

When Recorded Return To:

D.R. Horton, Inc.  
12351 South Gateway Park Place, Suite D-100  
Draper, Utah 84020  
Attention: Boyd A. Martin



ENT 47948:2016 PG 1 of 8  
JEFFERY SMITH  
UTAH COUNTY RECORDER  
2016 May 27 3:51 pm FEE 313.00 BY SS  
RECORDED FOR DR. HORTON

**FIRST AMENDMENT TO THE  
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR  
LEGACY FARMS**

THIS FIRST AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR LEGACY FARMS (this “First Amendment”) is made as of May 20, 2016, by D.R. HORTON, INC., a Delaware corporation (“Declarant”), with reference to the following:

RECITALS

A. On October 23, 2015, Declarant caused to be recorded as Entry No. 96688:2015 in the official records of the Office of the Recorder of Utah County, Utah (the “Official Records”), that certain Declaration of Covenants, Conditions and Restrictions for Legacy Farms (the “Original Declaration”) pertaining to a master planned development known as Legacy Farms located in the City of Saratoga Springs, Utah County, Utah.

B. The Original Declaration provides that Declarant shall have the right and option, from time to time at any time, to subject some or all of the Additional Land described in the Original Declaration to the terms, conditions and restrictions created by the Original Declaration by the recordation of a Supplemental Declaration, which shall be effective upon recording the Supplemental Declaration in the Official Records.

C. On January 15, 2016, Declarant caused to be recorded as Entry No. 4144:2016 in the Official Records that certain First Supplemental Declaration to the Declaration of Covenants, Conditions and Restrictions for Legacy Farms (the “First Supplemental Declaration”).

D. The Original Declaration and the First Supplemental Declaration pertain to and affect that certain real property located in Utah County, Utah more particularly described in Exhibit “A” attached hereto and incorporated here by this reference, which real property is defined in Section 1.64 of the Original Declaration as the Property.

E. Pursuant to Section 17.3 of the Original Declaration, Declarant desires to amend Section 4.2.22 and Section 4.4.4 of the Original Declaration as hereinafter set forth

FIRST AMENDMENT

NOW, THEREFORE, for the reasons recited above, Declarant hereby declares as follows:

1. All defined terms as used in this First Amendment shall have the same meanings as those set forth in the Original Declaration, as supplemented by the First Supplemental Declaration, unless otherwise defined in this First Amendment.

2. Section 4.2.22 of the Original Declaration is hereby amended by the inclusion and insertion of the following additional language at the end of Section 4.2.22:

Notwithstanding any provisions to the contrary set forth in Section 4.2.22 or Section 4.2.23 of this Declaration, upon the Board receiving a written request from the Owner of a Lot, Unit or Parcel for an exemption or modification pertaining to the restrictions regarding the storage or parking on such Owner's Lot, Unit or Parcel of a motor vehicle, mobile home, travel trailer, tent trailer, trailer, camper shell, detached camper, boat, boat trailer or other similar equipment or vehicle, the Board, in its sole discretion, may grant an exemption or modification to such restrictions, authorizing the storage or parking of such vehicle or equipment in a location and with such screening as the Board may deem adequate in order to minimize reasonably the visibility of such vehicle or equipment from the streets and from Lots, Units, Parcels and other areas within the Project that are adjacent to or in the vicinity of the Lot, Unit or Parcel on which such vehicle or equipment is to be stored or parked.

3. Section 4.4.4 of the Original Declaration is hereby amended and restated in its entirety to read as follows:

4.4.4 Window Coverings. The color of all window coverings in all Dwelling Units located on Townhome Lots and Rear Loaded Townhome Lots, which window coverings are visible from the exterior of such Dwelling Units, shall at all times be off-white or alabaster in color, as specified by Declarant (or by the ARC following the expiration of the Period of Declarant Control), and the color of such window coverings that are visible from the exterior of such Dwelling Units shall not be altered, nor shall such window coverings be removed, without the written authorization of Declarant (or the ARC after the expiration of the Period of Declarant Control).

4. Except as amended by the provisions of this First Amendment, the Original Declaration, as previously supplemented by the First Supplemental Declaration, shall remain unmodified and in full force and effect.

5. The Original Declaration, as supplemented and amended by the First Supplemental Declaration and by this First Amendment, shall collectively be referred to as the "Declaration."

IN WITNESS WHEREOF, Declarant has caused this First Amendment to be executed by an officer duly authorized to execute the same as of the date first above written.

D.R. HORTON, INC.,  
a Delaware corporation

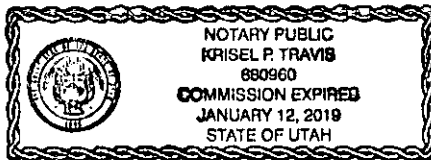
By: BA Martin  
Name: B.A. MARTIN  
Title: V.P. & DIVISION PRESIDENT

STATE OF UTAH                    )  
  : ss.  
COUNTY OF SALT LAKE    )

The foregoing instrument was acknowledged to me this 20 day of May, 2016, by Boyd A. Martin, in his capacity as the V.P. and Division President of D.R. Horton, Inc., a Delaware corporation.

Kristel Craig  
NOTARY PUBLIC  
Residing at: Utah County, UT

My commission expires:  
Jan. 12, 2019



**EXHIBIT "A"**  
**TO**  
**FIRST AMENDMENT TO THE**  
**DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR**  
**LEGACY FARMS**

**Legal Description of the Property**

That certain real property located in Utah County, Utah more particularly described as follows:

LEGACY FARMS PLAT 1-A – Boundary Description

A parcel of land situated in the Southeast Quarter of Section 26, and portions of the Northeast Quarter of Section 35, Township 5 South, Range 1 West, Salt Lake Base and Meridian, said parcel being more particularly described as follows:

Beginning at a point which is S00°33'28"W 563.22 feet, along the Section Line, and West 1874.08' from the East Quarter Corner of said Section 26, and running thence S00°00'08"W 273.68 feet; thence S45°01'52"E 7.07 feet; thence N89°56'07"E 245.67 feet; thence S00°03'53"E 36.00 feet; thence S00°02'50"E 87.66 feet; thence S00°03'03"E 154.00 feet; thence S02°09'32"W 10.01 feet; thence S00°00'08"W 86.32 feet; thence N89°59'52"W 14.55 feet; thence Southwesterly 83.18 feet along the arc of a 66.00 foot radius curve to the left, chord bears S53°53'45"W 77.79 feet; thence N89°59'52"W 173.15 feet; thence S00°00'08"W 203.16 feet; thence S44°59'52"E 7.07 feet; thence S89°59'52"E 5.00 feet; thence S00°00'08"W 54.00 feet; thence N89°59'52"W 5.00 feet; thence S45°00'08"W 7.07 feet; thence S00°00'08"W 834.15 feet; thence S45°00'56"E 7.07 feet; thence N89°57'59"E 5.00 feet; thence S00°02'01"E 74.00 feet; thence S89°57'59"W 14.05 feet; thence S44°59'04"W 7.07 feet; thence S00°00'08"W 190.00 feet; thence S45°00'56"E 7.07 feet; thence N89°57'59"E 15.00 feet; thence S00°02'01"E 54.00 feet; thence S89°57'59"W 28.85 feet; thence S00°02'01"E 104.99 feet to the North Line of Saratoga Springs No. 2 Planned Unit Development, as recorded in the Office of the Utah County Recorder as Entry No.40728 Map Filing 7074; thence along said North Line S89°57'59"W 727.83 feet to the Easterly Right-of-Way Line of Redwood Road; thence, along said Easterly Right-of-Way Line, the following two (2) courses: (1) Northerly 307.55 feet along the arc of a 9940.00 foot radius curve to the right, chord bears N00°15'02"W 307.54 feet, (2) N00°38'09"E 130.47 feet; thence S44°41'56"E 7.03 feet; thence N89°57'59"E 148.66 feet; thence N44°59'04"E 7.07 feet; thence N00°00'08"E 5.03 feet; thence S89°59'52"E 54.00 feet; thence S00°00'08"W 5.00 feet; thence S45°00'56"E 7.07 feet; thence N89°57'59"E 456.90 feet; thence N44°59'04"E 7.07 feet; thence N00°00'08"E 642.21 feet; thence N45°01'27"W 7.07 feet; thence S89°56'57"W 5.00 feet; thence N00°03'03"W 54.00 feet; thence N89°56'57"E 5.05 feet; thence N44°58'33"E 7.07 feet; thence N00°00'08"E 381.98 feet; thence N44°59'52"W 7.07 feet; thence N89°59'52"W 5.00 feet; thence N00°00'08"E 54.00 feet; thence S89°59'52"E 5.00 feet; thence N45°00'08"E 7.07 feet; thence N00°00'08"E 204.02 feet; thence N45°01'27"W 7.07 feet; thence S89°56'57"W 5.00 feet; thence N00°03'03"W 36.00 feet; thence N89°56'57"E 5.03 feet; thence N26°33'24"E 11.18 feet; thence N00°00'08"E 67.58 feet; thence N26°34'34"W 11.18 feet;

thence S89°56'07"W 5.00 feet; thence N00°03'53"W 36.00 feet; thence N89°56'07"E 5.04 feet; thence N44°58'08"E 7.08 feet; thence N00°00'08"E 204.76 feet; thence N45°04'22"W 7.06 feet; thence S89°51'09"W 5.00 feet; thence N00°08'51"W 54.00 feet; thence N89°51'09"E 5.14 feet; thence N44°55'38"E 7.08 feet; thence N00°00'08"E 5.00 feet; thence S89°59'52"E 66.00 feet to the Point of Beginning.

Contains 546,279 Square Feet or 12.54 Acres/ Contains 17 Lots

AND ALSO

LEGACY FARMS PLAT 1-B – Boundary Description

A parcel of land situated in the Southeast Quarter of Section 26, Township 5 South, Range 1 West, Salt Lake Base and Meridian, said parcel being more particularly described as follows:

Beginning at a point on the Westerly Boundary Line of Legacy Farms Plat 1-A, said point being also S00°33'28"W 1661.61 feet, along the Section Line, and West 1939.48' from the East Quarter Corner of said Section 26, and running thence, along the Westerly and Northerly Boundary Lines of said Legacy Farms Plat 1-A, the following thirteen (13) courses: (1) S00°03'03"E 54.00 feet, (2) N89°56'57"E 5.00 feet, (3) S45°01'27"E 7.07 feet, (4) S00°00'08"W 642.21 feet, (5) S44°59'04"W 7.07 feet, (6) S89°57'59"W 456.90 feet, (7) N45°00'56"W 7.07 feet, (8) N00°00'08"E 5.00 feet, (9) N89°59'52"W 54.00 feet, (10) S00°00'08"W 5.03 feet, (11) S44°59'04"W 7.07 feet, (12) S89°57'59"W 148.66 feet, (13) N44°41'56"W 7.03 feet to the Easterly Right-of-Way Line of Redwood Road; thence, along said Easterly Right-of-Way Line, N00°38'09"E 701.14 feet; thence S89°59'52"E 150.85 feet; thence N00°00'08"E 0.02 feet; thence S89°59'52"E 260.90 feet; thence N00°00'08"E 10.33 feet; thence S89°59'52"E 54.00 feet; thence S00°00'08"W 5.00 feet; thence S45°01'27"E 7.07 feet; thence N89°56'57"E 190.95 feet to the Point of Beginning.

Contains 476,453 Square Feet or 10.94 Acres Contains 40 Lots

AND ALSO

LEGACY FARMS PLAT 1-C –Boundary Description

A parcel of land situated in the Southeast Quarter of Section 26, Township 5 South, Range 1 West, Salt Lake Base and Meridian, said parcel being more particularly described as follows:

Beginning at a point on the Westerly Boundary Line of Legacy Farms Plat 1-A, said point being also S00°33'28"W 1215.60 feet, along the Section Line, and West 1943.75 feet from the East Quarter Corner of said Section 26 and running thence, along said Westerly Boundary Line, the following five (5) courses: (1) S00°00'08"W 54.00 feet, (2) S89°59'52"E 5.00 feet, (3) S44°59'52"E 7.07 feet, (4) S00°00'08"W 381.98 feet, (5) S44°58'33"W 7.07 feet to the Northerly Boundary Line of Legacy Farms Plat 1-B; thence, along said Northerly Boundary line, the following eight (8) courses: (1) S89°56'57"W 196.00 feet, (2) N45°01'27"W 7.07 feet, (3) N00°00'08"E 5.00 feet, (4) N89°59'52"W 54.00 feet, (5) S00°00'08"W 10.33 feet, (6)

N89°59'52"W 260.90 feet, (7) S00°00'08"W 0.02 feet, (8) N89°59'52"W 150.85 feet to the Easterly Right-of-Way Line of Redwood Road; thence, along said Easterly Right-of-Way Line, N00°38'09"E 420.03 feet; thence S89°59'52"E 156.89 feet; thence Northeasterly 59.17 feet along the arc of a 61.00 foot radius curve to the right, chord bears N62°12'48"E 56.88 feet; thence S89°59'52"E 449.90 feet to the Point of Beginning.

Contains 293,057 Square Feet or 6.73 Acres/Contains 37 Lots

And Also

#### LEGACY FARMS PLAT 1D – Boundary Description

Beginning at a point on the Westerly Boundary Line of Legacy Farms Plat 1-A, said point being also S00°33'28"W 573.24 feet, along the Section Line, and West 1950.12 feet from the East Quarter Corner of said Section 26, and running thence, along said Westerly Boundary Line, the following seventeen (17) courses: (1) S00°08'51"E 54.00 feet, (2) N89°51'09"E 5.00 feet, (3) S45°04'22"E 7.06 feet, (4) S00°00'08"W 204.76 feet, (5) S44°58'08"W 7.08 feet, (6) S89°56'07"W 5.04 feet, (7) S00°03'53"E 36.00 feet, (8) N89°56'07"E 5.00 feet, (9) S26°34'34"E 11.18 feet, (10) S00°00'08"W 67.58 feet, (11) S26°33'24"W 11.18 feet, (12) S89°56'57"W 5.03 feet, (13) S00°03'03"E 36.00 feet, (14) N89°56'57"E 5.00 feet, (15) S45°01'27"E 7.07 feet, (16) S00°00'08"W 204.02 feet, (17) S45°00'08"W 7.07 feet to the Northerly Boundary Line of Legacy Farms Plat 1-C; thence, along said Northerly Boundary Line, the following three (3) courses: (1) N89°59'52"W 454.90 feet, (2) Southwesterly 59.17 feet along the arc of a 61.00 foot radius curve to the left, chord bears S62°12'48"W 56.88 feet, (3) N89°59'52"W 156.89 feet to the Easterly Right-of-Way Line of Redwood Road; thence, along said Easterly Right-of-Way Line, N00°38'09"E 653.18 feet; thence N89°50'18"E 126.32 feet; thence Northwesterly 20.35 feet along the arc of a 60.00 foot radius curve to the right, chord bears N09°52'47"W 20.26 feet; thence N00°09'42"W 4.00 feet; thence N89°50'18"E 54.00 feet; thence S00°09'42"E 5.00 feet; thence S45°09'16"E 7.07 feet; thence N89°51'09"E 467.88 feet to the Point of Beginning.

Contains 427,479 Square Feet or 9.81 Acres/ Contains 78 Lots

AND ALSO

#### Legacy Farms Plat 2A – Boundary Description

A parcel of land lying and situate in the Southeast Quarter of Section 26, and the Northeast Quarter of Section 35, Township 5 South, Range 1 West, Salt Lake Base and Meridian, said parcel being more particularly described as follows:

Beginning at a point which is South 00°33'28" West 1,464.65 feet along the Section Line, and West 1,145.34 feet from the East Quarter Corner of said Section 26, and running thence South 00°00'08" West 191.25 feet; thence South 45°01'27" East 7.07 feet; thence North 89°56'57" East 5.00 feet; thence South 00°00'08" West 54.00 feet; thence South 89°56'57" West 5.00 feet; thence South 44°58'33" West 7.07 feet; thence South 00°00'08" West 642.45 feet; thence South 45°08'53" East 7.05 feet; to a point on a non-tangent curve; thence easterly 117.88 feet along

the arc of a 667.00 foot curve to the left (chord bears North 84°25'25" East 117.73 feet) through a central angle of 10°07'35"; thence South 10°38'22" East 74.00 feet; thence South 00°00'01" East 371.68 feet; thence South 89°58'05" West 873.60 feet to the Southeast Corner of Legacy Farms Plat 1-A, as recorded as Entry No. 14805 in the Office of the Utah County Recorder; thence along said Plat 1-A the following nine (9) courses: (1) North 00°02'01" West 104.99 feet; (2) North 89°57'59" East 28.85 feet to the Easterly Right-of-Way Line of Highpoint Drive (120 East); (3) North 00°02'01" West 54.00 feet (4) South 89°57'59" West 15.00 feet (5) North 45°00'56" West 7.07 feet (6) North 00°00'08" East 190.00 feet (7) North 44°59'04" East 7.07 feet (8) North 89°57'59" East 14.05 feet (9) North 00°02'01" West 74.00 feet; thence North 89°57'59" East 651.00 feet; thence North 44°59'04" East 7.07 feet; thence North 00°00'08" East 833.73 feet; thence North 44°59'52" West 7.07 feet; thence North 89°59'52" West 5.00 feet; thence North 00°00'08" East 54.00 feet; thence South 89°59'52" East 5.00 feet; thence North 45°00'08" East 7.07 feet; thence South 89°59'52" East 54.00 feet to the Point of Beginning.

Contains 422,916 square feet / 9.709 acres / 12 Lots

AND ALSO

Legacy Farms Plat 2B – Boundary Description

A parcel of land lying and situate in the Southeast Quarter of Section 26, Township 5 South, Range 1 West, Salt Lake Base and Meridian, said parcel being more particularly described as follows:

Beginning at a point which is South 00°33'28" West 1,469.65 feet along the Section Line, and West 1,209.29 feet from the East Quarter Corner of said Section 26, and running thence South 00°00'08" West 54.00 feet; thence South 89°59'52" East 5.00 feet; thence South 44°59'52" East 7.07 feet; thence South 00°00'08" West 833.73 feet; thence South 44°59'04" West 7.07 feet; thence South 89°57'59" West 651.00 feet to the Easterly Right-of-Way Line of Highpoint Drive (120 East), said point also being along the Easterly boundary line of Legacy Farms Plat 1-A as recorded as Entry No. 14805 in the Office of the Utah County Recorder; thence along said Easterly Line the following six (6) courses (1) South 89°57'59" West 5.00 feet (2) North 45°00'56" West 7.07 feet (3) North 00°00'08" East 834.15 feet (4) North 45°00'08" East 7.07 feet (5) South 89°59'52" East 5.00 feet (6) North 00°00'08" East 54.00 feet; thence South 89°59'52" East 155.00 feet; thence North 45°00'08" East 7.07 feet; thence East 54.00 feet; thence South 44°59'52" East 7.07 feet; thence South 89°59'52" East 427.00 feet to the Point of Beginning.

Contains 597,195 square feet / 13.710 acres / 10 Lots

And Also

### Legacy Farms Plat 2C – Boundary Description

A parcel of land lying and situate in the Southeast Quarter of Section 26, Township 5 South, Range 1 West, Salt Lake Base and Meridian, said parcel being more particularly described as follows:

Beginning at a point which is South 00°33'28" West 836.10, along the Section Line, and West 1,151.43 feet from the East Quarter Corner of said Section 26, and running thence South 00°00'08" West 159.78 feet; thence South 89°41'05" West 10.00 feet; thence South 44°58'33" West 7.07 feet; thence South 00°00'08" West 458.75 feet; thence North 89°59'52" West 54.00 feet; thence South 45°00'08" West 7.07 feet; thence North 89°59'52" West 432.00 feet; thence North 44°59'52" West 7.07 feet; thence West 54.00 feet; thence South 45°00'08" West 7.07 feet; thence North 89°59'52" West 155.00 feet to the Easterly Right-of-Way Line of Highpoint Drive (120 East); thence along said Easterly Line the following three (3) courses (1) North 89°59'52" West 5.00 feet (2) North 44°59'52" West 7.07 feet (3) North 00°00'08" East 203.16 feet; thence South 89°59'52" East 173.15 feet; to a point on a non-tangent curve; thence northeasterly 83.18 feet along the arc of a 66.00 foot curve to the right (chord bears North 53°53'44" East 77.79 feet) through a central angle of 72°12'47"; thence South 89°59'52" East 14.55 feet; thence North 00°00'08" East 86.32 feet; thence North 02°09'32" East 10.01 feet; thence North 00°03'03" West 154.00 feet; thence North 00°02'50" West 87.66 feet; thence North 00°03'53" West 36.00 feet to the Northerly Right-of-Way Line of Legacy Parkway (525 South); thence along said Northerly Line the following course (1) South 89°56'07" West 245.67 feet to the Easterly Right-of-Way Line of Highpoint Drive (120 East); thence along said Easterly Line the following two (2) courses (1) North 45°01'52" West 7.07 feet (2) North 00°00'08" East 130.19 feet; thence South 89°59'52" East 86.00 feet; thence North 00°00'08" East 0.91 feet; thence North 89°56'07" East 469.63 feet; thence South 00°03'53" East 136.00 feet; thence North 89°56'07" East 105.21 feet; thence North 44°58'08" East 7.08 feet; thence North 89°56'07" East 54.00 feet; thence South 45°01'52" East 7.07 feet; thence North 89°40'40" East 10.00 feet to the Point of Beginning.

Contains 427,397 square feet / 9.812 acres / 75 Lots

Tax Parcel Number \_\_\_\_\_