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Gary W. Ott
Recorder, Salt Lake County, UT
PROVO LAND TITLE COMPANY
BY: eCASH, DEPUTY - EF 5 P.

When Recorded, Mail To:

Edge Homes
480 West 800 North, Suite 200
Orem, UT 84057

**FIRST AMENDMENT TO DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS
FOR SHADOW RUN AT ROSECREST**

This First Amendment to Declaration of Covenants, Conditions and Restrictions for Shadow Run at Rosecrest (this "Amendment") is made as of June 15, 2015.

RECITALS

A. That certain Declaration of Covenants, Conditions and Restrictions (the "Declaration"), dated November 21, 2014, recorded in the official records of Salt Lake County on December 17, 2014, as Entry No. 11963826, in Book 10282, Pages 8565-8604, encumbers certain real property located in Salt Lake County, State of Utah and more particularly described therein. Capitalized terms used and not otherwise defined herein shall have the meanings given them in the Declaration.

B. Pursuant to Section 14.3 of the Declaration, the Declarant may amend the Declaration without the consent or approval of any other owner.

C. Wasatch Land Company, a Utah corporation is the current Declarant under the Declaration.

D. Declarant desires to amend the Declaration to increase the transfer fees required by the Declaration as set forth below.

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

1. AMENDMENTS TO DECLARATION.

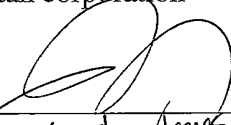
1.1 Section 12.6 of the Declaration is hereby deleted in its entirety and replaced with the following:

Initial and Transfer Fees. Each Owner (other than Declarant), shall be required to prepay at the time of purchase of their Unit, whether as a first time or subsequent Owner, a sum equal to Four Hundred Dollars (\$400.00), which sum shall be in addition to any proration of the Annual Assessment which may be due for the current fiscal year in which a new Owner purchases their Unit. The Board shall retain such amounts to be applied to the general fund to be utilized as necessary for payment of Common Expenses.

2. **NON-IMPAIRMENT.** Except as expressly provided herein, nothing in this Amendment shall alter or affect any provision, condition, or covenant contained in the Declaration or affect or impair any rights, powers, or remedies of the Association thereunder, it being the intent of the Declarant that, except as amended hereby, all of the terms, covenants and conditions of the Declaration shall remain in full force and effect.


IN WITNESS WHEREOF, this Amendment has been executed as of the date first set forth above.

WASATCH LAND COMPANY,
a Utah corporation

By 
Name: Gordon Jones
Title: President

STATE OF UTAH)
 : ss.
COUNTY OF UTAH)

The foregoing instrument was acknowledged before me this 19 day of June, 2015, by Gordon Jones, President of Wasatch Land Company, a Utah corporation.



NOTARY PUBLIC
Residing at: Lehi, UT

My Commission Expires:
3/24/19

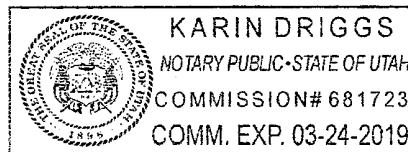


EXHIBIT A

to

First Amendment to

Declaration of Covenants, Conditions and Restrictions for ~~Canyon Hills~~
shadow run, Phase 1-P.U.D

Legal Description

PHASE 1: Commencing at the North Quarter of Section 7, Township 4 South, Range 1 West, Salt Lake Base and Meridian; thence along the East section line of the Northwest Quarter of said Section 7 South $00^{\circ} 26' 18''$ West 1084.09 feet; thence departing said section line West 394.01 feet to a point on the South right-of-way line of Rosecrest Road (90.00' wide row), said point also being the beginning of a non-tangent curve and the point of beginning; thence Easterly 66.54 feet along the South right-of-way line of said Rosecrest Road and curve to the right, having a radius of 755.00 feet (radius bears South $08^{\circ} 43' 45''$ East) with a central angle of $05^{\circ} 02' 58''$, chord bears North $83^{\circ} 47' 44''$ East 66.52 feet; thence continuing along said South right-of-way line North $86^{\circ} 19' 13''$ East 91.67 feet to the beginning of a tangent curve; thence Southeasterly 31.42 feet along said curve to the right, having a radius of 20.00 feet with a central angle of $90^{\circ} 00' 00''$, chord bears South $48^{\circ} 40' 47''$ East 28.28 feet to West right-of-way line of Meadow Rose Drive (66.00' wide row), thence the next six (6) calls along the West right-of-way line said Meadow Rose Drive; 1) South $03^{\circ} 40' 47''$ East 72.30 feet to the beginning of a tangent curve; 2) thence Southeasterly 297.12 feet along said curve to the left, having a radius of 433.00 feet with a central angle of $39^{\circ} 18' 58''$, chord bears South $23^{\circ} 20' 16''$ East 29133 feet; 3) South $42^{\circ} 59' 45''$ East 83.12 feet to the beginning of a tangent curve; 4) thence Southeasterly 160.12 feet along said curve to the right, having a radius of 367.00 feet with a central angle of $24^{\circ} 59' 55''$, chord bears South $30^{\circ} 29' 46''$ East 158.86 feet; 5) South $17^{\circ} 59' 48''$ East 26.31 feet to the beginning of a tangent curve; 6) thence Southeasterly 89.63 feet along said curve to the left, having a radius of 533.00 feet with a central angle of $09^{\circ} 38' 06''$, chord bears South $22^{\circ} 48' 52''$ East 89.52 feet; thence departing the West right-of-way of line of said Meadow Rose Drive South $62^{\circ} 22' 05''$ West 223.52 feet; thence South $37^{\circ} 56' 56''$ West 254.19 feet to the North right-of-way line of Mountain View Corridor; thence North $52^{\circ} 03' 04''$ West 169.20 feet along the North right-of-way line of said Mountain View Corridor; thence departing the North right-of-way line of said Mountain View Corridor and along the Easterly boundary line of Shadow Run - Phase 2 the following thirteen (13) calls: 1) North $38^{\circ} 41' 00''$ East 128.36 feet; 2) North $50^{\circ} 49' 30''$ West 42.65 feet; 3) North $39^{\circ} 39' 59''$ East 69.45 feet; 4) North $45^{\circ} 08' 52''$ West 349.07 feet; 5) North $24^{\circ} 00' 20''$ East 64.38 feet; 6) North $41^{\circ} 56' 49''$ East 80.98 feet; 7) North $55^{\circ} 15' 09''$ East 122.67 feet; 8) North $9^{\circ} 26' 53''$ East 48.97 feet; 9) North $20^{\circ} 33' 07''$ West 69.45 feet; 10) South $71^{\circ} 27' 15''$ West 8.78 feet; 11) North $18^{\circ} 32' 45''$ West 54.00 feet; 12) North $71^{\circ} 27' 15''$ East 11.72 feet; 13) North $13^{\circ} 10' 13''$ West 103.14 feet to the point of beginning. (Basis of Bearing: South $89^{\circ} 53' 49''$ East, being the bearing of the North line of the Northwest Quarter of Section 7, Township 4 South, Range 1 West, Salt Lake Base and Meridian.)

TOGETHER WITH a right of access, ingress and egress, as set forth in Access and Construction Agreement, recorded as Entry No. 10813085, in Book 9769, at Page 4639, Salt Lake County Records.

Shadow Run Phase 1 - PUD

	Lot / Quarter	Parcel Number	
	1	33-07-177-059-0000	
	2	33-07-177-060-0000	
	3	33-07-177-061-0000	
	4	33-07-177-062-0000	
	5	33-07-177-077-0000	
	6	33-07-177-076-0000	
	7	33-07-177-075-0000	
	8	33-07-177-074-0000	
	9	33-07-177-073-0000	
	10	33-07-177-072-0000	
	11	33-07-177-071-0000	
	12	33-07-177-070-0000	
	13	33-07-177-069-0000	
	14	33-07-177-049-0000	
	15	33-07-177-050-0000	
	16	33-07-177-051-0000	
	17	33-07-177-052-0000	
	18	33-07-177-053-0000	
	19	33-07-177-054-0000	
	20	33-07-177-055-0000	
	21	33-07-177-056-0000	
	22	33-07-177-057-0000	
	23	33-07-177-058-0000	
	24	33-07-177-045-0000	
	25	33-07-177-046-0000	
	26	33-07-177-047-0000	
	27	33-07-177-048-0000	
	28	33-07-177-032-0000	
	29	33-07-177-031-0000	
	30	33-07-177-030-0000	
	31	33-07-177-029-0000	
	32	33-07-177-024-0000	
	33	33-07-177-025-0000	
	34	33-07-177-026-0000	
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	36	33-07-177-028-0000	
	37	33-07-177-023-0000	
	38	33-07-177-022-0000	
	39	33-07-177-021-0000	
	40	33-07-177-020-0000	

	41	33-07-177-019-0000	
	42	33-07-177-033-0000	
	43	33-07-177-034-0000	
	44	33-07-177-035-0000	
	45	33-07-177-036-0000	
	46	33-07-177-037-0000	
	47	33-07-177-038-0000	
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	80	33-07-177-018-0000	
	81	33-07-177-017-0000	
	82	33-07-177-016-0000	
	83	33-07-177-015-0000	
	84	33-07-177-014-0000	
	85	33-07-177-013-0000	
	86	33-07-177-012-0000	
	87	33-07-177-011-0000	
	88	33-07-177-010-0000	
	89	33-07-177-009-0000	
	90	33-07-177-008-0000	
	91	33-07-177-007-0000	
	92	33-07-177-006-0000	
	93	33-07-177-005-0000	
	94	33-07-177-004-0000	
	135	33-07-177-063-0000	
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	137	33-07-177-065-0000	
	138	33-07-177-066-0000	
	139	33-07-177-067-0000	
	140	33-07-177-068-0000	
	AREA	33-07-177-078-0000	