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WHEN RECORDED, MAIL TO:

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GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
YORK HOWELL & GUYMON
6405 S 300 E # 150
SLC UT 84121
BY: CRA, DEPUTY - WI 4 P.

**FIRST AMENDMENT
TO DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND
RESTRICTIONS OF HARVEST VILLAS**

**FIRST AMENDMENT
TO
DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND
RESTRICTIONS OF HARVEST VILLAS**

This First Amendment to Declaration of Covenants, Conditions, Easements and Restrictions, hereinafter referred to as this "Amendment" is made and executed this ____ day of November, 2015, by Harvest Crossing Homes Inc., a Utah corporation, hereinafter referred to as the "Declarant."

1. RECITALS.

1.1. Declarant is the developer and owner of Harvest Crossing Villas Phase 1 PUD, a townhouse community located in the City of South Jordan, Salt Lake County, Utah (the "Project"), which Project is governed by the Declaration of Covenants, Conditions, Easements and Restriction recorded in Salt Lake County on March 18, 2015, as Entry No. 12013249 (the "CC&Rs").

1.2. As set forth in Sections 18.1 and 18.2 of the CC&Rs, Declarant has the right to amend the CC&Rs during the Declarant Control Period. The Project is still within the Declarant Control Period, and Declarant still owns Units having more than 67% of the Total Votes of the Association. Accordingly, Declarant is entitled to amend the CC&Rs.

1.3. Declarant desires to amend the CC&Rs as set forth below. This Amendment shall apply to the Project as it now exists as well and to any and all future phases and additional land and additional phases of the Project. The covenants, conditions and restrictions contained in this Amendment shall be enforceable equitable servitudes and shall run with the land.

NOW, THEREFORE, the Declarant hereby amends the CC&Rs for this Project as follows:

2. DEFINITIONS.

Unless the context clearly indicates otherwise, the capitalized terms in this Declaration shall have the meanings given to them in the CC&Rs.

3. AMENDMENTS.

The following provisions are incorporated into and made a part of the CC&Rs:

3.1. Gated Community. The Project will be a gated-community. The gates are Common Areas and Facilities, and all costs and expenses to maintain, repair and replace (if necessary) the gates and related improvements will be Common Expenses of the Association.

3.2. Age-Restrictions. Section 10.1 of the CC&Rs is amended to allow for up to, but not more than, twenty percent (20%) of the Units to be owned and occupied by people who are

younger than fifty-five (55) years of age. Accordingly, at any given time, no more than 20% of the Units in this Project are allowed to be exempted from the age requirements of Section 10.1.

4. EFFECT OF AMENDMENT.

The CC&Rs, as amended by this Amendment, shall remain in full force and effect. This Amendment shall apply to the Project, as it now exists, and to any and all additional land or additional phases of the Project that may be developed in the future. This Amendment shall take effect when recorded in the Salt Lake County Recorder's Office. This Amendment shall be recorded against all of the same land currently encumbered by the CC&Rs.

IN WITNESS WHEREOF, the Declarant has executed this instrument this ____ day of November, 2015.

DECLARANT:

Harvest Crossing Homes Inc., a Utah corporation

By: *Ryan Peterson*
Its: *Vice president*

STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 11th day of November, 2015, by *Ryan Peterson*, as an authorized officer of Harvest Crossing Homes Inc., a Utah corporation.

Victor Barnes
NOTARY PUBLIC

SEAL:

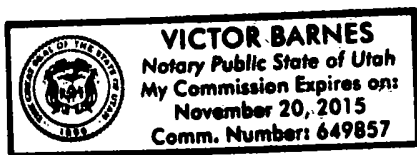


EXHIBIT "A"

Legal Description

The above instrument shall be recorded against all of Phase 1 of Harvest Crossing Villas, PUD, a townhouse community located in the City of South Jordan, Utah, including Lots 101 through 132, inclusive and parcels 'A' and 'B' and all other common area, according to the official plat thereof on file and of record with the Salt Lake County Recorder's Office, State of Utah.