

When Recorded Return To:

D.R. Horton, Inc.  
12351 South Gateway Park Place, Suite D-100  
Draper, Utah 84020  
Attention: Krisel Travis



ENT 7557:2020 PG 1 of 4  
JEFFERY SMITH  
UTAH COUNTY RECORDER  
2020 Jan 21 4:04 pm FEE 198.00 BY SW  
RECORDED FOR D R HORTON

**FIRST AMENDMENT TO THE DECLARATION OF COVENANTS,  
CONDITIONS AND RESTRICTIONS FOR  
SPRINGSIDE MEADOWS TOWNHOMES**

THIS FIRST AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SPRINGSIDE MEADOWS TOWNHOMES (this “**First Amendment**”) is made as of January 8, 2020, by D.R. HORTON, INC., a Delaware corporation (“**Declarant**”), with reference to the following:

**RECITALS**

A. On October 2, 2019, Declarant caused to be recorded as Entry No. 99693:2019 in the official records of the Office of the Recorder of Utah County, Utah (the “**Official Records**”), that certain Declaration of Covenants, Conditions and Restrictions for Springside Meadows Townhomes (the “**Original Declaration**”) pertaining to a residential unit development known as Springside Meadows Townhomes.

B. Pursuant to Section 3.32(b) of the Original Declaration, Declarant desires to amend the Original Declaration.

**FIRST AMENDMENT**

NOW, THEREFORE, pursuant to Section 3.32(b) of the Original Declaration, Declarant hereby declares as follows:

1. **Defined Terms.** Unless otherwise defined in this First Amendment, all defined terms as used in this First Amendment shall have the same meanings as those set forth in the Original Declaration. The Original Declaration, as amended by this First Amendment, shall collectively be referred to as the “**Declaration.**”

2. **Binding Effect.** The provisions of the Original Declaration, as amended by this First Amendment, shall run with the Property as described in Exhibit “A” attached hereto and shall be binding upon all Persons having any right, title, or interest in the Property or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each Owner thereof.

3. Amendment of Section 3.5(f)(18). Section 3.5(f)(18) of the Original Declaration is hereby amended and restated in its entirety to read as follows:

(18) Antennas, Satellite Dishes, Flag Poles, Flags and Banners. To the full extent permissible under state and federal law, no television, radio, shortwave, microwave, satellite, flag or other antenna, pole, tower or dish shall be placed, constructed or maintained upon any Lot, Unit, or other part of the Property unless such antenna, pole, tower or dish is fully and attractively screened or concealed so as not to be visible from the street, which means of screening or concealment shall be subject to the provisions of this Declaration and the regulation and prior approval of the Board of Directors. Notwithstanding the foregoing, the Board of Directors may not prohibit an Owner from displaying a United States flag or Utah State flag from a Unit or a Limited Common Area or on a Lot, if the display complies with the United States Code, Title 4, Chapter 1, The Flag, and Utah Code Annotated §§ 57-24-101 and 57-24-102. The Owner of a Unit may install on such Owner's Lot or Limited Common Area one flagpole no greater than 20 feet in height for the purpose of displaying a United States flag or Utah State flag. If an Owner desires to construct on such Owner's Lot or Limited Common Area more than one permanent flagpole with a maximum height of 20 feet as provided in the foregoing sentence, the Owner must obtain prior approval for such flagpole from the Board of Directors. In addition to the display by an Owner of a United States flag or Utah State flag as provided above in this Section 3.5(f)(18), an Owner of a Unit may display on such Owner's Lot or Limited Common Area at any time a maximum of three (3) non-commercial flags or banners, with the maximum square footage of each such flag or banner being no greater than 15 square feet in size, provided that the display of such flags or banners complies with all applicable laws and ordinances. If an Owner of a Lot or Unit desires to display at any time more than three non-commercial flags or banners having a maximum size of 15 square feet per flag or banner, such Owner must obtain prior written approval from the Board of Directors. Notwithstanding the foregoing restrictions, this Declaration shall impose no limitations on the ability of Declarant to construct flagpoles within the Project and to display flags of such size as Declarant elects from any such flagpoles in connection with Declarant's efforts to market and sell Lots and Units within the Project.

4. The Declaration Remains in Full Force and Effect. Except as amended by the provisions of this First Amendment, the Original Declaration shall remain unmodified and in full force and effect.



**EXHIBIT "A"**  
**TO**  
**FIRST AMENDMENT TO THE**  
**DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR**  
**SPRINGSIDE MEADOWS TOWNHOMES**

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**Legal Description of the Property**

That certain real property located in Utah County, Utah more particularly described as follows:

**Plat I**

BEGINNING AT A POINT BEING N.89°12'41"E. 485.70' ALONG THE SECTION LINE AND NORTH 285.44' FROM THE NORTH 1/4 CORNER OF SECTION 29, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN;

Thence, S 00° 28' 44" E for a distance of 56.00 feet to a point on a line.

Thence, S 00° 27' 44" E for a distance of 236.80 feet to a point on a line.

Thence, N 90° 00' 00" W for a distance of 566.65 feet to the beginning of a curve,

Said curve turning to the right through an angle of 89° 48' 21", having a radius of 15.00 feet, and whose long chord bears N 45° 05' 49" W for a distance of 21.18 feet.

Thence, N 00° 11' 39" W for a distance of 206.76 feet to the beginning of a curve,

Said curve turning to the right through an angle of 90° 11' 27", having a radius of 15.00 feet, and whose long chord bears N 44° 54' 05" E for a distance of 21.25 feet to a point of intersection with a non-tangential line.

Thence, N 00° 17' 46" W for a distance of 56.00 feet to a point on a line.

thence N 89° 59' 48" E a distance of 565.26 feet to the POINT OF BEGINNING

CONTAINS 3.88 ACRES

PROJECT BASED ON STATE PLANE COORDINATES, NAD83

Together with:

**Plat J**

BEGINNING AT A POINT BEING N.89°12'41"E. 485.67' ALONG THE SECTION LINE AND NORTH 285.44' FROM THE NORTH 1/4 CORNER OF SECTION 29, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN;

THENCE, S 89° 59' 48" W FOR A DISTANCE OF 565.23 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 89° 48' 33", HAVING A RADIUS OF 15.00 FEET, AND WHOSE LONG CHORD BEARS N 45° 05' 55" W FOR A DISTANCE OF 21.18 FEET.

THENCE, N 00° 11' 39" W FOR A DISTANCE OF 134.68 FEET TO A POINT ON A LINE.

THENCE, N 89° 54' 30" E FOR A DISTANCE OF 91.39 FEET TO A POINT ON A LINE.

THENCE, N 00° 26' 19" W FOR A DISTANCE OF 329.21 FEET TO A POINT ON A LINE.

THENCE, N 89° 32' 16" E FOR A DISTANCE OF 487.98 FEET TO A POINT ON A LINE.

THENCE S 00° 27' 23" E A DISTANCE OF 236.00 FEET TO A POINT ON A LINE

THENCE N 89° 32' 16" E A DISTANCE OF 110.02 FEET TO A POINT ON A LINE

THENCE S 00° 27' 44" E A DISTANCE OF 40.00 FEET TO A POINT ON A LINE

THENCE S 89° 32' 16" W A DISTANCE OF 110.03 FEET TO A POINT ON A LINE

THENCE S 00° 27' 23" E A DISTANCE OF 206.89 FEET TO THE POINT OF BEGINNING

CONTAINS 5.80 ACRES

PROJECT BASED ON STATE PLANE COORDINATES, NAD83