

After Recording, Return To:
Rosing Davidson Frost
136 Heber Ave, Suite 205
Park City, Utah 84117

ENT 32015:2023 PG 1 of 3
Andrea Allen
Utah County Recorder
2023 May 19 09:37 AM FEE 220.00 BY TM
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ELECTRONICALLY RECORDED

**FIRST AMENDMENT
TO
DECLARATION OF COVENANTS, CONDITIONS, AND
RESTRICTIONS
FOR
RIDGEVIEW TOWNHOMES**

This first amendment to Declaration of Covenants, Conditions, and Restrictions for Ridgeview Townhomes (the "Amendment") is executed on the date set forth below (the "Effective Date") by RIDGEVIEW TOWN INVESTMENT L.C., a Utah limited liability company (the "Declarant").

RECITALS

- A. The Declaration of Covenants, Conditions, and Restrictions for Ridgeview Townhomes was recorded with the Utah County Recorder's Office on May 13, 2021 as Entry No. 89831:2021 (the "Declaration").
- B. Section 9.4 of the Declaration authorizes the Declarant to unilaterally amend the Declaration without any additional approvals from the Owners.
- C. The Declarant now desires to amend the Declaration to clarify what is included in a Unit.

Now, therefore, the Declarant adopts the following First Amendment to the Declaration:

AMENDMENT

- 1. Amendment No. 1. The following sentence is hereby added to the Section 1.18 of the Declaration:

With respect to Phase 1 of Ridgeview Townhomes subdivision, notwithstanding anything to the contrary on the Plat ("Ridgeview Plat E, Planned Unit Development, recorded April 26, 2021 as Entry No. 78325:2021), the Unit includes any elements or structures that extend beyond the vertical plane of the ground-level boundary line of the Unit, including, specifically, covered and uncovered porches, patios, and pop out elements.

2. No Other Modifications. All other provisions of the Declaration not modified herein remain in full force and effect.

Dated this 17 day of May, 2023.

RIDGEVIEW TOWN INVESTMENT L.C.

By: [Signature]

Name: Brian Gochnour
Manager

Its: _____

STATE OF UTAH)
COUNTY OF Salt Lake) ss

On this 17, day of May, 2023, personally appeared before me Brian Gochnour whose identity is personally known to me, or proven on the basis of satisfactory evidence and who by me duly sworn/affirmed, did say that he/she is the duly authorized representative of the corporation and that said document was signed by him/her on behalf of said corporation with all necessary authority, and acknowledged to me that said corporation executed the same.

[Signature]
Notary Public

My commission expires:

8/28/2025

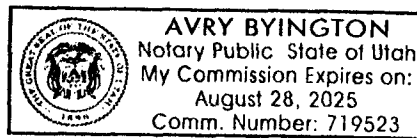


EXHIBIT A
LEGAL DESCRIPTION

The real property and lots or units subject to the foregoing First Amendment to Declaration of Covenants, Conditions, and Restrictions for Ridgeview Townhomes are located in Utah County, Utah and are more particularly as follows:

Ridgeview Plat E, Planned Unit Development, Lots 101 through 196, and Common Area Parcels A, B, C, and D, as shown on the official subdivision plat on file and of record in the Office of Recorder for Utah County, Utah, recorded on April 26, 2021 as Entry No. 78325:2021

Parcel Nos. 51:686:0101 through 51:686:0196; and 51:686:0197 through 51:686:0200.