

WHEN RECORDED MAIL TO:
Silver Oaks Homeowners' Association
223 Cougar Blvd #101
Provo, UT 84604
UW-14281

ENT 52986:2024 PG 1 of 5
ANDREA ALLEN
UTAH COUNTY RECORDER
2024 Aug 07 02:27 PM FEE 366.00 BY LM
RECORDED FOR United West Title
ELECTRONICALLY RECORDED

**FIRST AMENDMENT TO THE
DECLARATION OF COVENANTS, CONDITIONS, and RESTRICTIONS
FOR SILVER OAKS HOMEOWNERS' ASSOCIATION and RELEASE
FROM COVENANTS AND EASEMENTS**

(DE-ANNEXATION OF A PARCEL)

This First Amendment to the Declaration of Covenants, Conditions, and Restrictions for Silver Oaks Homeowners' Association (the "First Amendment") is made and executed by the Silver Oaks Homeowners' Association (the "Association") on the date set forth below and shall be effective upon recording in the Office of the Utah County Recorder.

RECITALS

A. The subdivision known as Silver Oaks (the "Project") was made subject to that certain Declaration of Covenants, Conditions, and Restrictions for Silver Oaks Homeowners' Association recorded in the Utah County Recorder's Office on April 29, 2024 as Entry Number 27165:2024 ("Declaration").

B. Declaration was recorded against the Project Parcel (described in Exhibit "A") along with subsequent instruments subjecting the Subject Parcel to Association authority.

C. The purpose of this amendment is to entirely disassociate the Subject Parcel from the Association.

D. Pursuant to Section 18.2 of the Declaration, during the Declarant Control Period, Declarant has the right to unilaterally amend, modify, extend or revoke the Declaration for any purpose. At the time of this amendment, the Declarant Control Period has not yet expired.

FIRST AMENDMENT TO THE DECLARATION

NOW, THEREFORE, the Association hereby amends the Declaration as follows:

1. The following parcel is hereby de-annexed from the Silver Oaks subdivision:
Utah County Parcel No. 32:007:0135
Street Address; 483 W 200 N Santaquin, UT 84655
(The "Subject Parcel") See Exhibit "B".

2. The Subject Parcel is hereby released from the Declaration of Covenants, Conditions, and Restrictions for Silver Oaks Homeowner's Association recorded against it in the Utah County Recorder's Office on April 29, 2024 as Entry No. 27165:2024, and any and all amendments thereto.

3. The Subject Parcel is hereby released from the Notice of Reinvestment Fee Covenant recorded against it in the Utah County Recorder's Office on April 29, 2024 as Entry No. 27167:2024.

4. The Subject Parcel is hereby released from the Declaration of Easement and Covenants recorded against it in the Utah County Recorder's Office on April 29, 2024 as Entry No. 27166:2024.

5. All remaining Lots shall continue to be subject to the Declaration of Covenants, Conditions, and Restrictions for Silver Oaks Homeowner's Association recorded with the Utah County Recorder's Office as Entry No. 27165:2024, and any and all amendments thereto; the Notice of Reinvestment Fee Covenant recorded with the Utah County Recorder's Office as Entry No. 27167:2024; and the Declaration of Easement and Covenants recorded with the Utah County Recorder's Office as Entry No. 27166:2024.

CERTIFICATION

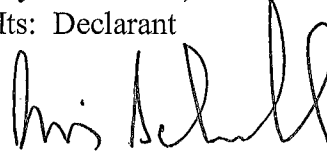
IN WITNESS WHEREOF, this First Amendment to the Declaration is signed and adopted by the Declarant on behalf of the Association.

SILVER OAKS HOMEOWNERS ASSOCIATION, INC.

A Utah Nonprofit Corporation

By: FIG UT 1, LLC

Its: Declarant



By: Brian Schnell, Manager

STATE OF UTAH)
 :SS
COUNTY OF Utah)

On the 2nd day of AUGUST , 2024 , personally appeared before me, Brian Schnell, Manager of FIG UT 1, LLC, Declarant of Silver Oaks Homeowners' Association, Inc. the signer(s) of the within instrument, who duly acknowledged to me that he executed the same.


Notary Public

EXHIBIT "A"

Legal Description of Residential Property**Silver Oaks Residential Description**

BEGINNING AT THE NORTHWEST CORNER OF RANDOLPH'S ACRE SUBDIVISION PLAT "A", WHICH POINT LIES N89°45'12"E 188.78 FEET ALONG THE SECTION LINE AND SOUTH 1184.54 FEET FROM THE NORTH 1/4 CORNER OF SECTION 2, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG THE BOUNDARY OF SAID SUBDIVISION THE FOLLOWING (7) COURSES TO WIT: (1) S30°00'00"W 52.67 FEET, (2) N72°00'00"W 13.88 FEET, (3) SOUTHWESTERLY 59.34 FEET ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 68°00'04", THE CHORD BEARS S74°00'00"W 55.92 FEET, (4) S40°00'00"W 44.97 FEET, (5) N70°00'00"W 12.79 FEET, (6) S00°58'08"E 87.85 FEET, (7) S67°30'00"E 237.34 FEET; THENCE S03°23'14"W 410.46 FEET; THENCE N88°06'09"W 244.70 FEET; THENCE SOUTH 64.91 FEET; THENCE N84°57'48"W 95.86 FEET; THENCE N00°30'26"E 52.56 FEET; THENCE ALONG A 10.00 FOOT NON-TANGENT RADIUS CURVE TO THE LEFT 14.64 FEET (CHORD BEARS NORTH 46° 00' 04" EAST 13.37 FEET); THENCE NORTH 04° 03' 38" EAST 436.80 FEET; THENCE ALONG A 227.50 FOOT RADIUS CURVE TO THE RIGHT 45.15 FEET (CHORD BEARS NORTH 09° 44' 45" EAST 45.07 FEET); THENCE ALONG A 10.00 FOOT RADIUS CURVE TO THE LEFT 2.79 FEET (CHORD BEARS NORTH 07° 26' 33" EAST 2.78 FEET); THENCE NORTH 85° 48' 27" WEST 324.47 FEET; THENCE SOUTH 38° 59' 57" WEST 474.96 FEET; THENCE NORTH 55° 00' 24" WEST 55.13 FEET; THENCE NORTH 38° 59' 57" EAST 276.07 FEET; THENCE ALONG A 10.00 FOOT RADIUS CURVE TO THE LEFT 15.71 FEET (CHORD BEARS NORTH 06° 00' 03" WEST 14.14 FEET); THENCE NORTH 51° 00' 03" WEST 126.32 FEET; THENCE ALONG A 10.00 FOOT RADIUS CURVE TO THE LEFT 15.71 FEET (CHORD BEARS SOUTH 83° 59' 57" WEST 14.14 FEET); THENCE SOUTH 38° 59' 57" WEST 45.54 FEET; THENCE ALONG A 107.50 FOOT RADIUS CURVE TO THE RIGHT 167.93 FEET (CHORD BEARS SOUTH 83° 45' 01" WEST 151.37 FEET); THENCE NORTH 51° 29' 54" WEST 521.13 FEET; THENCE SOUTH 38° 30' 06" WEST 124.00 FEET TO THE NORTHERLY LINE OF U.S. HIGHWAY 6; THENCE ALONG HIGHWAY 6 THE FOLLOWING (2) COURSES TO WIT: (1) N51°29'54"W 60.28 FEET, (2) N49°41'03"W 63.18 FEET; THENCE N14°06'45"E 355.65 FEET; THENCE S71°45'22"E 472.28 FEET ALONG THE REMNANTS OF AN OLD FENCE; THENCE S01°20'49"W 4.13 FEET; THENCE S71°10'53"E 115.14 FEET; THENCE S00°01'23"W 11.74 FEET; THENCE S70°28'44"E 150.20 FEET; THENCE N04°00'00"W 21.60 FEET; THENCE S70°45'00"E 39.68 FEET; THENCE NORTH 23.23 FEET; THENCE S70°47'24"E 332.91 FEET ALONG AN EXISTING BOUNDARY LINE AGREEMENT (ENTRY No. 36074:1986); THENCE S69°30'48"E 245.96 FEET CONTINUING ALONG SAID BOUNDARY LINE AGREEMENT; THENCE SOUTH 27.27 FEET; THENCE S70°45'01"E 46.53 FEET; THENCE N00°21'44"E 34.04 FEET; THENCE N00°09'44"W 162.79 FEET TO THE SOUTH LINE OF LARK STREET; THENCE S50°42'27"E 240.06 FEET ALONG SAID STREET TO THE POINT OF BEGINNING.

CONTAINING 15.71 ACRES.

Exhibit "B"

COMMENCING NORTH 89°45'12" EAST 41.82 FEET ALONG THE SECTION LINE AND SOUTH 1063.66 FEET FROM THE NORTH QUARTER CORNER OF SECTION 2, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 50°42'27" EAST 189.88 FEET; THENCE SOUTH 30°00'00" WEST 49.23 FEET; THENCE NORTH 50°42'27" WEST 26.73 FEET; THENCE SOUTH 03°23'14" WEST 13.98 FEET; THENCE ALONG A 50 FOOT RADIUS CURVE TO LEFT (CHORD BEARS: SOUTH 70°06'15" WEST 50.16 FEET); THENCE SOUTH 40°00'00" WEST 44.97 FEET; THENCE NORTH 70°00'00" WEST 12.79 FEET; THENCE WEST 12.74 FEET; THENCE NORTH 207.06 FEET TO THE POINT OF BEGINNING.