

Terry C. Harward
The Villages at Arrowhead Park
704 North 1890 West
Provo, UT 84601

AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE
VILLAGES AT ARROWHEAD PARK
(A Planned Unit Development)

This amendment to the Declaration of Covenants, Conditions, and Restrictions for The Villages at Arrowhead Park Planned Unit Development (hereinafter referred to as the "Declaration"), is made by Declarant, Arrowhead Partners LLC, a Limited Liability Company, as the owner of all of the Properties in The Project, pursuant to Article 7.03 of the Declaration, effective as of the date of the recording hereof in the Utah County Recorder's Office.

RECITALS

WHEREAS, Declarant caused the Declaration to be recorded on January 14, 2019 as Entry No. 3493:2019, at Pages 1-49 in the official records of the Utah County Recorder; and

WHEREAS, Declarant being the owner of all the Properties in the Project now desires to amend the Declaration as set forth below; and

WHEREAS, the property affected by the Declaration is located in Utah County, State of Utah and more particularly described as follows:

See Exhibit "A" attached hereto.

NOW THEREFORE, for the foregoing purposes, Declarant hereby declares and certifies as follows:

Article 8.8.2 Dwelling and Structure Size. A two-story dwelling, without a basement, shall not have less than 1,400 square feet on the main floor, and not less than a total of 2,200 square feet of finished living area above the finished lot grade. If a two-story dwelling has a basement, the dwelling shall not be less than a total of 1800 square feet of finished living area above the finished lot grade.

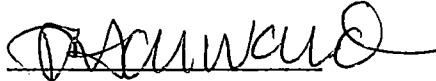
Article 8.10 Setbacks. The following minimum setback requirements are:

1. Front: 20 feet from back of sidewalk
2. Side (interior):
 - a. Two-car garage side – 10 feet
 - b. Three-car garage – 8 feet
 - c. Non-garage side – 8 feet
3. Side (corner): 15 feet from the back of sidewalk
 - a. No corner lot side garage, except for a side entry garage provided the driveway is located as far from the intersection as practicable. The corner side setback for a side entry garage is 20 feet.
4. Rear: 20 feet

IN WITNESS WHEREOF, Declarant has caused this instrument to be executed on the 5th day of March, 2019.

DECLARANT:

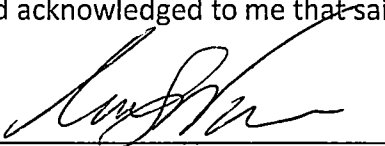
ARROWHEAD PARTNERS LLC

By: 
Terry C. Harward, Manager

STATE OF UTAH

COUNTY OF UTAH

On the 5th day of MARCH, 2019, personally appeared before me Terry C. Harward, who being by me duly sworn did say that he is manager of The Villages of Arrowhead Partners LLC, and that said instrument was signed in behalf of said company by authority of its operating agreement and said Terry C. Harward acknowledged to me that said company executed the same.


Notary Public

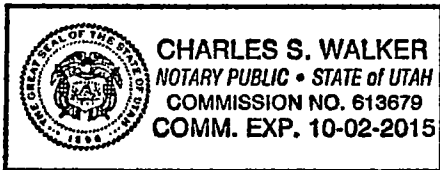


Exhibit "A"
(Legal Description of Property)

PLAT A, VILLAGES AT ARROWHEAD PARK

A PORTION OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED S0°28'54"E ALONG THE SECTION LINE 1695.06 FEET AND EAST 100.87 FEET FROM THE NORTHWEST CORNER OF SECTION 3, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE N20°46'33"E 21.98 FEET; THENCE ALONG THE ARC OF A 283.50 FOOT RADIUS CURVE TO THE RIGHT 107.44 FEET THROUGH A CENTRAL ANGLE OF 21°42'47" (CHORD: N31°37'56"E 106.79 FEET); THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT 20.84 FEET THROUGH A CENTRAL ANGLE OF 79°35'15" (CHORD: N2°41'42"E 19.20 FEET); THENCE N52°54'05"E 61.00 FEET; THENCE ALONG THE ARC OF A 245.00 FOOT RADIUS NON-TANGENT CURVE (RADIUS BEARS: N52°54'05"E) TO THE LEFT 39.44 FEET THROUGH A CENTRAL ANGLE OF 9°13'23" (CHORD: S41°42'37"E 39.40 FEET); THENCE S46°19'18"E 107.90 FEET; THENCE ALONG THE ARC OF A 10.00 FOOT RADIUS CURVE TO THE LEFT 15.71 FEET THROUGH A CENTRAL ANGLE OF 89°59'56" (CHORD: N88°40'40"E 14.14 FEET); THENCE N43°40'42"E 74.46 FEET; THENCE S53°56'54"E 66.59 FEET; THENCE S46°19'18"E 95.00 FEET; THENCE N43°40'42"E 37.50 FEET; THENCE S46°19'18"E 70.99 FEET; THENCE S30°05'22"E 57.25 FEET; THENCE S22°02'25"E 299.11 FEET; THENCE S42°29'10"E 73.52 FEET; THENCE S46°19'18"E 273.66 FEET; THENCE S43°19'00"W 242.08 FEET; THENCE N46°19'18"W 115.37 FEET; THENCE S43°40'42"W 15.00 FEET; THENCE N46°19'18"W 216.44 FEET; THENCE S45°57'19"W 38.63 FEET; THENCE S71°59'00"W 37.00 FEET; THENCE N18°01'00"W 95.05 FEET; THENCE N34°34'21"W 89.13 FEET; THENCE N57°46'42"E 25.90 FEET; THENCE ALONG THE ARC OF A 45.00 FOOT RADIUS CURVE TO THE RIGHT 11.31 FEET THROUGH A CENTRAL ANGLE OF 14°23'48" (CHORD: N64°58'36"E 11.28 FEET); THENCE N25°29'44"W 51.77 FEET; THENCE S57°46'42"W 37.87 FEET; THENCE N19°54'33"W 93.97 FEET; THENCE N27°57'54"W 78.97 FEET; THENCE N49°21'52"W 244.95 FEET; THENCE N20°46'33"E 30.73 FEET; THENCE ALONG THE ARC OF A 45.00 FOOT RADIUS CURVE TO THE RIGHT 6.45 FEET THROUGH A CENTRAL ANGLE OF 8°13'02" (CHORD: N24°53'04"E 6.45 FEET); THENCE N73°55'35"W 50.63 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±6.85 ACRES

PLAT B, VILLAGES AT ARROWHEAD PARK

A PORTION OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED S0°28'54"E ALONG THE SECTION LINE 1577.36 FEET AND EAST 385.04 FEET FROM THE NORTHWEST CORNER OF SECTION 3, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE N43°40'42"E 172.86 FEET; THENCE ALONG THE ARC OF A 10.00 FOOT RADIUS CURVE TO THE LEFT 15.71 FEET THROUGH A CENTRAL ANGLE OF 90°00'00" (CHORD: N1°19'18"W 14.14 FEET); THENCE N43°40'42"E 45.00 FEET; THENCE S46°19'18"E 15.00 FEET; THENCE N43°40'42"E 152.49 FEET; THENCE S44°28'35"E 205.77 FEET; THENCE S29°41'07"E 116.35 FEET; THENCE S19°44'03"E 273.23 FEET; THENCE S36°09'33"E 72.98 FEET; THENCE S45°06'40"E 77.14 FEET; THENCE S56°50'32"E 180.55 FEET; THENCE S46°41'00"E 11.55 FEET; THENCE S43°19'00"W 334.25 FEET; THENCE N46°19'18"W 273.66 FEET; THENCE N42°29'10"W 73.52 FEET; THENCE N22°02'25"W 299.11 FEET; THENCE N30°05'22"W 57.25 FEET; THENCE N46°19'18"W 70.99 FEET; THENCE S43°40'42"W 37.50 FEET; THENCE N46°19'18"W 95.00 FEET; THENCE N53°56'54"W 66.59 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±6.79 ACRES

PLAT C, VILLAGES AT ARROWHEAD PARK

A PORTION OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED S0°28'54"E ALONG THE SECTION LINE 2656.47 FEET AND EAST 363.38 FEET FROM THE NORTHWEST CORNER OF SECTION 3, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE N7°15'53"E 193.68 FEET; THENCE N32°17'28"E 192.24 FEET; THENCE N10°09'56"W 32.11 FEET; THENCE N71°59'00"E 37.00 FEET; THENCE N45°57'19"E 38.63 FEET; THENCE S46°19'18"E 216.44 FEET; THENCE N43°40'42"E 15.00 FEET; THENCE S46°19'18"E 115.37 FEET; THENCE S43°19'00"W 282.35 FEET; THENCE S89°48'18"W 241.11 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±2.56 ACRES