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 02/17/2006 10:51 AM \$108.00  
 Book - 9256 Pg - 7165-7168  
 GARY W. OTT  
 RECORDER, SALT LAKE COUNTY, UTAH  
 PRIORITY BUILDERS ATTN LAURA  
 13331 S REDWOOD RD  
 RIVERTON UT 84065  
 BY: SBM, DEPUTY - WI 4 P.

**FIRST AMENDMENT  
 TO THE  
 DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS  
 OF  
 THE GABLES AND VILLAS AT RIVER OAKS**

THIS AMENDMENT to the Declaration of Covenants, Conditions and Restrictions of **The Gables and Villas at River Oaks** (as the same is recorded in the Office of the Salt Lake County Recorder on June 29, 2005, as Entry No. 9418315, in Book 9152, on Page 596622), is made this 14<sup>th</sup> day of February, 2006, by the Declarant, Castlewood River Oaks, LLC, a Utah limited liability company. The Declaration shall be amended as follows:

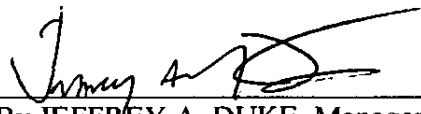
1. Article II, Section 7, shall be amended to read as follows:

“7. **Single Family Home Maintenance.** Each Owner shall at his own cost and expense maintain and repair the interior and exterior of any Single Family Home in a clean, sanitary, and attractive condition at all times. The Homeowners Association shall maintain the yard and surroundings of each Single Family Home in a clean, sanitary, and attractive condition at all times and shall also be responsible for snow removal from the sidewalks and driveways. No Owner may alter the exterior of a Single Family Home without the prior written consent of the Management Committee, which consent shall not be unreasonably withheld. The Management Committee shall have the obligation to answer any written notice of an Owner’s intent to alter the exterior of his Single Family Home within forty-five (45) days of delivery of the notice, and failure to do so within the stipulated time shall mean that there is no objection to the proposed alteration.”

2. All other terms of the Declaration shall remain unchanged.

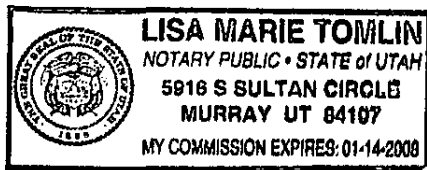
Executed by Declarant, Castlewood River Oaks, LLC and Newman Investments, LLC, on the day and year first above written.

**CASTLEWOOD RIVER OAKS, LLC**  
 A Utah limited liability company

  
 By JEFFREY A. DUKE, Manager

STATE OF UTAH )  
 : ss.  
COUNTY OF SALT LAKE )

On this 15<sup>th</sup> day of February, 2006, personally appeared before me Jeffrey A. Duke, Manager of Castlewood River Oaks, LLC, and on his oath acknowledged that he is a Manager of Castlewood River Oaks, LLC and that he signed this instrument with the authority and on behalf of said limited liability company.



*Lisa Marie Tomlin*  
\_\_\_\_\_  
NOTARY PUBLIC

**NEWMAN INVESTMENTS, LLC**  
A Utah limited liability company

*William Mark Newman*  
\_\_\_\_\_  
By WILLIAM MARK NEWMAN,  
Manager

STATE OF UTAH )  
 : ss.  
COUNTY OF SALT LAKE )

On this 14<sup>th</sup> day of February, 2006, personally appeared before me William Mark Newman, Manager of Newman Investments, LLC, and on his oath acknowledged that he is a Manager of Newman Investments, LLC and that he signed this instrument with the authority and on behalf of said limited liability company.



*Laura M. Kirgan*  
\_\_\_\_\_  
NOTARY PUBLIC

EXHIBIT "A"

PROPERTY DESCRIPTION

PLAT A:

27-02-400-057

BEGINNING AT A POINT THAT IS S00°10'27"W 765.20 FEET AND WEST 40.00 FEET FROM THE EAST QUARTER CORNER SECTION 2 TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE S00°10'27"W 182.68 FEET; THENCE SOUTHWESTERLY 799.57 FEET ALONG THE ARC OF A 655.00 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS S35°08'42"W 750.84 FEET); THENCE N20°51'47"W 96.83 FEET; THENCE N47°23'22"W 36.04 FEET; THENCE N19°06'10"W 23.82 FEET; THENCE N41°33'17"E 5.52 FEET; THENCE NORTHEASTERLY 97.70 FEET ALONG THE ARC OF A 497.50 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS N64°43'01"E 97.54 FEET); THENCE NORTHEASTERLY 6.56 FEET ALONG THE ARC OF A 4.00 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS N12°04'43"E 5.85 FEET); THENCE N34°56'01"W 104.66 FEET; THENCE N10°03'59"E 22.14 FEET; THENCE NORTHWESTERLY 17.57 FEET ALONG THE ARC OF A 274.00 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS N39°38'06"W 17.57 FEET); THENCE S48°31'39"W 99.00 FEET; THENCE N55°39'15"W 89.33 FEET; THENCE N65°07'56"W 125.88 FEET; THENCE N45°04'01"W 52.88 FEET; N55°32'42"W 114.30 FEET; THENCE N34°21'49"E 265.10 FEET; THENCE N24°33'45"E 100.55 FEET; THENCE S65°26'15"E 150.01 FEET; THENCE N24°33'45"E 73.38 FEET; THENCE NORTHEASTELY 9.84 FEET ALONG A 225.00 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS N23°18'36"E 9.84 FEET); THENCE S65°26'15"E 34.31 FEET; THENCE N89°53'45"E 324.32 FEET; THENCE S84°21'54"E 50.00 FEET; THENCE NORTHEASTERLY 30.05 FEET ALONG THE ARC OF A NON-TANGENT ON A 300.00 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS N02°45'56"E 30.04 FEET); THENCE N00°06'15"W 12.00 FEET; THENCE S89°49'33"E 100.61 FEET TO THE POINT OF BEGINNING.

(CONTAINS 9.596 ACRES AND 49 LOTS)

**PLAT B:**

27-02-400-058, 059, 061

Beginning at a point on the Westerly Right of Way of Riverside Drive, said point also being S00°10'27"W 1561.84 feet and West 470.36 feet from the East Quarter Corner Section 2 Township 3 South, Range 1 West, Salt Lake Base and Meridian; and running thence along said Westerly Right of Way the following four courses: (1) thence Southwesterly 167.29 feet along the arc of a 655.00 foot radius curve to the right (chord bears S77°25'59"W 166.84 feet); (2) thence S84°45'00"W 361.02 feet; (3) thence S85°00'40"W 13.07 feet; (4) thence Southwesterly 81.28 feet along the arc of a 680.00 foot radius curve to the left (chord bears S81°19'05"W 81.23 feet); thence N38°24'23"E 45.76 feet; thence Northwesterly 11.11 feet along the arc of a 241.50 foot radius curve to the right (chord bears N01°21'12"W 11.10 feet); thence Northwesterly 7.79 feet along the arc of a 5.00 foot radius curve to the left (chord bears N44°41'38"W 7.03 feet); thence N00°38'54"E 52.00 feet; thence Southeasterly 6.77 feet along the arc of a 99.50 foot radius curve to the right (chord bears S87°24'12"E 6.77 feet); thence Northeasterly 6.99 feet along the arc of a 5.00 foot radius curve to the left (chord bears N54°29'55"E 6.43 feet); thence Northeasterly 48.90 feet along the arc of a 241.50 foot radius curve to the right (chord bears N20°15'10"E 48.82 feet); thence N53°30'25"W 85.12 feet; thence S56°19'45"W 195.01 feet; thence S89°54'32"W 4.98 feet; thence N40°34'05"E 482.26 feet; thence N34°21'49"E 85.45 feet to a point on the Southerly Boundary of River Oaks Villas P.U.D. Plat A; thence along said Southerly Boundary the following 14 courses: (1) thence S55°32'42"E 114.30 feet; (2) thence S45°04'01"E 52.88 feet; (3) thence S65°07'56"E 125.88 feet; (4) thence S55°39'15"E 89.33 feet; (5) thence N48°31'39"E 99.00 feet; (6) thence Southeasterly 17.57 feet along the arc of a 274.00 foot radius curve to the right (chord bears S39°38'06"E 17.57 feet) ; (7) thence S10°03'59"W 22.14 feet; (8) thence S34°56'01"E 104.66 feet; (9) thence Southwesterly 6.56 feet along the arc of a 4.00 foot radius curve to the right (chord bears S12°04'43"W 5.85 feet); (10) thence Southwesterly 97.70 feet along the arc of a 497.50 foot radius curve to the right (chord bears S64°43'01"W 97.54 feet); (11) thence S41°33'17"W 5.52 feet; (12) thence S19°06'10"E 23.82 feet; (13) thence S47°23'22"E 36.04 feet; (14) thence S20°51'47"E 96.83 feet to the point of beginning.

(Contains 5.27 Acres and 42 Lots)