

WHEN RECORDED, RETURN TO:

CW Land Co., LLC

Attn: Legal Department

1222 W. Legacy Crossing Blvd., STE 6

Centerville, UT 84014

Affecting Parcel Nos.: 22-027-0-0501 through 22-027-0-0526

**FIRST AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR WELLS CROSSING PHASES 5 – 7**

THIS FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR WELLS CROSSING PHASES 5 – 7 OWNERS ASSOCIATION, INC (“**Amendment**”) is made as of the Effective Date (defined below) by CW Land Co., LLC, a Utah limited liability company (“**Declarant**”).

RECITALS

A. The Declaration of Covenants, Conditions, and Restrictions for Wells Crossing Phases 5 – 7 was recorded in the Tooele County Recorder’s office on September 29, 2022, as Entry No. 580377 (“**Declaration**”).

B. This Amendment affects the Project commonly known as Wells Crossing Phases 5 – 7 located in Grantsville City (“**City**”), Tooele County (“**County**”), State of Utah.

C. The Declarant desires to amend the Declaration as set forth in this Amendment.

D. Under Section 12.2 of the Declaration, during the Period of Declarant’s Control, the Declarant has the right to amend the Declaration without the consent of any other Owner. As of the Effective Date (defined below), the Period of Declarant’s Control remains in full force and effect.

AMENDMENTS

NOW, THEREFORE, in consideration of the foregoing Recitals, the Declarant hereby executes this Amendment, which shall be effective as of its recording date with the Tooele County Recorder’s office (“**Effective Date**”).

1. **Recitals and Exhibits.** The above Recitals, and the attached exhibits, are incorporated by reference herein.

2. **Change in Minimum Square Footage of Dwelling.** Under the previous Section 9.9.1 in the Declaration, “The minimum living floor area, exclusive of garages, balconies, porches, decks, and patios is as follows: (a) a minimum of 2,500 ft² for single-story Units, and

(b) a minimum of 3,500 ft² for two-story Units.” Section 9.9.1 of the Declaration shall now be amended to read: “The minimum living floor area, exclusive of garages, balconies, porches, decks, and patios is as follows: (a) a minimum of 1500 ft² for single-story Units, and (b) a minimum of 2,000 ft² for two-story Units.”

3. **Change in Front-loaded garage.** Under the previous Section 9.9.3.2, “Front-loaded garages shall not project more than 6 feet from the main building face/front porch.” Section 9.9.3.2 shall now be amended to read: “Front-loaded garages shall not project more than eight feet six inches (8’-6”) from the Unit’s façade.”

4. **Capitalized Terms.** Capitalized terms used, but not otherwise defined herein, shall have the meaning and definition given to such terms in the Declaration.

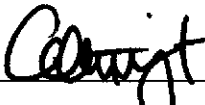
5. **Conflicts.** All remaining provisions of the Declaration and any prior amendments not specifically amended in this Amendment shall remain in full force and effect. In the case of any conflict between the provisions of this Amendment and the provisions of the Declaration or any prior amendments, the provisions of this Amendment shall in all respects govern and control. Unless specifically modified herein, all remaining provisions of the Declaration are to apply to this Amendment and are made a part hereof as though they were expressly rewritten, incorporated, and included herein.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Declarant has executed this Declaration as of the 28 day of November 2022 (the "Effective Date").

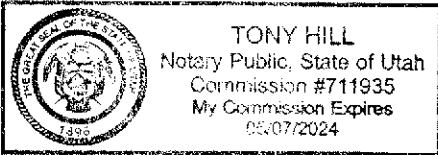
DECLARANT

CW Land Co., LLC,
a Utah limited liability company

By: 
Name: Colin H. Wright
Its: Authorized Representative

STATE OF UTAH)
 §
COUNTY OF DAVIS)

On the 28 day of November 2022, personally appeared before me Colin H. Wright who by me being duly sworn, did say that he is the authorized representative of CW Land Co., LLC, a Utah limited liability company and that the foregoing instrument is signed on behalf of said limited liability company and executed with all necessary authority.




(Notary Public)

(Seal)

EXHIBIT A
Legal Description

ALL OF LOTS 501 THROUGH 526 AS SHOWN ON THE WELLS CROSSING
SUBDIVISION PHASE 5 FINAL PLAT RECORDED IN THE OFFICE OF THE TOOELE
COUNTY RECORDER ON JUNE 8, 2022 AS ENTRY NO. 574220 IN BOOK 22 ON PAGE
27.