

RECORDING REQUESTED BY:

Woodside Homes of Utah, LLC

WHEN RECORDED RETURN TO:

Woodside Homes of Utah, LLC
Attn: Derek Terry
460 West 50 North, Suite 300
Salt Lake City, UT 84101

Serial #: 128980001 through 128980070 inclusive; 128990201 through 128990281 inclusive;
129220301 through 129220368 inclusive; 129220370 through 129220372 inclusive; 129190401
through 129190503 inclusive; 050150501 through 150150577 inclusive; 121030084; and
121030086

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**FIRST AMENDMENT
TO THE
DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR STILL
WATER SUBDIVISION**

THIS FIRST AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR STILL WATER SUBDIVISION (this "First Amendment"), is made as of this 26th day of September, 2019, by Woodside Homes of Utah, LLC, a Utah limited liability company ("Declarant").

WITNESSETH:

WHEREAS:

- A. The original Declaration of Covenants, Conditions, and Restrictions For Still Water Subdivision was recorded in the official records of Davis County on October 3, 2017, as Entry Number 3049202 in Book 6862 at page numbers 602-658 (the "Original Declaration").
- B. Declarant desires to amend the Original Declaration.
- C. Pursuant to Section 15.1 of the Original Declaration, the Original Declaration can be amended solely by the Declarant without any additional approval required during the Period of Declarant Control.

NOW, THEREFORE, in consideration of the foregoing premises, and the provisions herein contained, Declarant hereby declares as follows:

- 1. The Recitals set forth above and Exhibits attached to this First Amendment are each incorporated into the body of this First Amendment as if set forth in full.

**ACCOMMODATION
RECORDING ONLY
U.S. TITLE**

2. Exhibit C of the Original Declaration is hereby deleted in its entirety and replaced with Exhibit C attached to this First Amendment.

3. This First Amendment pertains to the real property described on Exhibit "A" attached hereto and to the other real property that may become subject to the Original Declaration in the future.

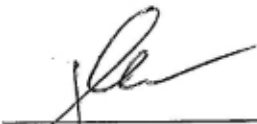
4. Except as expressly modified herein, the Original Declaration shall remain in full force and effect.

5. Capitalized terms used, but not otherwise defined herein shall have the meanings set forth in the Original Declaration.

IN WITNESS WHEREOF, Declarant has executed this First Amendment as of the day and year first written above.

DECLARANT:

WOODSIDE HOMES OF UTAH, LLC,
a Utah limited liability company

By: 

Derek Terry

Its: **Authorized Signer**

EXHIBIT A

LEGAL DESCRIPTION

Still Water Subdivision Phasing Sections

PHASING SECTIONS

SECTION 1

A portion of the SE1/4 of Section 22, Township 4 North, Range 2 West, Salt Lake Base & Meridian, located in Syracuse, Utah, more particularly described as follows:

Beginning at the Southeast Corner of Section 22, T4N, R2W, S.L.B. & M. (Basis of Bearing: N0°11'36"E along the Section line between the Southwest Corner and the West ¼ Corner of said Section 22); thence N89°59'08"W along the Section line 970.21 feet; thence N0°12'07"E 33.00 feet; thence N89°59'08"W parallel with, and 33' northerly of the Section line 80.48 feet to the southeast corner of STILL WATER LAKE ESTATES Subdivision Phase 5, according to the Official Plat thereof on file in the Office of the Davis County Recorder; thence N0°12'07"E along said plat and extension thereof 863.68 feet; thence along the extension of, and along that Real Property described in Deed Book 6216 Page 513 of the Official Records of Davis County the following 2 (two) courses and distances: S70°19'15"E 511.70 feet; thence along the arc of a 4,475.00 foot radius curve to the right 620.37 feet through a central angle of 7°56'34" (chord: S66°20'58"E 619.87 feet) to the east line of Section 22; thence S0°15'05"W along the Section line 475.96 feet to the point of beginning.

Contains: 16.85+/- acres

SECTION 2

A portion of the SW1/4 of Section 22, Township 4 North, Range 2 West, Salt Lake Base & Meridian, located in Syracuse, Utah, more particularly described as follows:

Beginning at the northeast corner of that Real Property described in Deed Book 6055 Page 26 of the Official Records of Davis County located N0°12'07"E along the ¼ Section line 825.00 feet from the South ¼ Corner of Section 22, T4N, R2W, S.L.B. & M. (Basis of Bearing: N0°11'36"E along the Section line between the Southwest Corner and the West ¼ Corner of said Section 22); thence N89°58'45"W along said deed and extension thereof 2,620.75 feet to the northwest corner of STILL WATER LAKE ESTATES Subdivision Phase 1, according to the Official Plat thereof on file in the Office of the Davis County Recorder; thence N0°11'36"E parallel with, and 33' easterly of the Section line 1,020.10 feet to a fence line; thence along said fence line the following 8 (eight) courses and distances: N89°47'00"E 85.00 feet; thence N88°24'00"E 80.50 feet; thence N89°36'00"E 253.50 feet; thence N89°55'00"E 1,045.00 feet; thence S89°49'00"E 331.00 feet; thence N89°55'00"E 518.50 feet; thence N89°43'00"E 239.50 feet; thence N87°54'00"E 68.03 feet to the ¼ Section line; thence S0°12'07"W along the ¼ Section line 1,030.28 feet to the point of beginning.

Contains: 61.70+/- acres

SECTION 3

A portion of the SE1/4 & NE1/4 of Section 21, Township 4 North, Range 2 West, Salt Lake Base & Meridian, located in Syracuse, Utah, more particularly described as follows:

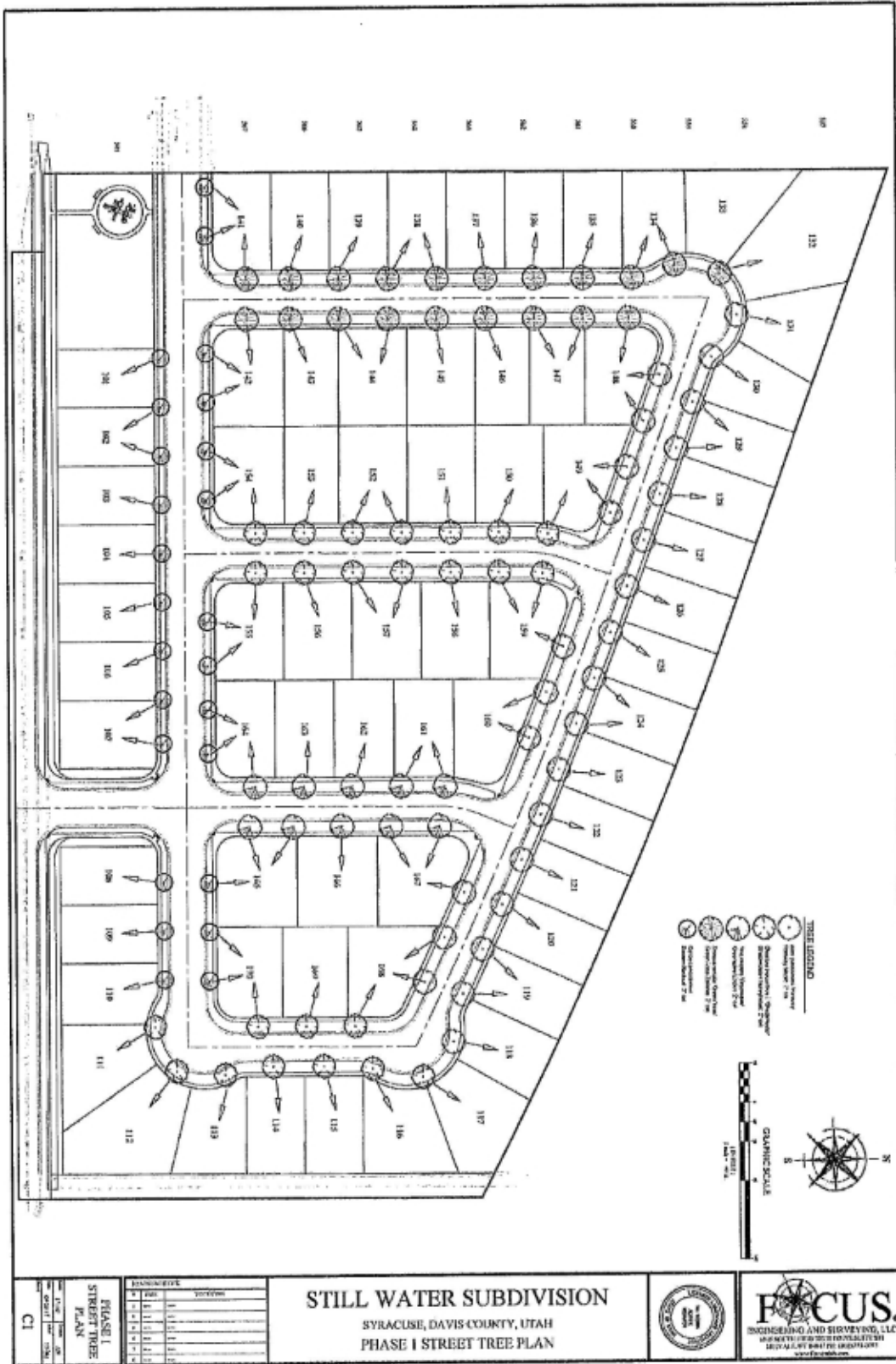
Beginning at the East 1/4 Corner of Section 21, T4N, Range 2 West, S.L.B. & M.; (Basis of Bearing: N0°11'36"E along the Section line between said Southeast Corner and the East 1/4 Corner of said Section 21); thence S0°11'36"W along the Section line 1,124.05 feet; thence N89°59'27"W 723.00 feet; thence S0°11'36"W 133.00 feet; thence N89°59'27"W 1,267.06 feet; thence N0°11'19"E 1,268.43 feet; thence S89°39'48"E 313.52 feet; thence N0°11'31"E 88.74 feet; thence S89°47'57"E 1,476.64 feet; thence S89°39'50"E 200.00 feet to the Section line; thence S0°11'47"W along the Section line 92.24 feet to the point of beginning.

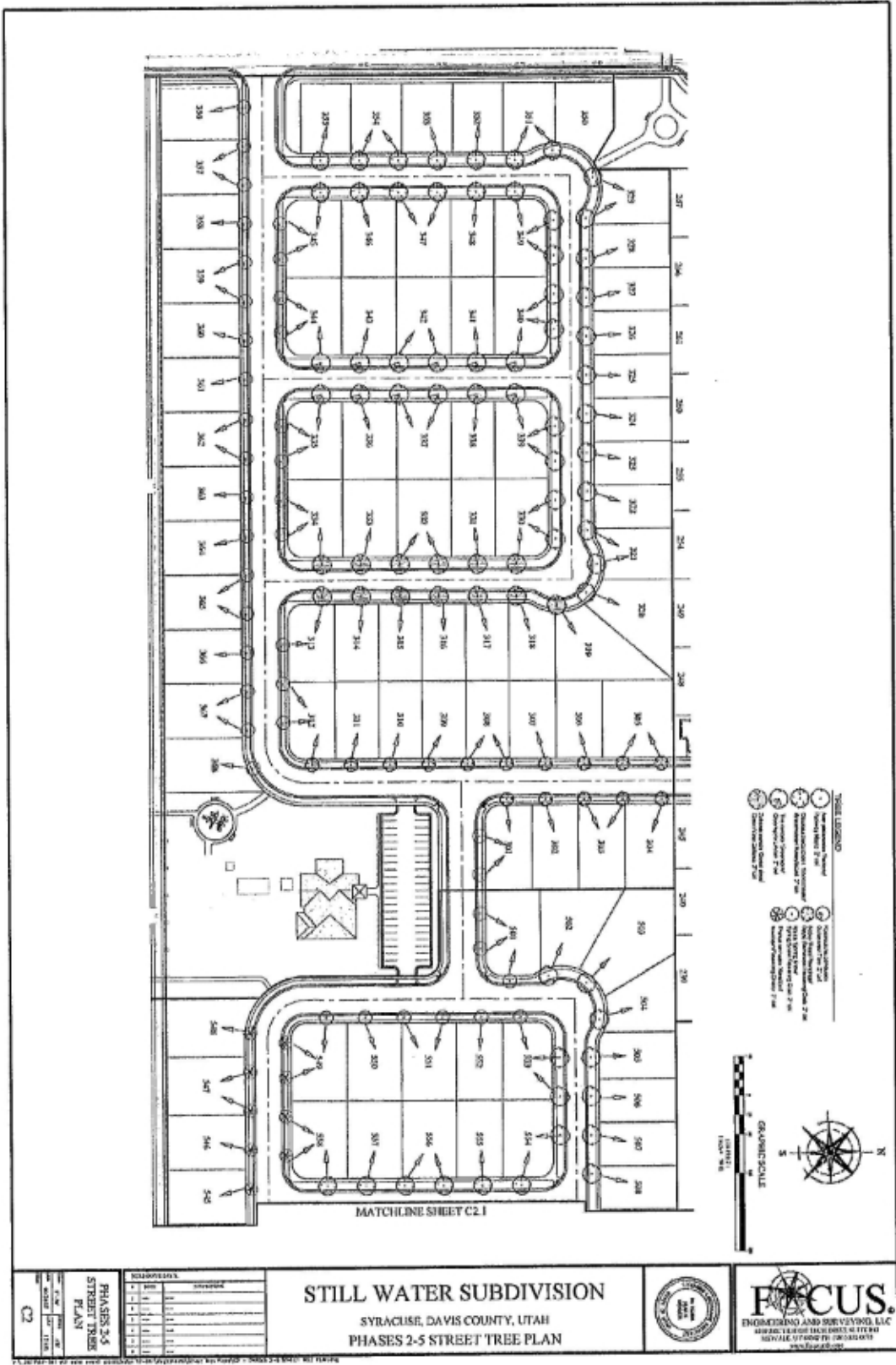
Contains: 58.97± acres

EXHIBIT C

LANDSCAPING PLAN

(SEE FOLLOWING PAGES)





PHASES 2,3
STREET TREE
PLAN

NO.	DESCRIPTION	DATE

NO.	DESCRIPTION	DATE

STILL WATER SUBDIVISION
SYRACUSE, DAVIS COUNTY, UTAH
PHASES 2-5 STREET TREE PLAN



