

WHEN RECORDED MAIL TO:

Matt Scott
Richmond American Homes of Utah, Inc.
849 W. LeVoy Dr. Ste. 220
Salt Lake City, UT 84123

13951452 B: 11338 P: 5999 Total Pages: 5
05/12/2022 04:15 PM By: slang Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.
1996 EAST 6400 SOUTH SUITE 120SALT LAKE CITY, UT 84121

File No.: 146554-WHP

**First Amendment
To
Declaration of Covenants, Conditions and Restrictions
For
Teton Ranch**

In Reference to Tax ID Number(s).:

26-26-326-004, 26-26-326-006, 26-26-326-008, 26-26-326-009, 26-26-326-010,
26-26-404-001, 26-26-404-002, 26-26-404-003, 26-26-326-011, 26-26-327-001,
26-26-327-002, 26-26-327-003, 26-26-327-004, 26-26-328-001, 26-26-328-002,
26-26-328-003, 26-26-328-004, 26-26-328-005, 26-26-328-006, 26-26-328-007,
26-26-329-001, 26-26-329-002, 26-26-329-003, 26-26-329-004, 26-26-329-005,
26-26-329-006, 26-26-329-007, 26-26-329-008, 26-26-329-009, 26-26-329-010,
26-26-330-001, 26-26-376-014, 26-26-376-015, 26-26-376-016, 26-26-376-017,
26-26-376-018, 26-26-376-019, 26-26-404-004, 26-26-407-001, 26-26-408-001,
26-26-408-002, 26-26-408-003, 26-26-408-004, 26-26-408-005, and 26-26-408-006.

CT/A # 146554-WHP

WHEN RECORDED RETURN TO:

Matt Scott
Richmond American Homes of Utah, Inc.
849 W. LeVoy Dr. Ste. 220
Salt Lake City, UT 84123

Tax ID#s: 26-26-326-004
26-26-326-006, 26-26-326-008
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26-26-404-001, 26-26-404-002
+ 26-26-404-003

FIRST AMENDMENT
TO
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
TETON RANCH

This FIRST AMENDMENT OF DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR TETON RANCH (the “**First Amendment**”) is executed on the date set forth below, by the Teton Ranch, LLC, a Utah limited liability company (the “**Declarant**”) pursuant to the provisions of the Declaration described in Recital A below.

RECITALS

A. The Declaration of Covenants, Conditions and Restrictions for Teton Ranch was recorded in the Salt Lake County Recorder’s Office on June 4, 2021 as Entry No. 13683022 in Book 11185 at Page 9141-9166 (the “**Declaration**”) against certain real property located in Salt Lake County, Utah, which real property is more particularly described in the Declaration (the “**Property**”).

B. Pursuant to Section 13.3 of the Declaration, the Declarant has the unilateral right to amend the Declaration during the Period of Declarant Control and the Period of Declarant Control is still in effect as of the date set forth below.

C. Pursuant to Sections 2.1 and 10.2 of the Declaration, the Declarant has the unilateral right to expand the Project and to subject all or portions of the Additional Land to the provisions of the Declaration.

D. Declarant is authorized by the owner of the Annexed Property (defined below) to execute this First Amendment, to subject the Annexed Property to the provisions of the Declaration and to annex the Annexed Property into the Project.

E. Declarant desires to exercise its rights under Sections 2.1 and 10.2 of the Declaration to annex additional land to the Property and the Project and to amend the Declaration pursuant to the Section 13.3 thereof. This First Amendment shall constitute a supplemental declaration as contemplated by Section 10.2. All capitalized terms used and not otherwise defined in this First Amendment shall have the meanings given to them in the Declaration.

DECLARATION

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

1. Amendments.

- a. Expandable Project. Section 10.2(8) of the Declaration is hereby deleted in its entirety and Section 10.2(9) of the Declaration is hereby deleted in its entirety and replaced with the following:

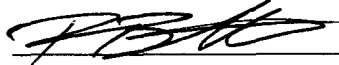
“Declarant shall annex the Additional Land into the Project by recording a Supplemental Declaration setting forth that an expansion of the Project has occurred. Such Supplemental Declaration shall include, in addition to any requirements of the Act, a legal description of the Additional Land added to the project.”

2. Annexation of Additional Property. Pursuant to Section 2.1 and 10.2 of the Declaration, Declarant hereby annexes to the Project, and submits to the covenants, conditions and restrictions of the Declaration, all of the property described on the attached Exhibit A (the “**Annexed Property**”). From and after the recording of this First Amendment, the Annexed Property shall be considered part of the Property and the Project, together with the property described in the Declaration, and shall be subject to all of the terms, conditions, covenants and restrictions set forth in the Declaration.

3. Incorporation of Recitals and Exhibits. The Recitals set forth at the beginning of this First Amendment, together with the Exhibit attached hereto, are incorporated herein by this reference.

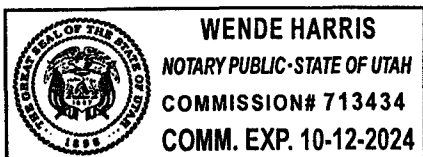
IN WITNESS WHEREOF, the Declarant has caused this First Amendment to be executed this 12th day of May, 2022.

TETON RANCH, LLC,
a Utah limited liability company

By: 
Name: Ryan Button
Its: Manager

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

On the 12th day of May, 2022, personally appeared before me Ryan Button, who by me being duly sworn, did say that he is the Manager of TETON RANCH, LLC, and that the foregoing instrument is signed on behalf of said company and executed with all necessary authority.



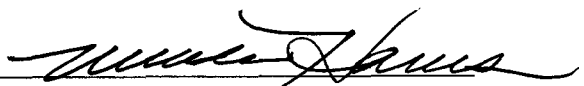

Notary Public
My commission expires: 10-12-2024
Residing at: Salt Lake City, Utah

EXHIBIT A

Annexed Property

PARCEL 1:

A parcel of land situate in the Southwest and Southeast Quarters of Section 26, Township 3 South, Range 2 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point on the Westerly Right-of-Way Line of Mustang Trail Way, said point being South 89°59'00" East 256.63 feet along the section line and South 2,914.66 feet from the North Quarter Corner of Section 26, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running thence South 00°08'37" West 636.87 feet along said Westerly Right-of-Way Line; thence North 89°51'23" West 110.00 feet; thence Northwesterly 23.56 feet along the arc of a 15.00 foot radius curve to the right (center bears North 00°08'37" East and the chord bears North 44°51'23" West 21.21 feet with a central angle of 90°00'00"); thence North 89°51'23" West 53.00 feet; thence South 00°08'37" West 15.00 feet; thence North 89°51'23" West 240.00 feet; thence South 00°08'37" West 321.28 feet; thence North 89°51'23" West 53.00 feet; thence Southwesterly 23.56 feet along the arc of a 15.00 foot radius curve to the right (center bears North 89°51'23" West and the chord bears South 45°08'37" West 21.21 feet with a central angle of 90°00'00"); thence North 89°51'23" West 105.00 feet; thence North 00°08'37" East 653.22 feet; thence Easterly 147.59 feet along the arc of a 680.00 foot radius curve to the left (center bears North 08°13'09" West and the chord bears North 75°33'47" East 147.30 feet with a central angle

of 12°26'08"); thence North 69°20'43" East 136.09 feet; thence North 62°29'14" East 67.56 feet; thence North 37°28'42" West 141.98 feet; thence Northeasterly 93.20 feet along the arc of a 560.00 foot radius curve to the left (center bears North 37°28'42" West and the chord bears North 47°45'14" East 93.09 feet with a central angle of 09°32'08"); thence Northeasterly 180.40 feet along the arc of a 220.00 foot radius curve to the right (center bears South 47°00'50" East and the chord bears North 66°28'39" East 175.39 feet with a central angle of 46°58'56"); thence North 89°58'07" East 58.34 feet; thence South 54°36'40" East 73.86 feet to the point of beginning. (aka proposed Teton Ranch Phase 2A)

PARCEL 2:

A parcel of land situate in the Southwest Quarter of Section 26, Township 3 South, Range 2 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point being North 89°59'04" West 628.16 feet along the section line and South 3,226.20 feet from the North Quarter Corner of Section 26, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running thence South 00°08'37" West 712.64 feet; thence South 89°51'23" East 52.08 feet; thence South 00°08'37" West 139.52 feet to the Northerly Right-of-Way Line of Herriman Boulevard; thence South 89°56'19" West 399.80 feet along said Northerly Right-of-Way Line; thence North

00°08'37" East 193.96 feet; thence South 89°51'23" East 54.72 feet; thence North 00°08'37" East 657.62 feet; thence North 89°44'58" East 293.01 feet to the point of beginning. (aka proposed Teton Ranch Phase 2B)