

WHEN RECORDED, RETURN TO:
The Shores, LLC
17 E. Winchester St. Suite 200
Murray, UT 84107

ENT 83646:2010 PG 1 of 7
RODNEY D. CAMPBELL
UTAH COUNTY RECORDER
2010 Sep 30 3:16 pm FEE 82.00 BY SW
RECORDED FOR NATIONAL TITLE AGENCY

Dated September 23, 2010

Space Above for Recorder's Use Only

AMENDMENT NO. 1 TO THE DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE SHORES SUBDIVISION

Vineyard, Utah County, Utah

RECITALS

WHEREAS, Vineyard Shores, LLC, a Utah limited liability Company ("Original Declarant") previously owned that certain real property referred to on Exhibit A (the "Property") of those certain Declarations of Easement, Covenants, Conditions and Restrictions for the Shores Subdivision recorded as Entry No. 15660:2008 in the official records of the Utah County Recorder (the "Declaration");

WHEREAS, Far West Bank, a Division of American West Bank ("Far West") is successor in interest to the Original Declarant in the ownership of the Property:

WHEREAS, pursuant to Article XIII, Section 13.02 of the Declaration, the Declaration may be amended by recorded instrument executed by owners of the Property holding at least sixty-percent (60%) of the total outstanding votes in the Association;

WHEREAS, Far West, by virtue of its ownership interest in the Property holds more than sixty-percent (60%) of the outstanding votes in the Associations;

WHEREAS, Far West has deemed it desirable to amend the Declaration pursuant to the provisions of this Amendment No.1 to the Declarations of Easement, Covenants, Conditions and Restrictions for the Shores Subdivision ("Amendment No. 1");

WHEREAS, this Amendment No. 1 when executed and recorded in the Office of the Utah County Recorder shall become effective as against the Property and the Property shall be subject hereto and the Declaration shall hereby be amended pursuant to, and to the extent applicable, augmented by this Amendment No. 1.

NOW THEREFORE, Far West as successor in interest to the Declarant and therefore, as the Declarant, hereby amends, restates and replaces in their entirety the following specific sections of Article VI of the Declaration pursuant to this Amendment No. 1 as follows:

ARTICLE VI

Use, Covenants, Conditions and Restrictions

6.03 (c) No Dwelling shall exceed two (2) stories in height in addition to the basement and attic area and must include a private garage for at least two (2) cars but not more than five (5) cars.

NATIONAL TITLE
File: 5332287

6.03 (e) No Dwelling shall be permitted on a Lot where the total square footage of the structure, exclusive of open porches and garages is less than 1500 square feet.

6.03 (o) No exterior materials utilized (excluding soffits, fascia, shingles and windows) on the front (road facing portions) of Dwellings and other structures shall consist of any materials other than stone, cultured stone, stucco, brick, hard board siding (such as "Hardy-Plank" or masonite, etc.) or other materials approved by the Committee.

6.03 (p) All Dwelling roof pitches and roofing materials must meet minimum standards established by Vineyard City code.

6.03 (r) is hereby deleted in its entirety.

6.03 (s) All Lots with a Dwelling constructed and sold to a third party purchaser must be landscaped within one calendar year of the closing of the sale and must include turf grass and a variety of trees, low growing natural shrubbery or bushes. All grading of Lots shall be consistent with Vineyard town standards and all landscaping shall comply with Vineyard town ordinances. All fences shall be of a vinyl, masonry, iron or aluminum construction (no wood or chain link fences are permitted), and shall not be placed so as to impede or cause any sight/safety hazards.


[END OF AMENDMENTS]

Except for the specific provisions of the Declaration amended hereby, the Declaration shall remain in full force and effect. In the case of conflict between the provisions of this Amendment No.1 and the Declaration, the provisions of this Amendment No. 1 shall in all respects govern.

IN WITNESS WHEREOF, this Amendment No. 1 to the Declaration of Easements, Covenants, Conditions and Restrictions for the Shores Subdivision has been executed as of the day and year first written above.

DECLARANT:

Far West Bank, a Division of American
West Bank, a National Banking Association

By: 
Name: Michael C Koch
Title: SVP

STATE OF Washington)
)SS:
COUNTY OF SPOKANE)

On this 23rd day of September, 2010, personally appeared before me Michael
E. Koch, being duly sworn and the said individual did say that he is the SUP. of Far
West Bank, and that the within and foregoing Amendment No. 1 was signed on behalf of the said Far West Bank as
the Declarant.

Wendie Ericson
NOTARY PUBLIC
Residing at: Spokane

My Commission Expires:

June 30, 2014

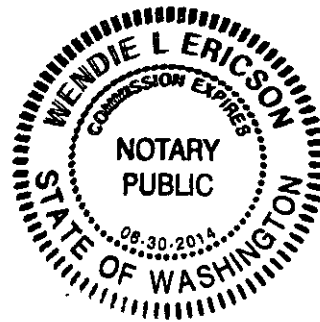


EXHIBIT "A"

PROPERTY DESCRIPTION

The following described real property is located in Utah County, Utah:

A PARCEL OF LAND SITUATED IN THE EAST HALF OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, AND LOCATED IN THE TOWN OF VINEYARD UTAH COUNTY, UTAH AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING SITUATED SOUTH 89°38'03" WEST ALONG THE EXTENSION OF THE CENTER SECTION LINE OF SECTION 17, AS DEFINED BY THE FOUND BRASS CAP MONUMENTS MARKING THE EAST AND THE WEST QUARTER CORNER OF SECTION 17, FROM THE EAST QUARTER OF SAID SECTION 18, 1976.04 FEET, AND RUNNING THENCE SOUTH 06°22'16" WEST 23.66 FEET TO A POINT ON A 85.00 FOOT NON TANGENT RADIUS CURVE TO THE RIGHT; THENCE SOUTHEASTERLY 69.02 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 46°31'16" BEARING TO CENTER SOUTH 10°46'19" EAST (CHORD BEARING SOUTH 77°30'41" EAST 67.14 FEET) TO A POINT OF A 35.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHEASTERLY 17.64 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28°52'28" (CHORD BEARING SOUTH 39°48'49" EAST 17.45 FEET) TO A POINT OF A 285.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHEASTERLY 120.92 FEET ALONG THE ARC OF SAID THROUGH A CENTRAL ANGLE OF 24°18'34" (CHORD BEARING SOUTH 13°13'18" EAST 120.01 FEET); THENCE SOUTH 01°04'01" EAST 856.86 FEET TO A POINT OF A 21.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHWESTERLY 33.00 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°03'00" (CHORD BEARING SOUTH 43°57'29" WEST 29.71 FEET); THENCE SOUTH 88°58'59" WEST 13.98 FEET; THENCE SOUTH 01°04'01" EAST 56.00 FEET; THENCE NORTH 88°58'59" EAST 14.00 FEET TO A POINT OF 21.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHEASTERLY 32.99 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" (CHORD BEARING SOUTH 46°04'01" EAST 29.70 FEET); THENCE SOUTH 01°04'01" EAST 1024.06 FEET TO A BOUNDARY LINE AGREEMENT RECORDED AS ENTRY NO. 152258 IN 2006 AS OF OFFICIAL RECORDS ON FILE IN THE OFFICE OF THE UTAH COUNTY RECORDER; THENCE SOUTH 89°45'29" WEST 121.97 FEET ALONG SAID BOUNDARY LINE AGREEMENT; THENCE SOUTH 89°59'50" WEST ALONG SAID BOUNDARY LINE AGREEMENT 17.39 FEET MORE OR LESS TO THE 1856 MEANDER LINE OF UTAH LAKE AS DEFINED BY THAT SURVEY PERFORMED BY THE GOVERNMENT LAND OFFICE IN 1856 OF OFFICIAL RECORDS; THENCE NORTH 31°10'54" WEST ALONG SAID MEANDER LINE 660.49 FEET; THENCE NORTH 17°31'58" WEST 361.55 FEET ALONG SAID MEANDER LINE; THENCE LEAVING SAID MEANDER LINE NORTH 03°56'53" WEST 27.03 FEET; THENCE NORTH 17°16'12" WEST 132.23 FEET; THENCE NORTH 35°59'43" WEST 20.14 FEET MORE OR LESS TO THE AFORESAID MEANDER LINE; THENCE NORTH 02°01'53" WEST 345.13 FEET ALONG SAID

MEANDER LINE; THENCE LEAVING SAID MEANDER LINE NORTH 10°23'00" EAST 22.88 FEET; THENCE NORTH 13°30'29" EAST 145.72 FEET; THENCE NORTH 04°44'12" EAST 157.91 FEET; THENCE NORTH 05°33'09" WEST 142.79 FEET; THENCE NORTH 0°19'35" WEST 204.96 FEET; THENCE NORTH 02°49'19" WEST 229.75 FEET; THENCE NORTH 08°31'51" WEST 86.75 FEET; THENCE NORTH 01°45'37" WEST 187.41 FEET; THENCE NORTH 05°43'53" EAST 139.00 FEET; THENCE NORTH 19°27'12" EAST 98.36 FEET; THENCE NORTH 02°24'15" WEST 125.35 FEET; THENCE NORTH 16°34'43" EAST 78.81 FEET; THENCE NORTH 27°18'36" EAST 62.16 FEET TO A BOUNDARY LINE AGREEMENT RECORDED AS ENTRY NO.: 138759 IN 2004 AS OF OFFICIAL RECORDS ON FILE IN THE OFFICE OF THE UTAH COUNTY RECORDER; THENCE NORTH 89°59'45" EAST ALONG SAID BOUNDARY LINE AGREEMENT 499.37; THENCE SOUTH 01°04'01" EAST 757.21 FEET TO A POINT OF A 315.00 FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHEASTERLY 49.43 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°59'28" (CHORD BEARING SOUTH 05°33'45" EAST 49.38 FEET); THENCE SOUTH 22°51'36" WEST 30.77 FEET TO A POINT ON A 73.00 FOOT NON TANGENT RADIUS CURVE TO THE RIGHT; THENCE SOUTHWESTERLY 28.34 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°14'46" BEARING TO CENTER NORTH 79°20'00" WEST (CHORD BEARING SOUTH 21°47'23" WEST 28.16 FEET); TO A POINT OF A 23.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHWESTERLY 13.41 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 33°24'17" (CHORD BEARING SOUTH 49°36'55" WEST 13.22 FEET); TO A POINT OF A 223.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHWESTERLY 32.31 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°18'03" (CHORD BEARING SOUTH 70°28'05" WEST 32.28 FEET); THENCE SOUTH 74°37'06" WEST 32.98 FEET; THENCE SOUTH 06°22'16" WEST 46.65 FEET TO THE POINT OF BEGINNING.

CONTAINS: 1,618,505 SQUARE FEET OR 37.16 ACRES. MORE OR LESS

PARCEL IDENTIFICATION NO. 18-020-0017.

The foregoing property includes, but is not limited to, Lots 1 through 45, inclusive of THE SHORES SUBDIVISION PHASE 1, according to the official plat thereof on file and of record in the Utah County Recorder's Office, and Lots 46 through 60, inclusive of THE SHORES SUBDIVISION PHASE 3, according to the official plat thereof on file and of record in the Utah County Recorder's Office.

Together with an easement of use and enjoyment in and to the common area and facilities, including but not limited to roadways and access ways appurtenant to said subdivision, as provided for in the Declaration of Easements, Covenants, Conditions and Restrictions recorded with the Utah County Recorder on February 11, 2008 as Entry No. 15660:2008.

Together with all right, title and interest of Trustor, Vineyard Shores, LLC, in all contracts and agreements, awards, construction materials, equipment, fixtures and interests, intangibles, permits and licenses, rents, issues, tenements and hereditaments, proceeds and products applicable to the real property described above and as set forth in the Deed of Trust made in favor of Far West Bank as recorded with the Utah County Recorder on September 18, 2007 as Entry number 136478:2007.

Together with all easements, right-of-ways, water rights and all other appurtenances pertaining to the foregoing described property.

LESS AND EXCEPTING therefrom those portions of the foregoing described property which were heretofore reconveyed and/or publically dedicated, if any, with the consent of the beneficiary pursuant to the official plats which were recorded with the Utah County Recorder on February 11, 2008 as Entry No. 15658:2008 and Entry No. 15659:2008.

Tax Id No.s as follows:

66-250-0001	66-250-0026	66-251-0051
66-250-0002	66-250-0027	66-251-0052
66-250-0003	66-250-0028	66-251-0053
66-250-0004	66-250-0029	66-251-0054
66-250-0005	66-250-0030	66-251-0055
66-250-0006	66-250-0031	66-251-0056
66-250-0007	66-250-0032	66-251-0057
66-250-0008	66-250-0033	66-251-0058
66-250-0009	66-250-0034	66-251-0059
66-250-0010	66-250-0035	66-251-0060
66-250-0011	66-250-0036	
66-250-0012	66-250-0037	66-250-0050 - Clubhouse
66-250-0013	66-250-0038	
66-250-0014	66-250-0039	
66-250-0015	66-250-0040	
66-250-0016	66-250-0041	
66-250-0017	66-250-0042	
66-250-0018	66-250-0043	
66-250-0019	66-250-0044	
66-250-0020	66-250-0045	
66-250-0021	66-251-0046	
66-250-0022	66-251-0047	
66-250-0023	66-251-0048	
66-250-0024	66-251-0049	
66-250-0025	66-251-0050	