

RECORDING REQUESTED BY:

Woodside Day Ranch, LLC

WHEN RECORDED RETURN TO:

Woodside Day Ranch, LLC
Attn: Brian Kartchner
460 West 50 North, Suite 300
Salt Lake City, UT 84101



**FIRST AMENDMENT
TO THE
DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR DAY
RANCH MULTI-FAMILY**

THIS FIRST AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR DAY RANCH MULTI-FAMILY (this "First Amendment"), is made as of this 14th day of May, 2019, by Woodside Day Ranch, LLC, a Utah limited liability company ("Declarant").

WITNESSETH:

WHEREAS:

A. The original Declaration of Covenants, Conditions, and Restrictions For Day Ranch Multi-Family (the "Original Declaration") was recorded in the official records of Salt Lake County on November 30, 2018, as Entry Number 12895356 in Book 10735 beginning at page number 83-1424.

B. Declarant desires to amend the Original Declaration.

C. Pursuant to Section 15.1 of the Original Declaration, the Original Declaration can be amended solely by the Declarant without any additional approval required during the Period of Declarant Control.

NOW, THEREFORE, in consideration of the foregoing premises, and the provisions herein contained, Declarant hereby declares as follows:

1. The Original Declaration is hereby amended to add the following as Section 9.13(2)(j):

At any point during the Period of Declarant Control, Declarant may, by written instrument (which may, but need not be, recorded), exempt any Living Unit, or Living Units, within the Property from the terms, requirements, and restrictions of this Section 9.13 and such

**ACCOMMODATION
RECORDING ONLY
U.S. TITLE**

exemption shall continue in perpetuity unless provided otherwise in the written instrument granting the exemption.

2. Sections 12.2 (7) and (8) are each hereby deleted in their entirety from the Original Declaration and replaced with the following as Section 12.2 (7):

The Declarant shall duly execute, acknowledge, and record a Supplemental Declaration setting forth that an expansion of the Project has occurred. Such Supplemental Declaration shall include a legal description of the Additional Land, or portions thereof, added to the Project.

3. This First Amendment pertains to the real property described on Exhibit "A" attached hereto and to the other real property that may become subject to the Original Declaration in the future.

4. Except as expressly modified herein, the Original Declaration shall remain in full force and effect.

5. Capitalized terms used, but not otherwise defined herein shall have the meanings set forth in the Original Declaration.

IN WITNESS WHEREOF, Declarant has executed this First Amendment as of the day and year first written above.

DECLARANT:

WOODSIDE DAY RANCH, LLC,
a Utah limited liability company

By: 
Brian Kartchner

Its: **President**

STATE OF UTAH)
) ss
County of Salt Lake)

On the 14th day of May, 2019, personally appeared before me Brian Kartchner who being by me duly sworn did say that he, Brian Kartchner is President of said WOODSIDE DAY RANCH, LLC, that executed the within instrument.

Briary Yeates Capel
Notary Public



Residing at: Salt Lake, Utah

My Commission Expires: 02/17/2020

(seal)

EXHIBIT A
LEGAL DESCRIPTION

Phase 1 of Day Ranch Towns (Multi-Family)

That Certain real property located in the county of Salt Lake commonly known as:

All common area, private roads and lots 100 through 430 and 447 through 450 of the final plat for Day Ranch Towns Phase 1 recorded in the official records of the County on October 26, 2018 as Entry No. 12875030. Less and accepting Parcel A and Lot # 1.

DAY RANCH TOWNHOMES PHASE 1 BOUNDARY LESS CHURCH PARCEL

A portion of the NW1/4 of Section 14 and the NE1/4 of Section 15, Township 4 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point located S00°03'33"E along the Section line 777.64 feet and East 413.49 feet from the Northwest Corner of Section 14, T4S, R1W, SLB&M; thence S64°54'03"E 145.25 feet; thence N25°05'57"E 10.88 feet; thence S64°54'03"E 30.00 feet; thence S25°05'57"W 4.82 feet; thence along the arc of a curve to the left with a radius of 15.00 feet a distance of 23.56 feet through a central angle of 90°00'00" Chord: S19°54'03"E 21.21 feet; thence S64°54'03"E 126.03 feet; thence along the arc of a curve to the left with a radius of 15.00 feet a distance of 23.56 feet through a central angle of 90°00'00" Chord: N70°05'57"E 21.21 feet; thence N25°05'57"E 60.86 feet; thence S64°54'03"E 188.84 feet; thence S25°05'57"W 12.02 feet; thence S64°54'03"E 185.89 feet to the Westerly line of Harmon Day Drive; thence along said street the following 8 (eight) courses and distances: S42°51'45"W 57.55 feet; thence along the arc of a curve to the left with a radius of 630.00 feet a distance of 37.86 feet through a central angle of 03°26'34" Chord: S41°08'28"W 37.85 feet; thence Westerly along the arc of a non-tangent curve to the right having a radius of 100.00 feet (radius bears: N50°34'48"W) a distance of 138.41 feet through a central angle of 79°18'11" Chord: S79°04'17"W 127.62 feet; thence S31°02'38"W 68.06 feet; thence Southerly along the arc of a non-tangent curve to the right having a radius of 92.00 feet (radius bears: S28°43'23"W) a distance of 138.69 feet through a central angle of 86°22'35" Chord: S18°05'20"E 125.93 feet; thence S25°05'57"W 1,027.89 feet; thence N64°54'03"W 15.50 feet; thence S25°05'57"W 30.55 feet; thence N64°54'55"W 638.39 feet; thence N25°05'53"E 1,329.46 feet to the point of beginning.

AND ALSO A portion of the NW1/4 of Section 14, Township 4 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point on the Easterly line of Harmon Day Road, located S00°03'33"E along the Section line 1,538.47 feet and East 861.23 feet from the Northwest Corner of Section 14, T4S, R1W, SLB&M; thence along said road the following 2 (two) courses and distances: N25°05'57"E 232.09 feet; thence along the arc of a curve to the right with a radius of 75.00 feet a distance of 122.55 feet through a central angle of 93°37'25" Chord: N71°54'40"E 109.37 feet; thence S61°16'38"E 28.53 feet; thence along the arc of a curve to the left with a radius of 530.00 feet a distance of 33.52 feet through a central angle of 03°37'24" Chord: S63°05'20"E 33.51 feet; thence S64°54'03"E 42.01 feet; thence S25°05'56"W 90.48 feet; thence S65°10'12"E 126.73 feet; thence Southeasterly along the arc of a non-tangent curve to the right having a radius of 80.00 feet (radius bears: S24°33'38"W) a distance of 63.68 feet through a central angle of 45°36'28" Chord: S42°38'08"E 62.01 feet; thence S18°07'53"E 261.72 feet; thence N64°54'03"W 547.10 feet to the point of beginning.

LESS AND EXCEPTING A portion of the NW1/4 of Section 14 and the NE1/4 of Section 15, Township 4 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point located S00°03'33"E along the Section line 1,658.48 feet from the Northwest Corner of Section 14, T4S, R1W, SLB&M; thence N25°05'53"E 262.15 feet; thence S64°53'44"E 145.23 feet; thence S25°05'57"W 116.67 feet; thence along the arc of a curve to the left with a radius of 45.00 feet a distance of 70.69 feet through a central angle of 90°00'00" Chord: S19°54'03"E 63.64 feet; thence S64°54'03"E 126.03 feet; thence along the arc of a curve to the right with a radius of 15.00 feet a distance of 23.56

A-1

feet through a central angle of $90^{\circ}00'00''$ Chord: $S19^{\circ}54'03''E$ 21.21 feet; thence $S25^{\circ}05'57''W$ 409.75 feet; thence along the arc of a curve to the right with a radius of 15.00 feet a distance of 2.43 feet through a central angle of $09^{\circ}16'20''$ Chord: $S29^{\circ}44'07''W$ 2.42 feet; thence $N64^{\circ}54'55''W$ 331.06 feet; thence $N25^{\circ}05'53''E$ 326.78 feet to the point of beginning.

Net Area 19.04 acres+/-

A-2

5

BK 10781 PG 2992

Parcel Number Lot

33141020030000 LOT 412
33141020040000 LOT 413
33141020050000 LOT 414
33141020060000 LOT 415
33141020070000 LOT 416
33141020080000 LOT 417
33141020090000 LOT 418
33141020100000 LOT 419
33141020110000 LOT 420
33141020120000 LOT 421
33141020130000 LOT 411
33141020140000 LOT 410
33141020150000 LOT 409
33141020160000 LOT 408
33141020170000 LOT 407
33141020180000 LOT 406
33141020190000 LOT 400
33141020200000 LOT 401
33141020210000 LOT 402
33141020220000 LOT 403
33141020230000 LOT 404
33141020240000 LOT 405
33141020250000 LOT 399
33141020260000 LOT 398
33141020270000 LOT 397
33141020280000 LOT 396
33141020290000 LOT 395
33141020300000 LOT 394
33141020310000 LOT 388
33141020320000 LOT 389
33141020330000 LOT 390
33141020340000 LOT 391
33141020350000 LOT 392
33141020360000 LOT 393
33141020370000 LOT 387
33141020380000 LOT 386
33141020390000 LOT 385
33141020400000 LOT 384
33141020410000 LOT 383
33141020420000 LOT 382
33141020430000 LOT 376
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33141020450000 LOT 378
33141020460000 LOT 379
33141020470000 LOT 380
33141020480000 LOT 381
33141020490000 LOT 375
33141020500000 LOT 374
33141020510000 LOT 373
33141020520000 LOT 372
33141020530000 LOT 371

33141020550000 LOT 364
33141020560000 LOT 365
33141020570000 LOT 366
33141020580000 LOT 367
33141020590000 LOT 368
33141020600000 LOT 369
33141020610000 PARCEL A
33141020620000 LOT 282
33141020630000 LOT 283
33141020640000 LOT 284
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33141020670000 LOT 287
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33141020690000 LOT 289
33141020700000 LOT 290
33141020710000 LOT 281
33141020720000 LOT 280
33141020730000 LOT 279
33141020740000 LOT 278
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33141020780000 LOT 274
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33141510360000 LOT 448
33141510370000 LOT 447
33141520040000 COMMON AREA
33141520040000 PRIVATE ROAD
33141520050000 LOT 363
33141520060000 LOT 362
33141520070000 LOT 361
33141520080000 LOT 360
33141520090000 LOT 359
33141520100000 LOT 354
33141520110000 LOT 355
33141520120000 LOT 356
33141520130000 LOT 357
33141520140000 LOT 358
33141520150000 LOT 1
33141520160000 LOT 291
33141520170000 LOT 292
33141520180000 LOT 293
33141520190000 LOT 294

3314152020000 LOT 295
33141520210000 LOT 296
33141520220000 LOT 297
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33141520260000 LOT 301
33141520270000 LOT 260
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33141521060000 LOT 145
33141521070000 LOT 146
33141521080000 LOT 147
33141521090000 LOT 148
33141521100000 LOT 149
33141521110000 LOT 144
33141521120000 LOT 143
33141521130000 LOT 142
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33141521160000 LOT 135
33141521170000 LOT 136
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