

Town of Saratoga Springs  
9484 W. 7350 N.  
Lehi Ut.  
84043

← M2

ENT 31862:2001 PG 1 of 3  
RANDALL A. COVINGTON  
UTAH COUNTY RECORDER  
2001 Apr 05 1:57 pm FEE 141.00 BY AB  
RECORDED FOR TOWN OF SARATOGA SPRINGS

FIRST AMENDMENT  
TO THE  
DECLARATION  
OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR  
THE VINEYARD SUBDIVISIONS  
WHICH ARE PHASES OF THE HARVEST HILLS MASTER PLANNED COMMUNITY  
A MASTER PLANNED DEVELOPMENT  
TOWN OF SARATOGA SPRINGS, UTAH

THIS AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS is made and executed effective as of MARCH 2, 2001 by WINDSOR DEVELOPMENT, LLC, a Utah limited liability company, with a mailing address of 3355 North University Ave., Suite 250, Provo, Utah 84604 ("Declarant").

Under authority granted by the original Declaration of Covenants, Conditions and Restrictions for the Vineyard Subdivisions ("CCRs") which were recorded in Utah County, Utah as entry number 88982:2000 on November 9, 2000, the Declarant hereby annexes the property described in Exhibit A ("Plats B & D"), which exhibit is attached hereto and incorporated herewith by this reference, into the Project and the Vineyards Home Owners Association and amends said CCRs to include Plats B & D in addition to the Property already covered thereby. Furthermore, Declarant hereby subjects Plats B & D to the Declaration of Covenants, Conditions and Restrictions for the Vineyard Subdivisions as amended.

This amendment shall take effect upon its being filed for record in the office of the County Recorder of Utah County, Utah.

WINDSOR DEVELOPMENT, LLC

By Paul E. Johnson  
Paul E. Johnson, Managing Member

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

The foregoing instrument was acknowledged before me this 2 day of MARCH, 2001, by Paul E Johnson as Managing Member of Windsor Development, LLC.

My commission expires: 5-21-2004  
Notary Public Hal B. Stock

Residing at: American Fork





and that the same has been correctly surveyed and staked on the ground as shown on this plat.

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BOUNDARY DESCRIPTION

Beginning at a point that is located on the westerly right-of-way line of Harvest Moon Drive and is 3025.92 feet East and 1710.12 feet South of the North Quarter Corner of Section 10, Township 5 South, Range 1 West, Salt Lake Base and Meridian and running thence along said westerly right-of-way of Harvest Moon Drive the following five (5) courses 1) 301.62 feet along a tangent 976.00 foot radius curve to the right whose chord bears S 00°50'57" W 300.42 feet through a central angle of 17°42'23"; thence 2) S 9°42'08" W 365.38 feet; thence 3) S 54°42'08" W 14.14 feet; thence 4) S 9°42'08" W 112.14 feet; thence 5) S 55°42'33" W 160.61 feet to a point on the northerly right-of-way line of Harvest Hills Boulevard and running thence along said northerly right-of-way line of Harvest Hills Boulevard the following eight (8) courses 1) 325.31 feet along a non-tangent 1949.00 foot radius curve to the right whose chord bears N 73°38'58" W 324.94 feet through a central angle of 9°33'48"; thence 2) N 23°39'36" W 14.13 feet; thence 3) N 68°36'57" W 165.53 feet; thence 4) S 66°23'03" W 14.14 feet; thence 5) N 68°36'57" W 200.55 feet; thence 6) N 23°36'57" W 14.14 feet; thence 7) N 68°36'57" W 190.61 feet; thence 8) N 6°48'18" W 15.78 feet; thence leaving said northerly right-of-way line of Harvest Hills Boulevard and running N 55°00'21" E 191.67 feet; thence S 65°00'00" E 66.22 feet to a point on the westerly right-of-way line of Strawberry Place; thence along said westerly right-of-way line of Strawberry Place 26.18 feet along a non-tangent 50.00 foot radius curve to the right whose chord bears N 40°00'00" E 25.88 feet through a central angle of 30°00'00"; thence leaving said westerly right-of-way of Strawberry Place and running N 35°00'00" W 50.65 feet; thence N 55°00'21" E 505.99 feet; thence S 37°07'54" E 115.32 to a point on the westerly right-of-way line of Raspberry Drive; thence along said westerly right-of-way line of Raspberry Drive N 52°52'06" E 30.00 feet; thence leaving said westerly right-of-way line of Raspberry Drive and running N 37°07'54" W 114.20 feet; thence N 55°00'21" E 164.08 feet; thence S 89°00'00" E 307.39 feet to the westerly right-of-way line of Harvest Moon Drive and the point of Beginning.

Description Contains 13.11 Acres or 571,095.98 Square Feet. (65 Lots)

OWNER'S DEDICATION

Know all men by these presents that \_\_\_\_\_, the undersigned owner(s) of the above described tract of land, having caused same to be subdivided into lots and streets to be hereafter known as the

HARVEST HILLS UNIT DEVELOPMENT PLAT 'B'

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as indicated for public use.

In witness whereby \_\_\_\_\_ have hereunto set \_\_\_\_\_ hands this \_\_\_\_\_ day of \_\_\_\_\_ AD, 2000

*Paul C. Johnson for Windsor Development, LLC*

tract of land into lots and streets, hereafter to be known as

HARVEST HILLS PLANNED UNIT DEVELOPMENT PLAT 'D'



and that the same has been correctly surveyed and staked on the ground as shown on this plat.

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BOUNDARY DESCRIPTION

Beginning at a point on the south right of way line of Harvest Hills Boulevard, said point being 2771.956 feet East and 2688.72 feet South of the North Quarter Corner of Section 10, Township 5 South, Range 1 West, Salt Lake Base and Meridian, and running thence S 35°17'52" E 160.71 feet to a point on the west line of Harvest Moon Drive; thence along said right of way line the following two (2) courses 1) S 9°42'08" W 543.64 feet; thence 2) 164.82 feet along the arc of a 458.00 foot radius curve to the right, through a central angle of 20°37'08" (chord bears S 20°00'43" W 163.93 feet); thence leaving said right of way line, N 56°44'52" W 134.10 feet; thence 24.24 feet along the arc of a 50.00 foot radius curve to the right through a central angle of 27°46'40" (chord bears S 47°08'29" W 24.00 feet); thence S 28°58'11" E 136.03 feet; thence S 33°20'48" W 43.20 feet; thence N 88°10'03" W 202.81 feet; thence N 33°42'32" W 141.47 feet; thence 20.03 feet along the arc of a 50.00 foot radius curve to the right through a central angle of 22°57'24" (chord bears S 67°46'10" W 19.90 feet); thence S 10°45'08" E 109.63 feet; thence N 88°10'03" W 113.06 feet; thence N 22°13'50" W 316.85 feet; thence N 12°02'36" E 255.82 feet to a point on the south right of way line of Vineyard Way; thence along said right of way line the following three (3) courses 1) 276.13 feet along the arc of a 375.00 foot radius curve to the right through a central angle of 42°11'20" (chord bears N 56°51'44" W 269.93 feet); thence 2) N 35°46'04" W 169.10 feet; thence 3) 108.72 feet along the arc of a 150.00 foot radius curve to the left through a central angle of 41°31'40" (chord bears N 56°31'54" W 106.355 feet); thence leaving said right of way line, N 12°42'16" E 177.19 feet; thence S 71°05'51" E 221.82 feet; thence 20.03 feet along the arc of a 50.00 foot radius curve to the left through a central angle of 22°57'24" (chord bears N 30°22'51" E 19.90 feet); thence N 48°08'27" W 148.28 feet; thence N 66°23'03" E 129.75 feet; thence S 68°36'57" E 164.15 feet; thence S 23°36'57" E 14.14 feet; thence S 68°36'57" E 179.90 feet; thence N 66°23'03" E 14.14 feet; thence S 68°36'57" E 70.87 feet; thence S 70°01'33" E 173.09 feet; thence N 61°21'02" E 18.46 feet; thence 168.57 feet along the arc of a 2060.62 foot radius curve to the left through a central angle of 4°41'13" (chord bears S 76°01'09" E 168.52 feet) to the point of beginning.

Contains 766,168 sq. ft.  
17.58 acres  
59 LOTS

OWNER'S DEDICATION

Know all men by these presents that \_\_\_\_\_, the undersigned owner(s) of the above described tract of land, having caused same to be subdivided into lots and streets to be hereafter known as the

HARVEST HILLS PLANNED UNIT DEVELOPMENT PLAT 'D'

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as indicated for public use.

In witness whereby \_\_\_\_\_ have hereunto set \_\_\_\_\_ hands this 14 day of FEB. AD, 2000

MENT

KS:

25'  
LOT  
FORMING

NGTH

*[Handwritten signatures and notes at the bottom of the page]*