

**FIRST AMENDMENT TO THE
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
THE VILLAGES AT 27TH TOWNHOMES**

**A PLANNED UNIT DEVELOPMENT IN
SALT LAKE COUNTY**

This FIRST AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE VILLAGES AT 27TH TOWNHOMES, INC ("Declaration") has been approved and adopted by THE VILLAGES AT 27TH, LLC (the "Declarant") and becomes effective when recorded with the Salt Lake County Recorder's Office.

RECITALS

A. The Villages at 27th Homeowners Association, Inc., is a townhome development located in Salt Lake City, Utah, as described on Exhibit A ("Property").

B. The Property was originally made subject to certain covenants, conditions, and restrictions as provided in the "Declaration of Covenants, Conditions and Restrictions for The Villages at 27th Townhomes (A Planned Unit Development in Salt Lake County)" as recorded on April 2, 2019 as Entry Number 12960023 with the Salt Lake County Recorder ("Declaration").

C. Article XII, Section 12.3(11) gives the Declarant the exclusive right to amend the Declaration.

D. Article XI, Section 15.1 provides that the Declaration may be amended solely by the Declarant without any additional approval required.

E. The Declarant desires to amend the Declaration as provided below.

F. The Declarant desires to keep the streets uncluttered and more accessible by having all cars and other vehicles not parked on the street.

G. Unless specifically modified herein, all remaining provisions of the Declaration shall remain in full force and effect.

H. In case of any conflict between the terms of this Amendment and the terms of the Declaration, the provisions of this Amendment shall control.

AMENDMENT

Article IX, Section 9.10 of the Declaration is hereby amended and replaced with the following language:

9.10. **Parking.** At no time shall any vehicle be parked at an entrance to or in front of a garage or walkway or at any other location within the Project, which would impair vehicular or pedestrian access, or snow removal. At no time shall any vehicle be parked on any of the private streets within the Association. The Association may charge a fee for the use of any Common Area parking stalls, which are intended to be used as vehicle parking spaces only and are restricted to such use. The Board may adopt additional Rules relating to the parking of vehicles within the Project, including, without limitation: the size and dimensions of the vehicles parked within the Project; the admission and temporary parking of vehicles within the Project; the use of the undesignated parking spaces identified on the Plat, if any, including, without limitation, the right to loan or license the visitor parking spaces in the discretion of the Board; the right to remove or cause to be removed any vehicles that are improperly parked; the time visitor spaces may be used; and the assessment of charges to Owners and Occupants who violate, or whose invitees violate, such Rules.

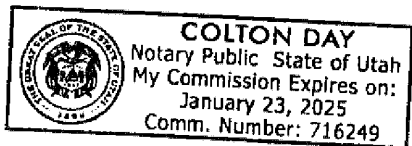
THE VILLAGES AT 27TH, LLC

By: _____

Its: President

State of Utah)
):ss
County of SALT LAKE)

On this 29TH day of JUNE, 2021, personally appeared before me _____, who being by me duly sworn, did say that he/she is the President of The Villages at 27th, LLC; that said instrument was signed by him/her, with authority of the Declaration, on behalf of said Association via the exercise of Declarant rights; and that the foregoing information is true and accurate to the best of his/her knowledge.



Notary Public

EXHIBIT A

Legal Descriptions

Parcel Numbers

A tract of land situate in the Northeast Quarter of the Southwest Quarter of Section 4, Township 2 South, Range 1 West, Salt Lake Base and Meridian, said tract having been disclosed as Parcel 2 by that certain survey dated October 2, 2006, prepared by Stanley Consultants, Inc., certified by Craig R. Yates, Utah Land Surveyor, License No. 5398429. The boundaries of said tract of land are described as follows:

Beginning at a Stanley Consultants, Inc., stamped rebar and cap marking the intersection of an existing East-West chain link fence which defines the Southerly boundary of said tract of land, with an existing North-South fence which defines the Easterly line of Roxborough P.U.D. III Subdivision, said rebar and cap being 644.62 feet South 89°51'30" West along the Section line (basis of bearing); 53.00 feet North 00°01'42" West; 1266.98 feet North 00°01'42" West; 12.79 feet South 89°51'30" West; 213.12 feet North 00°01'42" West from the South quarter corner of said Section 4, to the true point of beginning; and running thence North 00°01'42" West 1114.44 feet along the said Easterly line of the Roxborough P.U.D. III Subdivision and the Easterly line of Roxborough P.U.D. Phase I Subdivision to a boundary line agreement, recorded as Entry No. 12893986, in Book 10734, at Page 1724-1731 in the Office of the Salt Lake County Recorder; thence South 89°46'32" East 62.63 feet along said boundary line agreement to a boundary line agreement, recorded as Entry No. 12893987, in Book 10734, at Page 1732-1739 in the Office of the Salt Lake County Recorder; thence South 88°57'28" East 80.02 feet along said boundary line agreement to a boundary line agreement, recorded as Entry No. 12893988, in Book 10734, at Page 1740-1747 in the Office of the Salt Lake County Recorder; thence South 89°31'13" East 77.00 feet along said boundary line agreement to a boundary line agreement, recorded as Entry No. 12893989, in Book 10734, at Page 1748-1756 in the Office of the Salt Lake County Recorder; thence South 89°45'27" East 78.00 feet along said boundary line agreement to a boundary line agreement, recorded as Entry No. 12893990, in Book 10734, at Page 1757-1764 in the Office of the Salt Lake County Recorder; thence North 89°18'38" East 75.00 feet to a boundary line agreement, recorded as Entry No. 12893991, in Book 10734, at Page 1765-1772 in the Office of the Salt Lake County Recorder; thence South 89°46'02" East 157.00 feet along said boundary line agreement and continuing along a boundary line agreement, recorded as Entry No. 12893992, in Book 10734, at Page 1773-1780 in the Office of the Salt Lake County Recorder; thence North 00°08'25" West 6.39 feet along said boundary line agreement to the Southerly line of Briargate No. 2 Subdivision; thence North 89°50'46" East 79.70 feet along said Southerly line to the Westerly Right-of-Way line of a Salt Lake County road known as Constitution Boulevard (2700 West Street), said road dedicated by a plat recorded as Entry No. 2582487, in Book 73-11 on Page 104 on file in the Office of the Salt Lake County Recorder; thence South 00°00'48" West 1116.57 feet along said Westerly Right-of-Way line to the said existing East-West chain link fence; thence South 89°48'19" West 608.52 feet along said chain link fence to the point of beginning.

Contains 677,371 Square Feet or 15.550 Acres and 147 Lots

Parcel Numbers

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