



WHEN RECORDED, RETURN TO:

McDonald Fielding, PLLC
Attn: Kyle Fielding
321 N Mall Dr. Suite K-101
St. George UT 84790
(801) 792-2561

Parcel Nos.

41-21-412-001 thru 41-21-412-0016
41-21-413-0017 thru 41-21-413-0032
41-21-414-0000, 41-21-414-0033 thru 41-21-414-0056

Amendment One
to
Amended Declaration of Covenants, Conditions & Restrictions
For
Bear Lake Escape PUD HOA

This AMENDMENT ONE TO AMENDED DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS FOR BEAR LAKE ESCAPE PUD HOA (this "Amendment") is made by River Valley Development, L.L.C., a Utah limited liability company (the "Declarant").

RECITALS

A. Lakeview Custom Cabins, LLC ("Original Declarant") created and caused to be recorded against a portion of, and Declarant caused to be expanded to the rest of, the real particularly described in the attached Exhibit A and known generally as Bear Lake Escape PUD (the "Property") that certain "Amended Declaration of Covenants, Conditions and Restrictions for Bear Lake Escape PUD HOA" recorded in the office of the Rich County Recorder on July 3, 2019, as Entry No. 95239 (the "Declaration").

B. Declarant is the successor in interest to Original Declarant, and has all rights, powers and privileges of Declarant under the Declaration. The Period of Administrative Control, as defined by the Declaration, is presently in effect and has not yet ended.

C. Under Section 18.5(b) of the Declaration, "During the Period of Administrative Control, the Declarant shall have and is hereby vested with the right to amend this Declaration and the Plats by an instrument duly executed and acknowledged by Declarant and recorded in the Official Records of the County Recorder of Rich County, Utah". Accordingly, Declarant has authority to amend the Declaration and does hereby amend the Declaration as set forth below.

NOW, THEREFORE, the Declarant declares that the Declaration is amended as follows: Each time legal title to a Lot passes from one person to another, on the effective date of such title transaction, the new Owner shall pay to the Association, in addition to any other required amounts, a reinvestment fee, in the initial amount of 0.5% of the value of the Lot being sold, or such other amount determined by the Board from time to time. The following are not subject to the fee: (i) an involuntary transfer; (ii) a transfer that results from a court order; (iii) a bona fide transfer to a family member of the seller within three degrees of consanguinity who, before the transfer, provides adequate proof of consanguinity, or to a legal entity, such as a trust, in which the owner or the owner's spouse, son, daughter, father or mother hold a beneficial interest of at least fifty percent (50%) for estate planning purposes; (iv) a transfer or change of interest due to death, whether provided in a will, trust, or decree of distribution; or (v) the transfer of a Lot owned by a financial institution, except to the extent required for the payment of the Association's costs directly related to the transfer of the property, not to exceed the maximum amount permitted by applicable law.

EXECUTED BY:

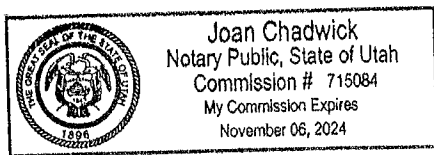
River Valley Development, L.L.C.



Printed Name: L Boyd Cook
 Title: CFO

STATE OF Utah)
)ss:
 County of Box Elder)

The foregoing instrument was acknowledged before me on this 13 day of May, 2022, by L Boyd Cook in his/her capacity as CFO of River Valley Development, L.L.C.



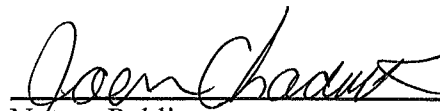

 Notary Public

EXHIBIT A

(LEGAL DESCRIPTION)

Phase 1

Part of the Northwest Quarter of Section 21, Township 14 North, Range 5 East of the Salt Lake Baseline and Meridian described as follows:

Commencing at the rebar monument found at the Northwest Corner of Section 21, Township 14 North, Range 5 East of the Salt Lake Baseline and Meridian and running thence S 89°16'20" E 20.49 feet (N89°44'15"E, By record) along the north line of said section; thence leaving said section line S 00°43'41" W 24.45 feet (S00°15'45"E, By Record) to the intersection of the south right-of-way line of 200 North Street and the East right-of-way line of 300 West Street in Garden City Utah; thence S 02°19'27" E 367.39 feet (S03°18'52"E, By Record) along said east right-of-way to the POINT OF BEGINNING at a JSH rebar and running

thence S89°05'02"E 216.36 feet (N89°55'34"E, By record); thence S 01°49'08" W 177.98 feet; thence S 74°18'02" W 32.28 feet; thence S 01°48'49" W 182.57 feet; thence N 88°34'54" W 179.39 feet (N89°48'51"W, By Record); N 00°51'26" E 368.17 feet (N00°07'58"W, By Record) to the point of beginning, containing 1.67 acres.

Phase 2

Part of the Northwest Quarter of Section 21, Township 14 North, Range 5 East of the Salt Lake Baseline and Meridian described as follows:

Commencing at the rebar monument found at the Northwest Corner of Section 21, Township 14 North, Range 5 East of the Salt Lake Baseline and Meridian and running thence S 89°16'20" E 20.49 feet (N89°44'15"E, By record) along the north line of said section; thence leaving said section line S 00°43'41" W 24.45 feet (S00°15'45"E, By Record) to the intersection of the south right-of-way line of 200 North Street and the East right-of-way line of 300 West Street in Garden City Utah; thence S 02°19'27" E 367.39 feet (S03°18'52"E, By Record) along said east right-of-way to a JSH rebar; thence S89°05'02"E 216.36 feet to the POINT OF BEGINNING at the Northeast Corner of Bear Lake Escape, PUD, Phase 1 and running

thence S 89°05'02" E 214.04 feet;
thence S 00°39'21" W 177.80 feet;
thence N 89°05'02" W 54.42 feet;
thence S 00°48'52" W 193.67 feet;
thence N 88°34'54" W 197.38 feet;
thence along the boundary of Bear Lake Escape, PUD, Phase 1 the next three courses:

- 1) thence N 01°48'49" E 182.57 feet;
- 2) thence N 74°18'02" E 32.28 feet;
- 3) thence N 01°49'08" E 177.98 feet to the point of beginning, containing 1.74 acres, more or less.

Phase 3

Commencing at the rebar monument found at the Northwest Corner of Section 21, Township 14 North, Range 5 East of the Salt Lake Baseline and Meridian and running thence S 89°16'20" E 20.49 feet (N89°44'15"E, By record) along the north line of said section; thence leaving said section line S 00°43'41" W 24.45 feet (S00°15'45"E, By Record) to the intersection of the south right-of-way line of 200 North Street and the East right-of-way line of 300 West Street in Garden City Utah; thence S 02°19'27" E 367.39 feet (S03°18'52"E, By Record) along said east right-of-way to a JSH rebar; thence S89°05'02"E 430.40 feet to the POINT OF BEGINNING at the Northeast Corner of Bear Lake Escape, PUD, Phase 2 and running

thence S 89°05'02" E 359.73 feet to JSH rebar;

thence S 00°59'25" W 187.67 feet;

thence along the Seasons Resort Community the next two courses:

1) thence S 26°21'55" W 40.32 feet;

2) thence S 10°00'00" W 182.57 feet;

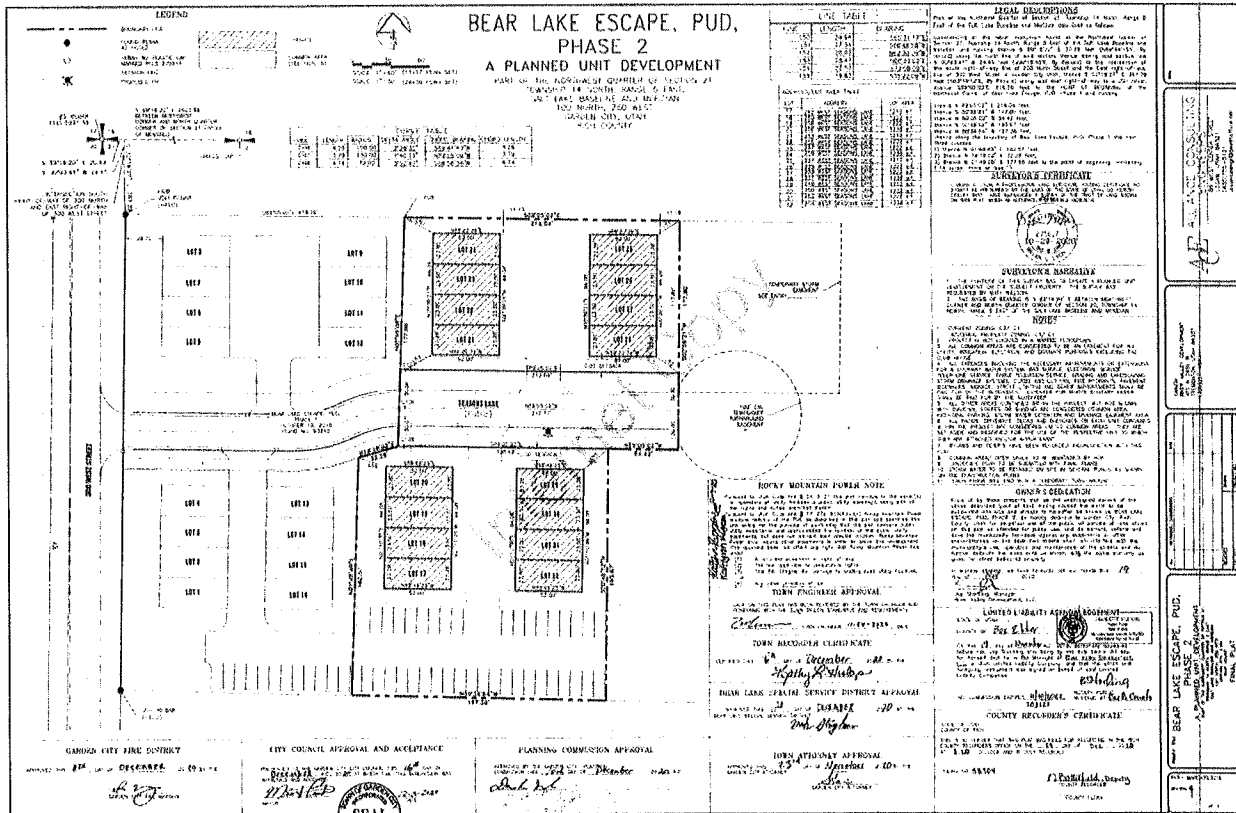
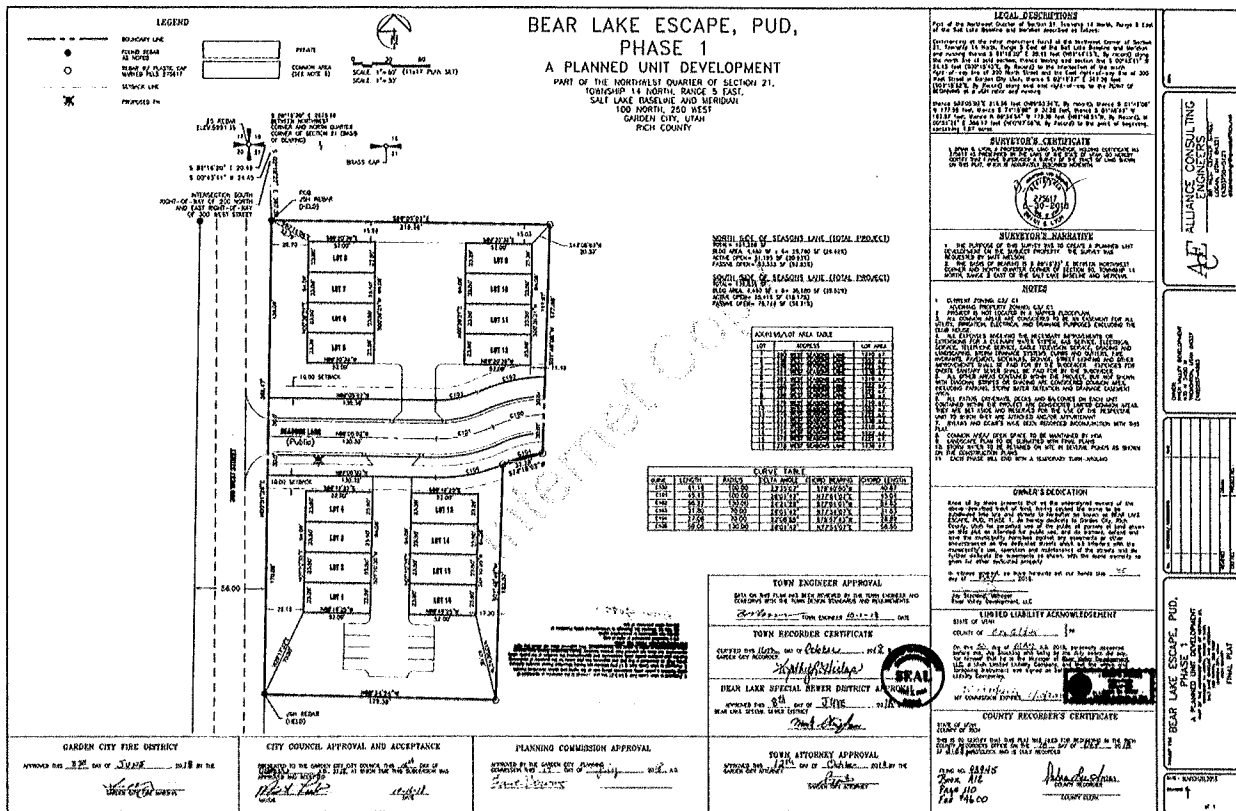
thence N 88°34'54" W 371.36 feet;

thence along Bear Lake Escape, P.U.D, Phase 2 the next three courses:

1) thence N 00°48'52" E 193.67 feet;

2) thence S 89°05'02" E 54.42 feet;

3) thence N 00°39'21" E 177.80 feet to the point of beginning, containing 3.21 acres, more or less.



BEAR LAKE ESCAPE, PUD, PHASE 3 A PLANNED UNIT DEVELOPMENT

PART OF THE NORTHWEST QUARTER OF SECTION 27,
RANGE 14 NORTH, TOWNSHIP 2 EAST,
SALT LAKE BASIN AND UTAHIAN
TOWNSHIP, 22ND WEST
GARDEN CITY, UTAH
DEW COUNTY

LEGEND

- MANAGED FOREST
- ROAD RIGHT-OF-WAY
- WATER RIGHT
- WATER RIGHT
- WATER RIGHT
- PROPOSED PUD

LOT	AREA	AREA	AREA	AREA	AREA
101-110	101-110	101-110	101-110	101-110	101-110
101-110	101-110	101-110	101-110	101-110	101-110
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101-110	101-110	101-110	101-110	101-110	101-110

GARDEN CITY FIRE DISTRICT

APPROVED AND ACCEPTED ON 11th DAY OF JANUARY 2012

CITY COUNCIL APPROVAL AND ACCEPTANCE

APPROVED AND ACCEPTED ON 11th DAY OF JANUARY 2012

PLANNING COMMISSION APPROVAL

APPROVED AND ACCEPTED ON 11th DAY OF JANUARY 2012

ROCKY MOUNTAIN POWER NORTH

APPROVED AND ACCEPTED ON 11th DAY OF JANUARY 2012

TOWN ENGINEER APPROVAL

APPROVED AND ACCEPTED ON 11th DAY OF JANUARY 2012

TOWN RECORDER CERTIFICATE

RECORDED ON 11th DAY OF JANUARY 2012

BEAR LAKE SPECIAL SERVICE DISTRICT APPROVAL

APPROVED AND ACCEPTED ON 11th DAY OF JANUARY 2012

COUNTY RECORDERS CERTIFICATE

RECORDED ON 11th DAY OF JANUARY 2012

TOWN ATTORNEY APPROVAL

APPROVED AND ACCEPTED ON 11th DAY OF JANUARY 2012

LEGAL DESCRIPTIONS

CONVEYANCE OF THE NORTHWEST QUARTER OF SECTION 27, RANGE 14 NORTH, TOWNSHIP 2 EAST, SALT LAKE BASIN AND UTAHIAN TOWNSHIP, 22ND WEST, DEW COUNTY, UTAH, TO BE PLANNED UNIT DEVELOPMENT (PUD) FOR PHASE 3 OF BEAR LAKE ESCAPE, PUD, DEW COUNTY, UTAH. THE PROPERTY IS DESCRIBED AS FOLLOWS: [Detailed legal description text]

PLANNING COMMISSION

PLANNING COMMISSION

PLANNING COMMISSION