

WHEN RECORDED MAIL TO:

MJG HOLDINGS, LLC
9644 WINCHESTER DRIVE
CEDAR HILLS

File No.: 81175-LU

ENT 121573:2016 PG 1 of 3
Jeffery Smith
Utah County Recorder
2016 Dec 02 02:20 PM FEE 14.00 BY MJ
RECORDED FOR Cottonwood Title Insurance Ag
ELECTRONICALLY RECORDED

**FIRST AMENDMENT TO DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS AND RESERVATIONS OF
EASEMENTS FOR LAKESHORE TRAILS**

In Reference to Tax ID Number(s):

45-568-0001 THRU 0022

FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS AND RESERVATIONS OF EASEMENTS FOR

Lakeshore Trails

A Residential Community

THIS FIRST AMENDMENT TO THIS DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS AND RESERVATIONS OF EASEMENTS (Declaration”) is made this 1st day of Dec, 2016, by MJG Holdings, LLC a Utah Limited Liability company (“Declarant”), with reference to the following facts:

A. Declarant is the owner of a certain tract of land located in Utah County, Utah, which is more particularly described as follows:

Lots numbers 1-22, Lakeshore Trails Plat A, recorded as: Entry #78485-2015, Map file# 14743; Map Book Page 45-568

B. On May 31, 2016, Declarant recorded with the Recorder of Utah County, a Declaration of Covenants, Conditions and Restrictions and Reservations of Easements for Lakeshore Trails, a Residential Community, as Entry No.48530:2016.

NOW THEREFORE, the Declarant hereby states the purpose of this first amendment is changed as follows:

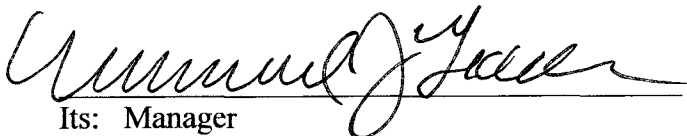
1. ARTICLE 2.2 shall be changed as follows:

Minimum House size: All Lots shall have a dwelling built to a minimum of 1,800 square footage of living space, not including the garage area, unless the Lot is to be used as an extension of an adjacent Lot for recreation and other purposes. In this situation, any building or structure built on the Lot shall conform to City zoning and building requirements.

The undersigned, being the Declarant herein, has executed this Declaration on the 1st day of December 2016.

DECLARANT: MJG Holdings, LLC

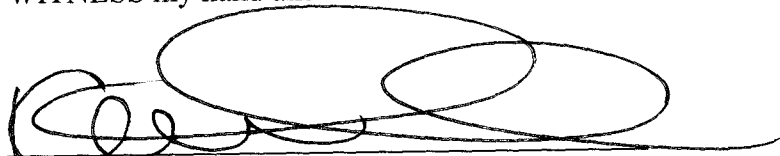
By: Michael J. Geddes


Its: Manager

STATE OF UTAH)
).SS
COUNTY OF UTAH)

On this 1st ~~th~~ day of December 2016, before me the undersigned, a Notary Public in and for the State of Utah, duly commissioned and sworn, personally appeared **Michael J. Geddes** to me known to be a Member and duly appointed Manager of MJG Holdings, LLC a Utah Limited Liability Company, and acknowledged the said instrument to be the free and voluntary act and deed of said company, for the uses and purposes therein mentioned, and on oath stated that they were authorized to execute the said instrument by authority of its Operating Agreement.

WITNESS my hand and official seal hereto affixed the da and year first above written.


NOTARY PUBLIC

