

When recorded please return to:

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**FIRST AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
OF
FREEDOM VILLAGE AT THE FIELDS**

THIS FIRST AMENDMENT to the Declaration of Covenants, Conditions and Restrictions of Freedom Village at the Fields (the "Declaration"), that was recorded August 21, 2017, as Document No. 20170034062 of the records of the Washington County Utah Recorders Office is made and executed this 10th day of May 2018, pursuant to Section 12.2 of the Declaration, and which affects the real property described in Exhibit "A" that is attached hereto and incorporated herein by this reference (the "Property").

AMENDMENT

Article 1, Section 1.15. of the Declaration is hereby amended in its entirety to read as follows:

1.5 "Association Property" means that property, real and personal, administered by the Association for the use and benefit of its Members.

Article 1, Section 1.11. of the Declaration is hereby amended in its entirety to read as follows:

1.11. "Common Property" shall mean all real and personal property administered by the Association for the common use and enjoyment of the Members, including the Common Area, private streets and parking areas within the boundary of Freedom Village at the Fields, rock or other walls, all underground utilities (sanitary sewer, water service, irrigation water, drainage facilities, and security, telephone, electric and cable television systems), materials and equipment administered by the Association and not the utility provider, curbing, all driveways, street lights, fire hydrants, storm water management system, landscaping plants, irrigation system equipment and materials, parking areas, paths and walkways and all natural open or drainage areas and all improvements including the swimming pool; and, all personal property owned or used by

the Association.

Article 1, Section 1.16. of the Declaration is hereby amended in its entirety to read as follows:

1.16 "Limited Common Area" means the portion of the Common Area which has been designated for the primary or exclusive use of a particular Unit Owner or Unit Owners. Generally, Limited Common Area, as a portion of Common Area, is administered by the Association but reserved for the use and enjoyment of the Unit Owner or Unit Owners owning the Unit adjacent or appurtenant to the Limited Common Area. Limited Common Area may be designated on the Plat or otherwise established as provided for in this Declaration.

IN WITNESS WHEREOF the undersigned, being the Declarant under the Declaration has hereunto set its hand this 10 day of May, 2018.

DECLARANT:

Freedom Village at the Fields, LLC
a Utah limited liability company

By: Tincup Creek, LLC

By: LeAnne Hoopes
LeAnne Hoopes, Manager

STATE OF UTAH)
) ss.
COUNTY OF WASHINGTON)

On this 10 day of May, 2018, before me personally appeared LeAnne Hoopes, whose identity is personally known to or proved to me on the basis of satisfactory evidence, and who, being by me duly sworn

(or affirmed), did each say that he or she is a Manager Tincup Creek, LLC, which is the manager of Freedom Village at the Fields, LLC, a Utah limited liability company, and that the foregoing document was signed by each of them on behalf and as a manager of Tincup Creek, LLC, which is signing as manager of Freedom Village at the Fields, LLC by authority of the governing documents of Freedom Village at the Fields, LLC, and each acknowledged before me that Tincup Creek, LLC executed the document as manager of Freedom Village at the Fields, LLC, and the document was the act of Freedom Village at the Fields, LLC for its stated purpose.


NOTARY PUBLIC



Exhibit A

Property Description

Parcel No: W-FREE-1 through 49

All of Freedom Village @ The Fields, according to the official plat thereof on file in the office of the recorder of Washington County State of Utah.

TOGETHER WITH an undivided interest in the Common Areas as set forth on the official plat thereof on file in the office of the recorder of Washington County, State of Utah.