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Gary W. Ott
Recorder, Salt Lake County, UT
PROVO LAND TITLE COMPANY
BY: eCASH, DEPUTY - EF 4 P.

**SECOND AMENDMENT
TO
DECLARATION OF EASEMENTS,
COVENANTS, CONDITIONS AND RESTRICTIONS
SHADOW RUN AT ROSECREST
A Planned Unit Development
Herriman, Utah**

This Second Amendment to the Declaration of Easements, Covenants, Conditions and Restrictions for Shadow Run at Rosecrest, a Planned Unit Development, Herriman, Utah (this "Second Amendment") is made as of this 11 day of July, 2016.

RECITALS

A. That certain Declaration of Easements, Covenants, Conditions and Restrictions for Shadow Run at Rosecrest, a Planned Unit Development, Herriman, Utah (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. That certain First Amendment to the Declaration, dated June 15, 2015, recorded in the official records of Salt Lake County on July 13, 2015, as Entry No. 12090556, in Book 10342, Pages 8055-8059, also encumbers the real property described in paragraph A above.

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

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

E. Declarant desires to amend the Declaration in accordance with this Second Amendment to amend assessment late fees and interest rates.

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

1. AMENDMENTS TO DECLARATION.

1.1 Section 12.12 of the Declaration is hereby deleted in its entirety and replaced with the following:

Effect of Nonpayment; Remedies. Any Assessment (whether Annual, Special or Specific) not received within ten (10) days of the date on which it or any installment thereof becomes due shall be subject to a monthly late fee penalty in such amount as established by the Board, which, together with interest and costs of collection, shall be, constitute, and remain a continuing lien on the affected Unit. If any Assessment is not received within ten (10) days after the date on which it becomes due, the amount thereof shall also bear interest from the

due date at the rate of eighteen percent (18%) per annum; and the Association may bring an action against the Owner who is personally liable therefor, or may foreclose (judicially or non-judicially) its lien against the Unit pursuant to provisions of the Utah Code applicable to the exercise of powers of sale in deeds of trust, by foreclosure as a mortgage, or in any other manner permitted by law. Any judgment obtained by the Association in connection with the collection of delinquent Assessments and related charges shall include reasonable attorney's fees, court costs, and every other expense incurred by the Association in enforcing its rights. Until paid in full, such collection charge, interest, and/or late fees shall constitute part of the Assessment lien provided above. Late fees and interest may be assessed each month until the delinquent Assessment, including all of its accompanying charges, costs, and attorneys' fees, is paid in full. Failure of the Association to promptly enforce any remedy granted pursuant to this Section 12.12 shall not be deemed a waiver of any such rights.

2. NON-IMPAIRMENT.

2.1 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.

DECLARANT

By [Signature]
Its Authorized Representative
Name: Gordon Jones
Title: President

STATE OF UTAH)
 :SS
County of Salt Lake)

The execution of the foregoing instrument was acknowledged before me this 11 day of July, 2016 by Gordon Jones an Authorized Representative of Declarant, to sign this document, and who is personally known to me or who has provided an acceptable and adequate identification.

[Signature]
Notary Public

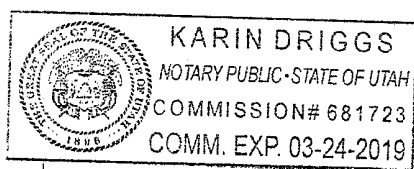


EXHIBIT A
LEGAL DESCRIPTION

That certain real property, located in Salt Lake County, State of Utah and more particularly described as follows:

Phase 1

All of Shadow Run – Phase 1 P.U.D., recorded in the official records of Salt Lake County on November 19, 2014, as Entry No. 11948034, in Book 2014P, Page 291.

Phase 2

All of Shadow Run – Phase 2 P.U.D., recorded in the official records of Salt Lake County on September 11, 2015, as Entry No. 12130242, in Book 2015P, Page 212.

Also known as:

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° 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° 43' 45" East) with a central angle of 05° 02' 58", chord bears North 83° 47' 44" East 66.52 feet; thence continuing along said South right-of-way line North 86° 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° 00' 00", chord bears South 48° 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° 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° 18' 58", chord bears South 23° 20' 16" East 291.33 feet; 3) South 42° 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° 59' 55", chord bears South 30° 29' 46" East 158.86 feet; 5) South 17° 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° 38' 06", chord bears South 22° 48' 52" East 89.52 feet; thence departing the West right-of-way of line of said Meadow Rose Drive South 62° 22' 05" West 223.52 feet; thence South 37° 56' 56" West 254.19 feet to the North right-of-way line of Mountain View Corridor; thence North 52° 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° 41' 00" East 128.36 feet; 2) North 50° 49' 30" West 42.65 feet; 3) North 39° 39' 59" East 69.45 feet; 4) North 45° 08' 52" West 349.07 feet; 5) North 24° 00' 20" East 64.38 feet; 6) North 41° 56' 49" East 80.98 feet; 7) North 55° 15' 09" East 122.67 feet; 8) North 9° 26' 53" East 48.97 feet; 9) North 20° 33' 07" West 69.45 feet; 10) South 71° 27' 15" West 8.78 feet; 11) North 18° 32' 45" West 54.00 feet; 12) North 71° 27' 15" East 11.72 feet; 13) North 13° 10' 13" West 103.14 feet to the point of beginning. (Basis of Bearing: South 89° 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.

(Proposed Shadow Run - Phase 1)

Phase 2: 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° 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) and the point of beginning; thence departing the South right-of-way line said Rosecrest Road and along the Westerly boundary line of Shadow Run-Phase 1 the following thirteen (13) calls: 1) South 13° 10' 13" East 103.14 feet; 2) South 71° 27' 15" West 11.72 feet; 3) South 18° 32' 45" East 54.00 feet; 4) North 71° 27' 15" East 8.78 feet; 5) South 20° 33' 07" East 69.45 feet; 6) South 69° 26' 53" West 48.97 feet; 7) South 55° 15' 09" West 122.67 feet; 8) South 41° 56' 49" West 80.98 feet; 9) South 24° 00' 20" West 64.38 feet; 10) South 45° 08' 52" East 349.07 feet; 11) South 39° 39' 59" West 69.45 feet; 12) South 50° 49' 30" East 42.65 feet; 13) South 38° 41' 00" West 128.36 feet to the North right-of-way line of Mountain View Corridor; thence the next three (3) calls along the North right-of-way line said Mountain View Corridor; 1) North 52° 03' 04" West 97.37 feet; 2) North 46° 19' 06" West 223.74 feet; 3) North 39° 47' 40" West 429.30 feet to a point on said South right-of-way line of Rosecrest Road; thence North 47° 20' 29" East 170.06 feet along said South right-of-way line of Rosecrest Road to the beginning of a tangent curve; thence Northeasterly 447.10 feet along said curve to the right, having a radius of 755.00 feet with a central angle of 33° 55' 47", chord bears North 64° 18' 22" East 440.59 feet to the point of beginning. (Basis of Bearing: South 89° 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.

(Proposed Shadow Run - Phase 2)