Lleras
The Reserve
595 South Riverwoods Parkway, Suite 400
Logan, Utah 84321

Instrument # 241173

BEAR LAKE COUNTY

7-14-2023 04:51:49 PM No. of Pages: 3

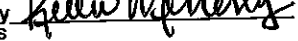
Recorded for : GABE LLERAS

AMY BISHOP

Ex-Officio Recorder Deputy

Index to: PROTECTIVE COVENANTS

Fee: 16.00



**FIRST AMENDMENT TO DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS**

OF

THE RESERVE AT BEAR LAKE

THIS FIRST AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS for THE RESERVE AT BEAR LAKE (the "***Amendment***") is made and entered into effective this ____ day of June, 2023, by THE RESERVE, LLC (the "***Declarant***"); and is filed to amend that certain Declaration of Covenants, Conditions and Restrictions of The Reserve at Bear Lake recorded as Instrument #197566 on March 8, 2007 on the records of Bear Lake County, Idaho (the "***Declaration***").

RECITALS:

A. Pursuant to Section 10.2 of the Declaration, the Declarant has the unilateral right to amend the Declaration.

B. The Declarant desires to make certain changes to the Declaration in the interest of providing special provisions for townhomes to be constructed in The Reserve.

NOW, THEREFORE, the Declarant hereby amends the Declaration by execution of this Amendment as set forth below:

1. Section 7.30. The following Section 7.30 shall be added to the Declaration immediately following Section 7.29 thereof:

7.30 Camper Trailers. Use of camper trailers, RVs or similar (a "***Camper Trailer***") within The Reserve is prohibited. Camper Trailers must be stored pursuant to the provisions of Section 7.13 of this Declaration and remain unused while located within The Reserve. Camper Trailers must remain closed up and shall not be used to accommodate extra guests nor shall they be used as extra living space within The Reserve. Notwithstanding the foregoing, in the event that an Owner is actively building a dwelling on the Owner's Homestead within The Reserve, such Owner may request permission from the Association to temporarily use a Camper Trailer on the Owner's Homestead for short periods of time during such active construction period. Permission

to use the Camper Trailer on an Owner's Homestead during the building process shall be in the Association's sole discretion and may be revoked at any time and for any reason.

2. Capitalized Terms. Capitalized terms which are not defined herein shall have the same meaning as given to them in the Declaration.

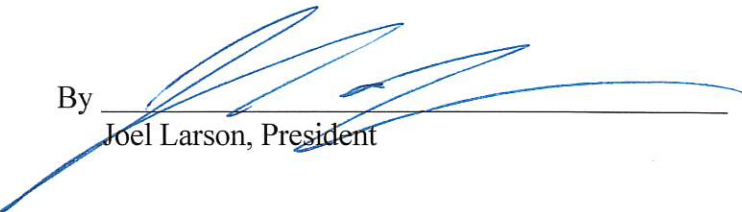
3. Declaration Ratified and Affirmed. Except as modified by this Amendment, the Association does hereby ratify and affirm the Declaration in its entirety.

[Signature Page Follows]

DATED as of the date first above written.

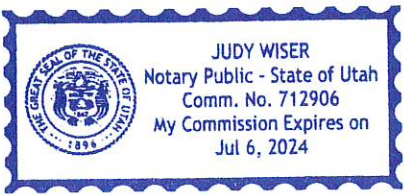
DECLARANT:

THE RESERVE, LLC
A Utah Limited Liability Company

By 
Joel Larson, President

STATE OF UTAH)
 :SS
COUNTY OF CACHE)

On the 10th day of ~~June~~ ^{July}, 2023, personally appeared before me JOEL LARSON, who, being by me duly sworn, did say that he is the President of THE RESERVE, LLC, and that the foregoing FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS was signed by him on behalf of THE RESERVE, LLC by authority of a resolution of the Members or its Operating Agreement, and JOEL LARSON acknowledged to me that THE RESERVE, LLC executed the same.




NOTARY PUBLIC



TO ALL OWNERS AND GUESTS

Welcome to The Reserve

PLEASE FOLLOW THE RULES AND REGULATIONS FOR OUR AREA

1. SPEED LIMIT IS 20 MPH.
2. QUIET HOURS ARE FROM 10 PM - 8 AM.
3. LODGE HOURS ARE FROM 5:30 AM-10:30 PM.
4. POOL HOURS ARE FROM 9:30 AM- 10:30 PM SUN-THURS 9:30 AM-11PM FRI & SAT.
5. SPORTS COURT CLOSSES AT DUSK - OPENS @ 8 AM.
6. IF YOU HAVE A LARGE GROUP PLEASE LIMIT THE NUMBER OF PEOPLE AND TIME IN EACH AREA SO THAT EVERYONE AT THE RESERVE HAS THE SAME OPPORTUNITY TO ENJOY OUR FACILITIES. MAXIMUM TIME IS 2 HOURS FOR THE SPOERT COURT.
7. ALL OHV AND ATVS MUST REMAIN ON ROADS (DO NOT CUT ACROSS OPEN LAND AREAS THESE LOTS ARE OWNED BY OTHERS. (THIS IS TRESPASSING).
8. PLEASE PARK IN DESIGNATED PARKING AREAS AT THE LODGE (IF IT'S NOT MARKED DO NOT PARK). **TRAILERS ARE NOT ALLOWED IN THE LODGE PARKING LOT!**
9. ALL VEHICLES MUST BE IN THEIR CABIN PARKING AREAS, NO PARKING ON ROADWAYS, NO OVER NIGHT PARKING AT THE LODGE LOT, GATES, OR TERRACE PARKING AREAS. TRAILERS AND BOATS CAN BE PARKED IN TRAILER PARKING AREA BY THE ENTRY. **VIOLATORS WILL BE TOWED AWAY AT THE VEHICLE OWNER'S EXPENSE!**
10. PETS MUST BE ON A LEASHES IF NOT ON CABIN PROPERTY.
11. KEY FOBs ARE REQUIRED TO ENTER THE LODGE, POOL AND BEACH AREAS



12. NO ALCOHOL OR PETS ARE ALLOWED IN THE LODGE AREA, POOLS OR SPORTS COURT AREAS.
13. NO BIKES, ROLLER BLADES, SCOOTERS ETC, ALLOWED ON COMMON AREA DECKS.
14. PLEASE READ ALL SIGNS ON POOL DECK AND SPORTS COURT AND FOLLOW THOSE RULES.
15. DECK CHAIRS ARE NOT ALLOWED IN THE POOLS.
16. THERE ARE BASKETBALLS AND DISCS FOR FRISBEE GOLF AVAILABLE IN THE LODGE FOR CHECK OUT/ IN WITH A DEPOSIT.
17. SWIM DIAPERS AND PLASTIC COVERS ARE A MUST IN THE POOLS, PLEASE CHECK THEM OFTEN. (SWIM DIAPERS AND PLASTIC COVERS ARE AVAILABLE AT THE LODGE FOR PURCHASE).
18. THE POOL WILL BE CLOSED AFTER ANY CONTAMINATION INCIDENT FOR 12 TO 24 HRS OR UNTIL THE POOL IS SAFE TO USE.
19. ABSOLUTELY NO SUNSHADES OR METAL BOTTOMED CHAIRS IN THE SPORT COURT AREA.
20. IF YOU USE THE GYM- PROPER SHOES ARE REQUIRED (CLEAN DRY SHOES & DRY CLOTHES) WIPE DOWN ALL EQUIPMENT AFTER USE.
21. OUR STAFF IS NOT RESPONSIBLE FOR CABIN AREAS, RENTAL CABIN KEYS OR THE MANAGEMENT OF RENTAL HOMES. PLEASE MAKE SURE THAT ALL GUESTS ARE FAMILIAR WITH THESE RULES AND THAT YOUR FAMILY AND GUESTS HAVE THE PROPER INFORMATION AND KEYS AS THEY VISIT AND ENJOY THE RESERVE.

THE RESERVE MANAGEMENT

MUST HAVE LIST

REFLECTIVE TAPE FOR STEPS

NEW LIGHTS FOR POOL WALK WAYS