

WHEN RECORDED, MAIL TO:  
Douglas Matsumori, Esq. of  
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79 South Main Street, Suite 400  
Salt Lake City, Utah, 84111

ENT 43500 BK 4621 PG 514  
RANDALL A. COVINGTON  
UTAH COUNTY RECORDER  
1998 May 01 4:20 pm FEE 27.00 BY SS  
RECORDED FOR OLD REPUBLIC TITLE OF UTAH

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**FIRST AMENDMENT TO MASTER DECLARATION**  
**OF**  
**COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS**  
**FOR**  
**SARATOGA SPRINGS SUBDIVISION NO. 1**

April 30, 1998

Pursuant to the provisions of Article XII - Annexation, Section 12.01 of the Master Declaration of Covenants, Conditions, Restrictions and Easements for Saratoga Springs Subdivision No. 1, dated July \_\_, 1996 and recorded in the records of the Utah County Recorder on Feb 19, 1996, as entry no. 12514 BK 4195, commencing at page 1 (the "Master Declaration") the undersigned Grantor, Saratoga Springs Development, LLC, does hereby amend the Master Declaration to add and annex the real property described in **EXHIBIT A** (the "Annexed Property") which is attached hereto and incorporated herein by this reference, to the property subject of the Master Declaration.

As provided in the referenced Article XII of the Master Declaration, this amendment of annexation shall have the effect of bringing the Annexed Property within the provisions of the Master Declaration. Further, this amendment and annexation shall also have the effect of causing the owners of Lots within the Annexed Property to become members of the Association with all of the rights, privileges and obligations of members as more fully set forth in the Master Declaration.

Grantor hereby submits the Annexed Property to the Master Declaration without further amendment or modification thereto and declares that the Annexed Property is and shall be fully

subject to and benefitted by the Master Declaration, the covenants, conditions, restrictions and easements therein set forth.

IN WITNESS WHEREOF, the Grantor causes the execution of this First Amendment to Master Declaration on the day and date first set forth hereinabove.

GRANTOR:

SARATOGA SPRINGS DEVELOPMENT, LLC, a Utah limited liability company

By: West Utah Lake, LLC, a Member

By *Michael Dortch*  
a Member

and

By: Wardley/McLachlan, LLC, a Member

By *Dyann E. Wardley*  
a Member

ACKNOWLEDGMENTS

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

On this 30TH day of APRIL, in the year of 1998, before me HELEN E. SMITH personally appeared MICHAEL DORTCH, known or identified to me (or proved to me on the oath of \_\_\_\_\_), to be member in the limited liability company of West Utah Lake, LLC, the Member LLC, which limited liability company is a member of Saratoga Springs Development, LLC, the above-named Grantor, and the member who subscribed said Member LLC name for the Grantor to the foregoing instrument, and acknowledged to me that he (or she or they) executed the same in both the name of the Member LLC and the name of the Grantor. The foregoing instrument was acknowledged before me on the date set forth above by the said member of the Member LLC for and on behalf of the Grantor.

*Helen E. Smith*  
Notary Public

My commission expires: 8-1-98

Residing at: *Sandy Utah*



ACKNOWLEDGMENTS CONTINUED

STATE OF UTAH )  
 : ss.  
COUNTY OF SALT LAKE

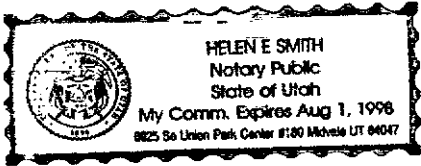
On this 30TH day of APRIL in the year of 1998, before me HELEN E. SMITH personally appeared LYNN E. WARDLEY, known or identified to me (or proved to me on the oath of \_\_\_\_\_), to be member in the limited liability company of Wardley/McLachlan LLC, the Member LLC, which limited liability company is a member of Saratoga Springs Development, LLC, the above-named Grantor, and the member who subscribed said Member LLC name for the Grantor to the foregoing instrument, and acknowledged to me that he (or she or they) executed the same in both the name of the Member LLC and the name of the Grantor. The foregoing instrument was acknowledged before me on the date set forth above by the said member of the Member LLC for and on behalf of the Grantor.

Heleen E Smith  
\_\_\_\_\_  
Notary Public

My commission expires: 8-1-98

Residing at: Sandy Utah

RQN/DM/DOC.278783



## EXHIBIT "A"

## Saratoga Springs #10 PUD

A parcel of land lying within the Southeast Quarter of Section 35, Township 5 South, Range 1 West, Salt Lake Base and Meridian, Utah County, Utah, more particularly described as follows: Commencing at the Northeast corner of said Section 35: thence North 89 degrees 49'28" West along the North boundary of said Section a distance of 2662.54 feet to the North Quarter corner of said section; thence South 02 degrees 05'19" East along the North-South centerline of said section, a distance of 3454.34; thence leaving said centerline said centerline South 90 degrees 00'00" East, a distance of 28.03 feet to a point on the Easterly right of way of Redwood Road, being the real point of beginning; thence leaving said right of way line North 86 degrees 30'12" East, a distance of 235.86 feet; thence South 86 degrees 03'32" East, a distance of 294.67 feet; thence South 85 degrees 49'40" East, a distance of 32.87 feet to a point of intersection with a non-tangent curve; thence Southerly along the arc of said curve to the left, a distance of 392.95 feet, said curve having a radius of 378.00 feet, a central angle of 59 degrees 33'41" Subtended by a chord which bears South 11 degrees 51'57" East, a distance of 375.49 feet to the point of intersection with a non-tangent line; thence South 41 degrees 38' 39" East, a distance of 328.68 feet to the beginning of a curve; thence Southeasterly along the arc of said curve to the right, a distance of 96.52 feet, said curve having a radius of 342.00 feet, a central angle of 16 degrees 10'14", subtended by a chord which bears a 33 degrees 33'32" East a distance of 96.20 feet to the point of intersection with a non-tangent line; thence South 48 degrees 21'21" West, a distance of 126.73 feet; thence South 57 degrees 02'25" West, a distance of 91.50 feet; thence South 74 degrees 24'32" West, a distance of 91.50 feet; thence South 83 degrees 05'36" West, a distance of 231.34 feet; thence North 85 degrees 05'50" West, a distance of 300.12 feet to a point of intersection with a non-tangent curve; thence Northwesterly along the arc of the right, a distance of 433.51 feet, said curve having a radius of 1008.74 feet, a central angle of 24 degrees 37'23", subtended by a chord which bears North 14 degrees 21'47" West a distance of 430.18 feet to the curve's end, being a point of the Easterly right of way line of Redwood Road; thence North 02 degrees 03'07" West along said Easterly right of way line, a distance of 445.82 feet, to the real point of beginning.

## Saratoga Springs #9 PUD

A Parcel of land lying within the Southeast Quarter of Section 35,

Township 5 South, Range 1 West, and the Northeast Quarter of Section 2, Township 6 South, Range 1 West, Salt Lake Base and Meridian, Utah County, Utah, more particularly described as follows:

Commencing at the Northeast corner of said Section 35; thence North 89 degrees 49'28" West along the North boundary of said section, a distance of 2662.54 feet to the North Quarter Corner of said section; thence South 02 degrees 05'19" East along the North-South centerline of said section, a distance of 4317.19 feet; thence leaving said centerline South 90 degrees 00'00" East, a distance of 119.26 feet to the real point of beginning; thence South 85 degrees 05'50" East, a distance of 300.12 feet; thence North 83 degrees 05'38" East, a distance of 231.34 feet; thence North 74 degrees 24'32" East, a distance of 91.50 feet; thence North 57 degrees 02'24" East, a distance of 91.50 feet; thence North 57 02'24" East, a distance of 91.50 feet; thence North 48 degrees 21'21" East, a distance of 126.73 feet to a point of intersection with a non-tangent curve; thence Southeasterly along the arc of said curve to the right, a distance of 136.52 feet, said curve having a radius of 342.00 feet, a central angle of 22 degrees 53'18" subtended by a chord which bears South 14 degrees 01'48" East, a distance of 135.71 feet to the curve's end; thence South 02 degrees 35'07" East, a distance of 168.45 feet to the beginning of a curve; thence Southerly along the arc of said curve to the left, a distance of 392.73 feet, said curve having a radius of 418.00 feet, a central angle of 53 degrees 49'54", subtended by a chord which bears South 29 degrees 30'04" East, a distance of 378.44 feet to the curve's end; thence South 56 degrees 25'01" East, a distance of 528.52 feet to a point of intersection with a non-tangent curve; thence Southeasterly along the arc of said curve to the left, a distance of 195.55 feet, said curve having a radius of 395.00 feet, a central angle of 28 degrees 09'07", subtended by a chord which bears South 70 degrees 29'42" East, a distance of 193.59 feet to the curve's end; thence South 84 degrees 34'15" East, a distance of 23.28 feet; thence South 05 degrees 25'43" West, a distance of 4.10 feet to the beginning of a curve; thence Southerly along the arc of said curve to the right, a distance of 326.08 feet, said curve having a radius of 472.00 feet, a central angle of 39 degrees 34'57", subtended by a chord which bears South 25 degrees 13'13" West, a distance of 319.63 feet to the curve's end; thence South 45 degrees 00'42" West, a distance of 333.29 feet; thence North 45 degrees 07'07" West, a distance of 1551.34 feet to the beginning of a curve; thence Northwesterly along the arc of said curve to the right, a distance of 324.73 feet, said curve having a radius of 1008.74 feet, a central angle of 18 degrees 26'41", subtended by a chord which bears North 35 degrees 53'49" West, a distance of 323.33 feet to the curve's end, and the real point of beginning.

Also SARATOGA SPRINGS #05 and #06 PUDs, according to the official plats thereof on file in the office of the Utah County Recorder.

SARATOGA SPRINGS NO. 7 A parcel of land lying within the Southeast Quarter of Section 35, Township 5 South, Range 1 West, Salt Lake Base and Meridian, Utah County, Utah, more particularly described as follows:

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Commencing at the Northeast corner of said Section 35; thence North 89 degrees 49'28" West, along the North boundary of said section, a distance of 2662.54 feet to the North Quarter Corner of said section; thence South 02 degrees 05'19" East, along the North South Centerline of said section, a distance of 2702.53 feet; thence leaving said centerline 90 degrees 00'00" East, a distance of 968.82 feet to the real point of beginning; thence South 83 degrees 06'09" East, a distance of 8.00 feet; thence South 72 degrees 20'23" East, a distance of 146.96 feet; thence South 22 degrees 44'30" East, a distance of 20.39 feet; thence South 05 degrees 23'04" West, a distance of 436.93 feet; thence South 00 degrees 36'11" East, a distance of 190.01 feet; thence South 27 degrees 58'07" East, a distance of 292.12 feet; thence South 50 degrees 17'31" East, a distance of 621.13 feet; thence South 51 degrees 10'00" West, a distance of 138.53 feet; thence South 43 degrees 26'47" West, a distance of 149.04 feet; thence South 63 degrees 48'38" West, a distance of 191.26 feet; thence South 75 degrees 52'47" West, a distance of 250.07 feet; thence North 02 degrees 35'07" West, a distance of 84.02 feet to the beginning of a curve; thence Northerly along the arc of said curve to the left, a distance of 271.32 feet, said curve having a radius of 398.00 feet, a central angle of 39 degrees 03'32" subtended by a chord which bears North 22 degrees 08'53" West, a distance of 266.10 feet to the curve's end; thence North 41 degrees 38'39" West, a distance of 328.89 feet to the beginning of a curve; thence Northwesterly along the arc of said curve having a radius of 322.00 feet, a central angle of 60 degrees 01'46", subtended by a chord which bears North 11 degrees 37'46" West, a distance of 322.15 feet to the curve's end; thence North 18 degrees 23'08" East, a distance of 544.01 feet to the beginning of a curve; thence Northerly along the arc of said curve to the right, a distance of 120.84 feet, said curve having a radius of 722.00 feet, a central angle of 09 degrees 35'22", subtended by a chord which bears North 23 degrees North 23 degrees 10'49" East, a distance of 120.70 feet to the point of intersection with a non-target line; thence North 27 degrees 56'14" East, a distance of 166.50 feet to the real point of beginning; containing 16.25 acres of land, more or less.

SARATOGA # 8

**BOUNDARY DESCRIPTION**

A PARCEL OF LAND LYING WITHIN THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 1 WEST, AND THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SLB&M, UTAH COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 35; THENCE N 89°49'28" W, ALONG THE NORTH BOUNDARY OF SAID SECTION, A DISTANCE OF 2662.54 FEET TO THE NORTH 1/4 CORNER OF SAID SECTION; THENCE S 02°05'19" E, ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION, A DISTANCE OF 4369.54 FEET; THENCE S 90°00'00" E, A DISTANCE OF 998.28 FEET, TO THE REAL POINT OF BEGINNING; THENCE N 75°52'47" E, A DISTANCE OF 250.07 FEET; THENCE N 63°48'36" E, A DISTANCE OF 191.26 FEET; THENCE N 43°26'47" E, A DISTANCE OF 149.04 FEET; THENCE N 61°10'00" E, A DISTANCE OF 138.25 FEET; THENCE S 50°15'27" E, A DISTANCE OF 207.30 FEET; THENCE S 65°06'42" E, A DISTANCE OF 363.91 FEET; THENCE S 84°14'21" E, A DISTANCE OF 346.00 FEET; THENCE S 54°24'17" E, A DISTANCE OF 129.11 FEET; THENCE S 17°53'18" W, A DISTANCE OF 436.07 FEET; THENCE S 28°37'28" W, A DISTANCE OF 76.00 FEET; THENCE N 61°22'32" W, A DISTANCE OF 133.27 FEET, TO THE BEGINNING OF A CURVE; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 586.76 FEET, SAID CURVE HAVING A RADIUS OF 297.00 FEET, A CENTRAL ANGLE OF 113°11'43", SUBTENDED BY A CHORD WHICH BEARS S 62°01'36" W, A DISTANCE OF 495.89 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE S 03°31'45" W, A DISTANCE OF 60.33 FEET; TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 373.06 FEET, SAID CURVE HAVING A RADIUS OF 540.00 FEET, A CENTRAL ANGLE OF 39°34'57", SUBTENDED BY A CHORD WHICH BEARS S 25°13'13" W, A DISTANCE OF 365.68 FEET TO THE CURVE'S END; THENCE S 45°00'42" W, A DISTANCE OF 333.13 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF REDWOOD ROAD (STATE ROAD 68); THENCE N 45°07'07" W, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 12.00 FEET; THENCE N 45°00'42" E, A DISTANCE OF 333.16 FEET, TO THE BEGINNING OF A CURVE; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 364.77 FEET, SAID CURVE HAVING A RADIUS OF 528.00 FEET, A CENTRAL ANGLE OF 39°34'57", SUBTENDED BY A CHORD WHICH BEARS N 25°13'13" E, A DISTANCE OF 357.56 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE N 05°25'44" E, A DISTANCE OF 60.10 FEET; THENCE N 84°34'16" W, A DISTANCE OF 79.28 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE; THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 168.05 FEET, SAID CURVE HAVING A RADIUS OF 342.00 FEET, A CENTRAL ANGLE OF 28°09'15", SUBTENDED BY A CHORD WHICH BEARS N 70°29'38" W, A DISTANCE OF 166.37 FEET TO THE CURVE'S END; THENCE N 56°25'01" W, A DISTANCE OF 528.51 FEET, TO THE BEGINNING OF A CURVE; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 340.11 FEET, SAID CURVE HAVING A RADIUS OF 362.00 FEET, A CENTRAL ANGLE OF 53°49'54", SUBTENDED BY A CHORD WHICH BEARS N 29°30'04" W, A DISTANCE OF 327.74 FEET TO THE CURVE'S END; THENCE N 02°35'07" W, A DISTANCE OF 84.43 FEET, TO THE REAL POINT OF BEGINNING, CONTAINING 21.88 ACRES OF LAND, MORE OR LESS.