

27.00/

When Recorded Return to:

Eaglepointe Development
C/O SKY Properties
585 West 500 South Suite #110
Bountiful, Utah 84010

E 1529716 B 2528 P 455
SHERYL L. WHITE, DAVIS CNTY RECORDER
1999 JUL 2 2:24 PM FEE 27.00 DEP DJW
REC'D FOR EAGLEPOINTE DEVELOPMENT L.C.

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

THIS FIRST AMENDMENT (the "First Amendment") to DECLARATION OF COVENANTS AND RESTRICTIONS is executed to be effective as of the 12th day of June, 1998, by DAVIS COUNTY, a body politic of the State of Utah ("Declarant"); in contemplation of the following facts and circumstances:

A. Declarant executed that certain DECLARATION OF COVENANTS AND RESTRICTIONS (the "Declaration") dated November 5, 1997 and recorded November 10, 1997 as Entry No. 1359781, in Book 2200, at Page 799, Davis County Recorder's Office, which Declaration was with respect to certain Property, as such Property is defined in the Declaration and more particularly described on Exhibit A, attached hereto.

B. Among other things set forth in the Declaration, Section 2 of the Declaration provided that *"for a period of five (5) years after the date this Declaration is recorded in the Official Records, neither the Property nor any Lot may not be used for the purposes of installing or constructing any residential, commercial or industrial Structure without the express written consent of the Adjacent Property Owner, which consent may be withheld by the Adjacent Property Owner in its sole discretion."*

C. Granite Construction Company, a California corporation ("Granite"), is the "Adjacent Property Owner" referred to in the Declaration whose consent is required for any amendment of the Declaration to be valid.

D. The Declarant desires to: (i) amend the Declaration to delete Section 2, thereof; (ii) give notice that said Section 2 has been deleted from the Declaration and the Property is released from the provisions of said Section 2; (iii) give notice that Granite, the "Adjacent Property Owner" referred to in the Declaration, has consented to the deletion of said Section 2.

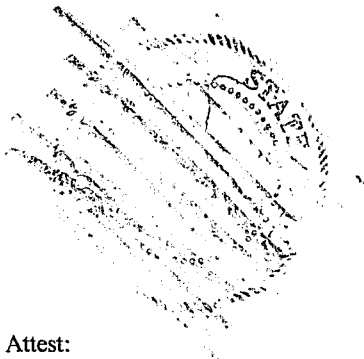
NOW, THEREFORE, the Declarant hereby amends the Declaration as follows:

1. **Section 2 Deleted From Declaration.** The Declarant hereby declares that Section 2 is hereby deleted from the Declaration and that the Property is released from the provisions of said Section 2.

2. **Granite Consents to the Deletion of Section 2.** Attached hereto as Exhibit B is a CONSENT TO AMEND DECLARATION, executed by Granite, wherein Granite consents to the deletion of Section 2 from the Declaration.

3. **Declaration in Full Force and Effect as Amended.** The Declarant hereby certifies that the Declaration is in full force and effect as amended hereby.

IN WITNESS WHEREOF the parties hereto have executed this FIRST AMENDMENT as of the date first above written.



Declarant:
DAVIS COUNTY,
a body politic of the State of Utah

By: Carol R. Page

Carol R. Page
Print Name

Its Chair Pro Tem

Attest:

N.V. Briffell, Deputy
County Clerk/Auditor

Approved as to form:

[Signature]
Office of Davis County Attorney

STATE OF UTAH)
): ss.
County of Davis)

E 1529716 B 2528 P 457

The foregoing instrument was acknowledged before me this 30 day of June, 1999, by
Carol R. Page, the Chair Pro Tem, of Davis County, a body politic
of the State of Utah.

Linda May
Notary Public
Residing at:
My Commission Expires:

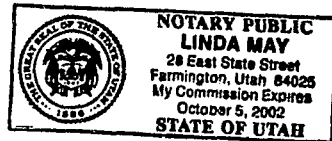


Exhibit A

to

First Amendment to Declaration of Covenants and Restrictions**Property Description**

The "Property" referred to in the foregoing Amendment is located in Davis County, Utah, and is more particularly described as follows:

NE 11, 11NW
W 1/2 12 11W

Beginning at the Center of Section 12, Township 1 North, Range 1 West, Salt Lake Base & Meridian, and running thence along the Quarter Section Line South 0°04'00" West 1756.13 feet along the Quarter Section Line; thence North 89°51'14" West 440.00 feet; thence North 41°30'00" West 560.00 feet; thence South 37°10'37" West 303.69 feet; thence North 41°30'00" West 123.00 feet; thence North 5°30'00" East 1073.39 feet; thence Northwesterly 135.35 feet, along the arc of a 470.00 foot radius curve to the left through a central angle of 16°30'00" (chord bears North 02°45'00" West 134.88 feet); thence North 11°00'00" West 905.99 feet; thence Northwesterly 235.62 feet along the arc of a 270.00 foot radius curve to the left through a central angle of 50°00'00" (chord bears North 36°00'00" West 228.21 feet); thence North 61°00'00" West 619.56 feet; thence Northwesterly 155.86 feet along the arc of a 470.00 foot radius curve to the left through a central angle of 19°00'00" (chord bears North 70°30'00" West 155.15 feet); thence North 80°00'00" West 551.25 feet to a point which is North 0°07'34" West 1,221.31 feet along the Section Line and East 123.38 feet from the West Quarter Corner of said Section 12; thence South 44°00'00" West 500.00 feet; thence North 80°00'00" West 311.39 feet; thence along the East boundary of Orchard Drive (a 66 foot wide road) in the following three courses: North 41°02'00" East 201.21 feet, North 43°35'00" East 163.00 feet, North 44°00'00" East 107.23 feet; thence along the South boundary of Hillside Gardens Subdivision in North Salt Lake City, Davis County, Utah, in the following nine courses: North 65°04'00" East 190.58 feet, Northeasterly 203.99 feet along the arc of a 425.00 foot radius curve to the right through a central angle of 27°30'00" (chord bears North 78°49'00" East 202.03 feet, South 87°26'00" East 79.00 feet, Northeasterly 153.94 feet along the arc of a 360.00 foot radius curve to the right through a central angle of 24°30'00" (chord bears South 75°11'00" East 152.77 feet), South 62°56'00" East 159.00 feet, Southeasterly 114.14 feet along the arc of a 360.00 foot radius curve to the left through a central angle of 18°10'00" (chord bears South 72°01'00" East 113.67 feet), South 81°06'00" East 154.00 feet, Southeasterly 104.46 feet along the arc of a 315.00 foot radius curve to the right through a central angle of 19°00'00" (chord bears South 71°36'00" East 103.98 feet, South 62°06'00" East 263.00 feet and running thence along the South boundary of Orchard Hills Subdivision Plats C and D in the following six courses: South 58°46'00" East 256.00 feet, South 73°09'48"

East 181.44 feet, South 61°06'40" East 130.00 feet., South 30°34'26" East 58.06 feet, South 61°06'40" East 115.00 feet, South 48°51'27" East 129.81 feet and running thence along the property described in Book 1636, Page 990, of Davis County Official Records in the following three courses to the Point of Beginning: South 0°00'32" West 535.66 feet, South 40°01'42" East 118.96 feet, South 89°36'12" East 713.43 feet along the Quarter Section Line.

01-108-0046

01-107-0030,

Exhibit "B"

to

First Amendment to Declaration of Covenants and Restrictions

**[See attached Consent to Amend Declaration
Executed by the Adjacent Property Owner (Granite)]**

AFTER RECORDING
RETURN TO:

E 1529716 B 2528 P 461

CONSENT TO AMEND DECLARATION

THIS CONSENT TO AMEND DECLARATION of covenants and restrictions (the "Consent") is executed as of the 12th day of June, 1998, by GRANITE CONSTRUCTION COMPANY, a California corporation ("Granite").

RECITALS

A. DAVIS COUNTY, a body politic of the State of Utah ("Declarant"), executed a Declaration of Covenants and Restrictions dated November 5, 1997 (the "Declaration"), with respect to certain Property, as such Property is defined in the Declaration and more particularly described on Exhibit A hereto.

B. In Section 2 of the Declaration ("Section 2"), Declarant subjected the Property and each Lot (as defined in the Declaration) thereon to certain restrictions on residential, commercial and industrial development.

C. The Declaration, including Section 2, was executed in connection with the transfer of the Property by Granite to Declarant, and was intended to benefit certain Adjacent Property owned by Granite, as such Adjacent Property is defined in the Declaration.

D. Declarant desires that Section 2 be deleted in its entirety from the Declaration.

E. The Declaration provides that it may not be amended or modified without the consent of each Adjacent Property Owner, as such Adjacent Property Owner is defined in the Declaration.

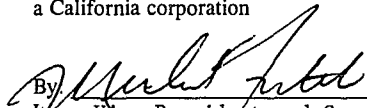
CONSENT

NOW, THEREFORE, Granite hereby consents to the deletion of Section 2 of the Declaration and to the release of the Property from the provisions of said Section 2.

Except for the deletion of Section 2 from the Declaration, Granite does not consent to any other change, amendment or modification.

IN WITNESS WHEREOF, Granite has caused this Consent to be executed as of the date first above written.

GRANITE CONSTRUCTION COMPANY,
a California corporation

By: 
Its: Vice President and Secretary

By: 
Its: Vice President and Chief Financial Officer

STATE OF CALIFORNIA

)

: SS

E 1529716 . B 2528 P 462

County of Santa Cruz

)

The foregoing instrument was acknowledged before me this 12th day of June, 1998, by Michael Futch and William E. Barton, the V.P. + Secretary and V.P. + CFO, respectively, of Granite Construction Company, a California corporation.

Pamela J. Burnham
NOTARY PUBLIC
Residing in Watsonville, CA

My Commission Expires: 8/31/98

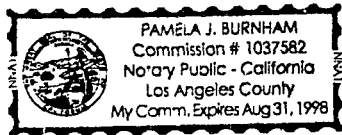


EXHIBIT A

TO CONSENT TO AMEND DECLARATION

E 1529716 B 2528 P 463

Property Description

The "Property" referred to in the foregoing Amendment is located in Davis County, Utah, and is more particularly described as follows:

Beginning at the Center of Section 12, Township 1 North, Range 1 West, Salt Lake Base & Meridian, and running thence along the Quarter Section Line South 0°04'00" West 1756.13 feet along the Quarter Section Line; thence North 89°51'14" West 440.00 feet; thence North 41°30'00" West 560.00 feet; thence South 37°10'37" West 303.69 feet; thence North 41°30'00" West 123.00 feet; thence North 5°30'00" East 1073.39 feet; thence Northwesterly 135.35 feet, along the arc of a 470.00 foot radius curve to the left through a central angle of 16°30'00" (chord bears North 2°45'00" West 134.88 feet); thence North 11°00'00" West 905.99 feet; thence Northwesterly 235.62 feet along the arc of a 270.00 foot radius curve to the left through a central angle of 50°00'00" (chord bears North 36°00'00" West 228.21 feet); thence North 61°00'00" West 619.56 feet; thence Northwesterly 155.86 feet along the arc of a 470.00 foot radius curve to the left through a central angle of 19°00'00" (chord bears North 70°30'00" West 155.15 feet); thence North 80°00'00" West 551.25 feet to a point which is North 0°07'34" West 1,221.31 feet along the Section Line and East 123.38 feet from the West Quarter Corner of said Section 12; thence South 44°00'00" West 500.00 feet; thence North 80°00'00" West 311.39 feet; thence along the East boundary of Orchard Drive (a 66 foot wide road) in the following three courses: North 41°02'00" East 201.21 feet, North 43°35'00" East 163.00 feet, North 44°00'00" East 107.23 feet; thence along the South boundary of Hillside Gardens Subdivision in North Salt Lake City, Davis County, Utah, in the following nine courses: North 65°04'00" East 190.58 feet, Northeasterly 203.99 feet along the arc of a 425.00 foot radius curve to the right through a central angle of 27°30'00" (chord bears North 78°49'00" East 202.03 feet, South 87°26'00" East 79.00 feet, Northeasterly 153.94 feet along the arc of a 360.00 foot radius curve to the right through a central angle of 24°30'00" (chord bears South 75°11'00" East 152.77 feet), South 62°56'00" East 159.00 feet, Southeasterly 114.14 feet along the arc of a 360.00 foot radius curve to the left through a central angle of 18°10'00" (chord bears South 72°01'00" East 113.67 feet), South 81°06'00" East 154.00 feet, Southeasterly 104.46 feet along the arc of a 315.00 foot radius curve to the right through a central angle of 19°00'00" (chord bears South 71°36'00" East 103.98 feet, South 62°06'00" East 263.00 feet and running thence along the South boundary of Orchard Hills Subdivision Plats C and D in the following six courses: South 58°46'00" East 256.00 feet, South 73°09'48" East 181.44 feet, South 61°06'40" East 130.00 feet, South 30°34'26" East 58.06 feet, South 61°06'40" East 115.00 feet, South 48°51'27" East 129.81 feet and running thence along the property described in Book 1636, Page 990, of Davis County Official Records in the following three courses to the Point of Beginning: South 0°00'32" West 535.66 feet, South 40°01'42" East 118.96 feet, South 89°36'12" East 713.43 feet along the Quarter Section Line.

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W 1/2 11, NW 1/4

01-108-0046
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**FIRST AMENDMENT
TO
DECLARATION OF COVENANTS AND RESTRICTIONS**

THIS FIRST AMENDMENT (the "First Amendment") to DECLARATION OF COVENANTS AND RESTRICTIONS is executed to be effective as of the 12th day of June, 1998, by DAVIS COUNTY, a body politic of the State of Utah ("Declarant"); in contemplation of the following facts and circumstances:

A. Declarant executed that certain DECLARATION OF COVENANTS AND RESTRICTIONS (the "Declaration") dated November 5, 1997 and recorded November 10, 1997 as Entry No. 1359781, in Book 2200, at Page 799, Davis County Recorder's Office, which Declaration was with respect to certain Property, as such Property is defined in the Declaration and more particularly described on Exhibit A, attached hereto.

B. Among other things set forth in the Declaration, Section 2 of the Declaration provided that *"for a period of five (5) years after the date this Declaration is recorded in the Official Records, neither the Property nor any Lot may not be used for the purposes of installing or constructing any residential, commercial or industrial Structure without the express written consent of the Adjacent Property Owner, which consent may be withheld by the Adjacent Property Owner in its sole discretion."*

C. Granite Construction Company, a California corporation ("Granite"), is the "Adjacent Property Owner" referred to in the Declaration whose consent is required for any amendment of the Declaration to be valid.

D. The Declarant desires to: (i) amend the Declaration to delete Section 2, thereof; (ii) give notice that said Section 2 has been deleted from the Declaration and the Property is released from the provisions of said Section 2; (iii) give notice that Granite, the "Adjacent Property Owner" referred to in the Declaration, has consented to the deletion of said Section 2.

NOW, THEREFORE, the Declarant hereby amends the Declaration as follows:

1. **Section 2 Deleted From Declaration.** The Declarant hereby declares that Section 2 is hereby deleted from the Declaration and that the Property is released from the provisions of said Section 2.

2. **Granite Consents to the Deletion of Section 2.** Attached hereto as Exhibit B is a CONSENT TO AMEND DECLARATION, executed by Granite, wherein Granite consents to the deletion of Section 2 from the Declaration.

3. **Declaration in Full Force and Effect as Amended.** The Declarant hereby certifies that the Declaration is in full force and effect as amended hereby.

IN WITNESS WHEREOF the parties hereto have executed this FIRST AMENDMENT as of the date first above written.



Declarant:
DAVIS COUNTY,
a body politic of the State of Utah

By: Carol R. Page

Carol R. Page
Print Name

Its Chair Pro Tem

Attest:

N.V. Briffell, Deputy
County Clerk/Auditor

Approved as to form:

[Signature]
Office of Davis County Attorney

STATE OF UTAH)
): ss.
County of Davis)

E 1529716 B 2528 P 457

The foregoing instrument was acknowledged before me this 30 day of June, 1999, by
Carol R. Page, the Chair Pro Tem, of Davis County, a body politic
of the State of Utah.

Linda May
Notary Public
Residing at:
My Commission Expires:

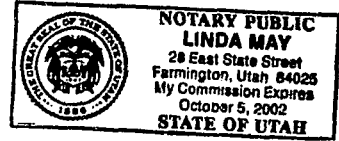


Exhibit A

to

First Amendment to Declaration of Covenants and Restrictions**Property Description**

The "Property" referred to in the foregoing Amendment is located in Davis County, Utah, and is more particularly described as follows:

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East 181.44 feet, South 61°06'40" East 130.00 feet., South 30°34'26" East 58.06 feet, South 61°06'40" East 115.00 feet, South 48°51'27" East 129.81 feet and running thence along the property described in Book 1636, Page 990, of Davis County Official Records in the following three courses to the Point of Beginning: South 0°00'32" West 535.66 feet, South 40°01'42" East 118.96 feet, South 89°36'12" East 713.43 feet along the Quarter Section Line.

01-108-0046

01-107-0030,

Exhibit "B"

to

First Amendment to Declaration of Covenants and Restrictions

**[See attached Consent to Amend Declaration
Executed by the Adjacent Property Owner (Granite)]**

AFTER RECORDING
RETURN TO:

E 1529716 B 2528 P 461

CONSENT TO AMEND DECLARATION

THIS CONSENT TO AMEND DECLARATION of covenants and restrictions (the "Consent") is executed as of the 12th day of June, 1998, by GRANITE CONSTRUCTION COMPANY, a California corporation ("Granite").

RECITALS

A. DAVIS COUNTY, a body politic of the State of Utah ("Declarant"), executed a Declaration of Covenants and Restrictions dated November 5, 1997 (the "Declaration"), with respect to certain Property, as such Property is defined in the Declaration and more particularly described on Exhibit A hereto.

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D. Declarant desires that Section 2 be deleted in its entirety from the Declaration.

E. The Declaration provides that it may not be amended or modified without the consent of each Adjacent Property Owner, as such Adjacent Property Owner is defined in the Declaration.

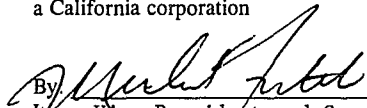
CONSENT

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Except for the deletion of Section 2 from the Declaration, Granite does not consent to any other change, amendment or modification.

IN WITNESS WHEREOF, Granite has caused this Consent to be executed as of the date first above written.

GRANITE CONSTRUCTION COMPANY,
a California corporation

By: 
Its: Vice President and Secretary

By: 
Its: Vice President and Chief Financial Officer

STATE OF CALIFORNIA

)

: SS

County of Santa Cruz

)

E 1529716 . B 2528 P 462

The foregoing instrument was acknowledged before me this 12th day of June, 1998, by Michael Futch and William E. Barton, the V.P. + Secretary and V.P. + CFO, respectively, of Granite Construction Company, a California corporation.

Pamela J. Burnham
NOTARY PUBLIC
Residing in Watsonville, CA

My Commission Expires: 8/31/98

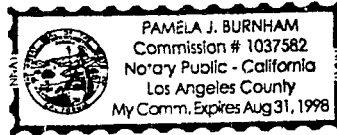


EXHIBIT A

TO CONSENT TO AMEND DECLARATION

E 1529716 B 2528 P 463

Property Description

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