

E 3205369 B 7394 P 331-334
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
11/21/2019 10:50 AM
FEE \$188.00 Pgs: 4
DEP RT REC'D FOR CW FIELDS LLC

When Recorded Return To:
CW The Fields, LLC
1222 W. Legacy Crossing Blvd., Suite 6
Centerville, Utah 84014
Attn: Colin Wright

RETURNED
NOV 21 2019

Tax Parcel Numbers: 15-019-0101 thru 0138
15-020-0201 thru 0246

**FIRST AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR THE FIELDS SUBDIVISION**

This FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE FIELDS SUBDIVISION ("**Amendment**") is made by CW The Fields, LLC, a Utah limited liability company ("**Declarant**").

RECITALS

- A. The Declarant is the owner of certain real property located in the Syracuse City ("**City**"), Davis County ("**County**"), State of Utah, as more particularly described on **Exhibit A** attached hereto ("**Property**").
- B. On or about October 10, 2019, Declarant caused that certain *Declaration of Covenants, Conditions, and Restrictions for The Fields Subdivision* ("**Declaration**") to be recorded against the Property in the real property records of Davis County, Utah. The Declaration was recorded as Entry No. 3194804.
- C. Pursuant to Section 12.2 of the Declaration, Declarant has the right to amend the Declaration unilaterally during the Period of Declarant's Control, as defined in the Declaration. The Period of Declarant's Control has not expired.
- D. Declarant now desires to amend the Declaration as set forth herein.

AMENDMENT

1. **Commercial Builder.** The term definition of the term "Commercial Builder" found in Section 4.8.2 of the Declaration is hereby amended as follows: "Commercial Builder" means any builder or developer other than Declarant who acquires five (5) or more Lots within the Project for the purpose of construction homes for sale or lease to residential customers or tenants. Upon

acquisition of five (5) or more Lots for such purposes, no written and recorded designation of the Commercial Builder status shall be required for such Commercial Builder to enjoy the rights, privileges, and exemptions provided in the Declaration.

2. Scope of Amendment. To the extent that the terms or provisions of this Amendment conflict or are inconsistent with the terms and provisions of the Declaration, the terms and provisions of this Amendment shall control. Except as herein modified, the Declaration shall remain in full force and effect in accordance with its terms.

IN WITNESS WHEREOF, Declarant has executed this Declaration on this 21 day of NOVEMBER, 2019.

DECLARANT

CW The Fields, LLC, a Utah limited liability company

By: [Signature]
Name: TONY HILL
Title: AUTHORIZED AGENT

STATE OF UTAH)

ss.

COUNTY OF DAVIS)

The foregoing instrument was acknowledged before me this 21 day of NOVEMBER, 2019 by TONY HILL as the AUTHORIZED AGENT of CW The Fields, LLC.

[Signature]

Notary Public

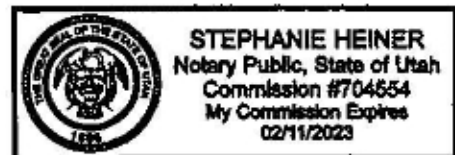


EXHIBIT A

(Property Description and Parcel Numbers)

A portion of the SW1/4, NW1/4 & NE1/4 of Section 21, Township 4 North, Range 2 West, Salt Lake Base & Meridian, located in Syracuse City, Utah, more particularly described as follows:

Beginning at a point located N89°48'25"W along the Section line 331.77 feet and N00°11'13"E 43.63 feet from the South 1/4 Corner of Section 21, T4N, R2W, SLB&M; thence N67°47'31"W 1073.54 feet to a point on the East line of that Real Property described in Deed Book 6840 Page 1079 of Official Records of Davis County; thence N00°11'16"E along said deed and along the east line of that Real Property described in Deed Book 6787 Page 1040 of Official Records of Davis County and along the 1/16th (40 Acre) Section line 1,030.33 feet; thence S89°39'33"E 117.00 feet; thence N00°11'16"E 98.04 feet; thence along the arc of a curve to the left with a radius of 15.00 feet a distance of 23.52 feet through a central angle of 89°50'49" Chord: N44°44'08"W 21.18 feet; thence N00°06'41"E 60.00 feet; thence Northeasterly along the arc of a non-tangent curve to the left having a radius of 15.00 feet (radius bears: N00°20'27"E) a distance of 23.60 feet through a central angle of 90°09'11" Chord: N45°15'52"E 21.24 feet; thence N00°11'16"E 414.00 feet; thence N89°48'44"W 117.00 feet to a point on the East line of that Real Property described in Deed Book 6787 Page 1040 of Official Records of Davis County; thence N00°11'16"E along said deed and along the 1/16th (40 Acre) Section line 557.39 feet to the 1/4 Section line; thence S89°40'13"E along the 1/4 Section line 803.26 feet; thence N00°04'33"E 58.00 feet; thence S89°40'13"E 1,105.14 feet; thence along the arc of a curve to the left with a radius of 15.00 feet a distance of 23.60 feet through a central angle of 90°08'03" Chord: N45°15'46"E 21.24 feet; thence N00°11'45"E 588.26 feet; thence S89°48'15"E 75.00 feet; thence S00°11'45"W 661.47 feet to the 1/4 Section line; thence N89°40'13"W along the 1/4 Section line 1,003.13 feet; thence S00°11'13"W 215.16 feet; thence N89°48'47"W 117.00 feet; thence S00°11'13"W 85.84 feet; thence N89°39'33"W 628.60 feet; thence S00°11'16"W 173.00 feet; thence N89°39'33"W 57.55 feet; thence along the arc of a curve to the left with a radius of 15.00 feet a distance of 23.60 feet through a central angle of 90°09'11" Chord: S45°15'52"W 21.24 feet; thence S00°11'16"W 196.00 feet; thence along the arc of a curve to the left with a radius of 15.00 feet a distance of 23.52 feet through a central angle of 89°50'49" Chord: S44°44'08"E 21.18 feet; thence S00°06'41"W 60.00 feet; thence Southwesterly along the arc of a non-tangent curve to the left having a radius of 15.00 feet (radius bears: S00°20'27"W) a distance of 23.60 feet through a central angle of 90°09'11" Chord: S45°15'52"W 21.24 feet; thence S00°11'16"W 196.00 feet; thence along the arc of a curve to the left with a radius of 15.00 feet a distance of 23.52 feet through a central angle of 89°50'49" Chord: S44°44'08"E 21.18 feet; thence S00°06'41"W 60.00 feet; thence Southwesterly along the arc of a non-tangent curve to the left having a radius of 15.00 feet (radius bears: S00°20'27"W) a distance of 23.60 feet through a central angle of 90°09'11" Chord: S45°15'52"W 21.24 feet; thence S00°11'16"W 97.96 feet; thence S89°39'33"E 818.21 feet; thence S00°11'13"W 1,430.18 feet to the point of beginning.

Contains: 39.62 acres+/-

LOTS 201-210 & 219-245

A portion of the SW1/4 of Section 21, Township 4 North, Range 2 West, Salt Lake Base & Meridian, located in Syracuse City, Utah, more particularly described as follows:

Beginning at a point located N89°48'25"W along the Section line 577.16 feet and North 1,474.44 feet from the South 1/4 Corner of Section 21, T4N, R2W, SLB&M; thence N89°39'33"W 568.00 feet; thence N00°11'16"E 97.96 feet; thence along the arc of a curve to the right with a radius of 15.00 feet a distance of 23.60 feet through a central angle of 90°09'11" Chord: N45°15'52"E 21.24 feet; thence N00°06'41"E 60.00 feet; thence Northwesterly along the arc of a non-tangent curve to the right having a radius of 15.00 feet (radius bears: N00°20'27"E) a distance of 23.52 feet through a central angle of 89°50'49" Chord: N44°44'08"W 21.18 feet; thence N00°11'16"E 196.00 feet; thence along the arc of a curve to the right with a radius of 15.00 feet a distance of 23.60 feet through a central angle of 90°09'11" Chord: N45°15'52"E 21.24 feet; thence N00°06'41"E 60.00 feet; thence Northwesterly along the arc of a non-tangent curve to the right having a radius of 15.00 feet (radius bears: N00°20'27"E) a distance of 23.52 feet

through a central angle of 89°50'49" Chord: N44°44'08"W 21.18 feet; thence N00°11'16"E 196.00 feet; thence along the arc of a curve to the right with a radius of 15.00 feet a distance of 23.60 feet through a central angle of 90°09'11" Chord: N45°15'52"E 21.24 feet; thence S89°39'33"E 57.55 feet; thence S00°11'16"W 113.00 feet; thence S89°39'33"E 496.00 feet; thence S00°11'16"W 399.00 feet; thence S00°45'15"W 60.00 feet; thence S00°11'16"W 113.00 feet to the point of beginning.

LOTS 211-218

A portion of the SW1/4 of Section 21, Township 4 North, Range 2 West, Salt Lake Base & Meridian, located in Syracuse City, Utah, more particularly described as follows:

Beginning at a point located N89°48'25"W along the Section line 1,205.16 feet and North 1,476.07 feet from the South 1/4 Corner of Section 21, T4N, R2W, SLB&M; thence N89°39'33"W 117.00 feet to the Easterly line of that Real Property described in Deed Book 6787 Page 1040 of the Official Records of Davis County; thence N00°11'16"E along said deed 601.73 feet; thence S89°48'44"E 117.00 feet; thence S00°11'16"W 414.00 feet; thence along the arc of a curve to the right with a radius of 15.00 feet a distance of 23.60 feet through a central angle of 90°09'11" Chord: S45°15'52"W 21.24 feet; thence S00°06'41"W 60.00 feet; thence Southeasterly along the arc of a non-tangent curve to the right having a radius of 15.00 feet (radius bears: S00°20'27"W) a distance of 23.52 feet through a central angle of 89°50'49" Chord: S44°44'08"E 21.18 feet; thence S00°11'16"W 98.04 feet to the point of beginning.

Contains: 9.20 'net' acres+/-

LESS AND EXCEPTING PARCELS A AND B OF THE FIELDS SUBDIVISION PHASE 1, AS SHOWN ON THE PLAT, WHICH PARCELS HAVE BEEN, OR WILL BE, DEDICATED TO SYRACUSE CITY.