

**FIRST AMENDMENT TO THE MASTER DECLARATION OF COVENANTS,  
CONDITIONS AND RESTRICTIONS  
OF MAPLETON GROVE**

THIS FIRST AMENDMENT TO THE MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF MAPLETON GROVE, is made effective as of this 6 day of July, 2017, by D.R. HORTON, INC., a Delaware corporation, (referred to herein as "Declarant"), with respect to the following:

**RECITALS:**

A. On June 7, 2017, Declarant caused to be recorded as Entry No. 54879:2017 in the official records of the Office of the Recorder of Utah county, Utah (the "Official Records"), that certain Master Declaration of Covenants, Conditions and Restrictions of Mapleton Grove (the "Original Declaration") pertaining to a community known as Mapleton Grove located in the City of Mapleton, Utah County, Utah.

B. The Original Declaration provides that Declarant shall have the right and option, from time to time at any time, to subject some or all of the Mapleton Grove development described in the Original Declaration to the terms, conditions and restrictions created by the Original Declaration by the recordation of a Supplemental Declaration, which shall be effective upon recording the Supplemental Declaration in the Official Records.

C. The Original Declaration pertains to and affects that certain real property located in Utah County, Utah more particularly described in Exhibit "A" attached hereto and incorporated here by this reference, which real property is defined in Section 1.60 of the Original Declaration as the Property.

D. Pursuant to Section 17.3 of the Original Declaration, Declarant desires to amend Section 1.64 of the Original Declaration as hereinafter set forth

**FIRST AMENDMENT**

NOW, THEREFORE, for the reasons recited above, Declarant hereby declares as follows:

1. All defined terms as used in this First Amendment shall have the same meanings as those set forth in the Original Declaration unless otherwise defined in this First Amendment.

2. Section 1.64 of the Original Declaration is hereby amended and restated in its entirety as follows:

1.64 "Restricted Lots" shall mean Lots 39-42 of Mapleton Grove Plat A, which Lots shall not have any backyard landscaping or grading work performed without prior written approval from the Association as set forth in Section 4.6 below.



ENT 67006:2017 PG 1 of 3  
JEFFERY SMITH  
UTAH COUNTY RECORDER  
2017 Jul 11 3:46 pm FEE 59.00 BY DA  
RECORDED FOR LINTON



**EXHIBIT A  
TO  
MASTER DECLARATION OF COVENANTS,  
CONDITIONS AND RESTRICTIONS OF  
MAPLETON GROVE**

(Legal Description of the Property)

The Property referenced in the foregoing instrument is located in Mapleton, Utah County, State of Utah, and is more particularly described as:

**MAPLETON GROVE PHASE I**

A PORTION OF SECTION 16, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED S0°03'01"E ALONG THE 1/4 SECTION LINE 1012.12 FEET AND N89°56'11"E 8.92 FEET FROM THE NORTH 1/4 CORNER OF SECTION 16, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE S0°03'49"E ALONG PLAT "A", SOUTH HOLLOW ESTATES SUBDIVISION 564.24 FEET; THENCE ALONG AN EXISTING FENCE LINE THE FOLLOWING THREE (3) COURSES: S1°30'47"E 190.43 FEET; THENCE ALONG THE ARC OF A 2023.54 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: N83°59'30"E) 332.40 FEET THROUGH A CENTRAL ANGLE OF 9°24'42" (CHORD: S10°42'51"E 332.02 FEET); THENCE S20°11'53"E 83.15 FEET; THENCE S44°59'53"W 221.56 FEET; THENCE N86°59'53"E 56.20 FEET; THENCE S46°43'53"W 655.91 FEET; THENCE N41°37'12"W 147.58 FEET; THENCE ALONG THE ARC OF A 1007.00 FOOT RADIUS CURVE TO THE RIGHT 124.64 FEET THROUGH A CENTRAL ANGLE OF 7°05'29" (CHORD: N38°04'27"W 124.56 FEET); THENCE ALONG THE ARC OF A 593.00 FOOT RADIUS NON-TANGENT CURVE (RADIUS BEARS: N39°56'25"W) TO THE LEFT 33.67 FEET THROUGH A CENTRAL ANGLE OF 3°15'13" (CHORD: N48°25'59"E 33.67 FEET); THENCE N46°48'23"E 152.24 FEET; THENCE N28°09'34"W 554.69 FEET; THENCE N16°34'05"W 408.33 FEET; THENCE N61°50'26"E 282.65 FEET; THENCE S28°09'34"E 199.00 FEET; THENCE S61°50'26"W 25.84 FEET; THENCE S21°27'38"E 161.10 FEET; THENCE N61°50'26"E 102.10 FEET; THENCE S22°06'40"E 17.01 FEET; THENCE N89°56'11"E 93.02 FEET; THENCE N0°03'49"W 494.64 FEET; THENCE N5°49'50"W 171.91 FEET; THENCE ALONG THE ARC OF A 210.00 FOOT RADIUS NON-TANGENT CURVE (RADIUS BEARS: S24°50'07"E) TO THE RIGHT 90.79 FEET THROUGH A CENTRAL ANGLE OF 24°46'18" (CHORD: N77°33'02"E 90.09 FEET); THENCE N89°56'11"E 76.28 FEET; THENCE N0°03'49"W 33.13 FEET; THENCE N89°56'11"E 184.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±20.91 ACRES