

WHEN RECORDED, MAIL TO:

Jake Horan  
KEYSTONE CONSTRUCTION  
520 S 850 E., Ste A-300  
Lehi, UT 84043



ENT 43915:2022 PG 1 of 5  
ANDREA ALLEN  
UTAH COUNTY RECORDER  
2022 Apr 08 12:00 pm FEE 166.00 BY CS  
RECORDED FOR KEYSTONE CONSTRUCTION

**FIRST AMENDMENT TO DECLARATION OF  
COVENANTS, CONDITIONS AND RESTRICTIONS FOR  
LAKESHORE LANDING TOWNHOMES**

(An Expandable Residential Townhome Project  
in American Fork City, Utah County, Utah)

**FIRST AMENDMENT TO DECLARATION OF  
COVENANTS, CONDITIONS AND RESTRICTIONS FOR  
LAKESHORE LANDING TOWNHOMES**

This *First Amendment to Declaration of Covenants, Conditions and Restrictions for Lakeshore Landing Townhomes* (this “**Amendment**”) is made and executed this 1 day of April, 2022, by LSL PROPERTY HOLDINGS, LLC, a Utah limited liability company (“**Declarant**”), for itself, its successors and assigns, pursuant to the provisions of the Utah Community Ownership Act in Title 57, Chapter 8a, Utah Code Annotated, as amended (the “**Act**”).

**RECITALS**

1. Declarant is developing a residential townhome project located in Utah County, State of Utah, known as the *Lakeshore Landing Townhomes* (the “**Townhome Project**”).

2. The Townhome Project is governed by that certain Declaration of Covenants, Conditions and Restrictions for Lakeshore Landing Townhomes, which was recorded with the Utah County Recorder’s Office on July 8, 2021, as Entry No. 121180:2021 (the “**Declaration**”).

3. Declarant desires to amend the Declaration to clarify that certain townhome units in the Townhome Project may be constructed to include back-yard fencing with the back-yard area to be deemed Limited Common Areas for the exclusive use of the subject townhome unit and to be maintained by the Townhome Association even if the back yard and fencing are not designated as “Limited Common Areas and Facilities” on the recorded plats.

4. As set forth in Section 18.1 of the Declaration, the Declaration may be amended if owners holding at least sixty-six percent (66%) of the Total Votes of the Townhome Association approve the amendment in writing. As of the date of signing and recording this Amendment, Declarant holds more than sixty-six percent (66%) of the Total Votes of the Townhome Association and is fully authorized to amend the Declaration as set forth below. Because this Amendment is not materially adverse to Mortgagees, their approval is not required.

5. Capitalized terms that are not otherwise defined in this Amendment shall have the meanings given to them in the Declaration.

**AMENDMENT**

NOW THEREFORE, Declarant hereby amends the Declaration as follows:

A. Affected Units. This Amendment applies only to the thirty (30) front-loaded Townhome Units that are twenty-seven (27) feet wide and are located in the following plats of the Townhome Project: Plat AF PD; Plat AF 10; and Plat E1 (collectively, the “**Affected Units**”).

B. Backyard Fencing. With respect to the Affected Units, Declarant shall have the right to install fencing in the areas behind the Affected Units. If Declarant elects to install such fencing, then both the fencing materials and backyard area within the fencing shall be deemed Limited Common Areas for the exclusive use of the owner(s)/resident(s) of the Unit adjacent to

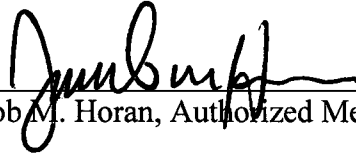
said backyard area. The fencing shall be installed with a gate so that the Townhome Association and its property manager or landscape maintenance contractor will have access to the backyard area to maintain the same. The Townhome Association shall be responsible to maintain such fencing and all landscaping within the backyard areas inside the fenced areas as a Common Expense.

C. Except as expressly modified above, the Declaration shall remain in full force and effect. This Amendment shall be recorded against the real property described in Exhibit A hereto.

In witness whereof, Declarant has executed this instrument this 1 day of April, 2022.

**DECLARANT:**

LSL PROPERTY HOLDINGS, LLC, a Utah limited liability company

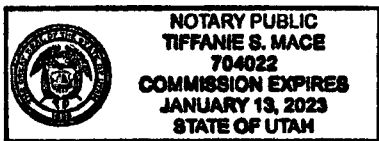
  
\_\_\_\_\_  
Jacob M. Horan, Authorized Member/Manager

STATE OF UTAH            )  
                                      : ss.  
COUNTY OF UTAH        )

The foregoing instrument was acknowledged before me this 1 day of April, 2022, by Jacob M. Horan, as authorized member/manager of LSL PROPERTY HOLDINGS, LLC, a Utah limited liability company (the above Declarant).

  
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NOTARY PUBLIC

SEAL:



**EXHIBIT A****Legal Description**

The above Amendment shall be recorded against the following real property located in Utah County, State of Utah, and is described as follows:

**Lakeshore Landing Block 1A**

BEGINNING AT A POINT WHICH IS NORTH 1691.58 FEET AND WEST 328.18 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST; AND RUNNING: THENCE NORTH 89°13'03" WEST 98.64 FEET; THENCE NORTH 00°42'16" EAST 448.37 FEET; THENCE NORTH 00°29'16" EAST 131.64 FEET; THENCE NORTH 89°40'40" WEST 117.41 FEET; THENCE NORTH 00°53'51" EAST 260.23 FEET; THENCE SOUTH 89°23'31" EAST 191.55 FEET; THENCE ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 30.55 FEET (CURVE HAVING A CENTRAL ANGLE OF 87°21'13" AND A LONG CHORD BEARING S45°40'37"E 27.67 FEET); THENCE SOUTH 00°46'02" WEST 16.30 FEET; THENCE SOUTH 06°04'09" EAST 42.00 FEET; THENCE SOUTH 00°46'05" WEST 762.82 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL CONTAINS 113,433 SQUARE FEET IN AREA OR 2.60 ACRES. (NOTE: ALL BEARINGS IN THE ABOVE DESCRIPTION ARE BASED ON THE NAD 27 BEARING OF N 89°52'20" E ALONG THE SECTION LINE FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST TO THE SOUTHEAST CORNER OF SAID SECTION 22.)  
NUMBER OF LOTS 31 NUMBER OF PARCELS 1

**Lakeshore Landing Block 2C**

BEGINNING AT A POINT WHICH IS NORTH 1687.51 FEET AND WEST 30.71 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST; AND RUNNING: THENCE NORTH 89°13'03" WEST 218.51 FEET; THENCE NORTH 00°46'05" EAST 730.43 FEET; THENCE SOUTH 89°15'29" EAST 98.77 FEET; THENCE SOUTH 00°44'31" WEST 418.58 FEET; THENCE SOUTH 53°26'45" EAST 3.91 FEET; THENCE SOUTH 00°48'57" WEST 132.38 FEET; THENCE ALONG THE ARC OF A 21.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 33.00 FEET (CURVE HAVING A CENTRAL ANGLE 90°02'15" AND A LONG CHORD BEARS S44°16'37"E 29.71 FEET); THENCE SOUTH 89°17'44" EAST 95.51 FEET; THENCE SOUTH 00°47'10" WEST 156.40 FEET TO THE POINT OF BEGINNING. THE ABOVE-DESCRIBED PARCEL CONTAINS 91,513 SQUARE FEET IN AREA OR 2.10 ACRES. (NOTE: ALL BEARINGS IN THE ABOVE DESCRIPTION ARE BASED ON THE NAD 27 BEARING OF N 89°52'20" E ALONG THE SECTION LINE FROM THE SOUTH QUARTER CORNER OF SECTION 22,

TOWNSHIP 5 SOUTH, RANGE 1 EAST TO THE SOUTHEAST CORNER OF SAID SECTION 22.) NUMBER OF LOTS 27 NUMBER OF PARCELS 1

**Lakeshore Landing Block 3E**

BEGINNING AT A POINT WHICH IS NORTH 1247.17 FEET AND WEST 487.83 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST; AND RUNNING: THENCE SOUTH  $57^{\circ}57'04''$  WEST 107.51 FEET; THENCE NORTH  $39^{\circ}27'15''$  WEST 70.27 FEET; THENCE SOUTH  $89^{\circ}16'09''$  EAST 67.23 FEET; THENCE NORTH  $02^{\circ}32'00''$  EAST 86.36 FEET; THENCE SOUTH  $89^{\circ}08'21''$  EAST 91.24 FEET; THENCE NORTH  $01^{\circ}38'03''$  EAST 75.62 FEET; THENCE NORTH  $12^{\circ}45'06''$  EAST 135.61 FEET; THENCE NORTH  $00^{\circ}51'39''$  EAST 156.66 FEET; THENCE SOUTH  $89^{\circ}13'03''$  EAST 98.72 FEET; THENCE SOUTH  $00^{\circ}46'05''$  WEST 164.55 FEET; THENCE ALONG THE ARC OF A 335.50 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 334.84 FEET (CURVE HAVING A CENTRAL ANGLE OF  $57^{\circ}10'58''$  AND A LONG CHORD BEARING  $S29^{\circ}21'35''W$  321.11 FEET) TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL CONTAINS 49,116 SQUARE FEET IN AREA OR 1.13 ACRES. (NOTE: ALL BEARINGS IN THE ABOVE DESCRIPTION ARE BASED ON THE NAD 27 BEARING OF  $N 89^{\circ}52'20'' E$  ALONG THE SECTION LINE FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST TO THE SOUTHEAST CORNER OF SAID SECTION 22.) NUMBER OF LOTS 12 NUMBER OF PARCELS 1