WHEN RECORDED, PLEASE RETURN TO:

Brian Knowlton LANDROCK LC 70 North Main #106 Bountiful, UT 84010 ENT 117217:2007 PG 1 of 3 RANDALL A. COVINGTON UTAH COUNTY RECORDER 2007 Aug 13 11:25 am FEE 55.00 BY CM RECORDED FOR SARATOGA SPRINGS CITY

FIRST AMENDMENT TO THE CONDOMINIUM DECLARATION

State of Utah

FOR

RIVERBEND Phase 1 AND 2

On July 2 , 2007 the Condominium Declaration for Riverbend Phase 1 (the "Declaration") was recorded with the Utah County Recorder as Entry No. 95911 in Book No. 2007 at Pages \_\_\_\_\_ through 43.

Pursuant to Section 16.02 of the Declaration and in accordance with Section 57-8 of the Utah Code Annotated, Declarant (Landrock L.C.) hereby excersizes its right to further amend the Declaration by creating additional Units within a portion of the Expandable Land identified in the Declaration. The Legal description of the Expandable Land which is hereby expanded is identified in Exhibit A attached hereto, and shall hereinafter be referred to as Phase 2 of Riverbend. The twenty (20) additional Units shall be designated as Units 21 through 40, Saratoga Springs City, Utah address.

Pursuant to the Declaration, the additional twenty (20) Units associated with Phase 2 shall be subject to all the provisions of the Declaration as if they were part of the original Property and Project. The new allocation of shared Common Expenses among the forty (40) Units within the total Project are set forth in Exhibit B attached hereto and made a part hereof.

IN WITNESS WHEREOF, the Declarant has hereunto caused its name to be signed by the signature of its duly authorized agent this 7 day of August, 2007.

LANDROCK L.C. STATE OF UTAH ) ss. COUNTY OF JOUNS The foregoing instrument was acknowledged before me this  $\frac{1}{1}$  day of \_ 2007, by Brian Knowlton, Managing Member Landrock L.C. Notary Public JOY D. JORDAN Union Park Center, Ste 490 Residing at: Midvale, Utah 84047 ly Commission Expires November 21, 2010 My Commission Expires: 1/21/10

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## EXHIBIT A TO

# FIRST AMENDMENT CONDOMINIUM DECLARATION FOR RIVERBEND PHASE 1 AND 2

Beginning at a point located North 00°37'34" East 2041.07 feet along the longitudinal mid-section line, East 615.69 feet, and North 182.77 feet from the South 1/4 corner of Section 14, Township 5 South, Range 1 West, Salt Lake Base and Meridian;

thence North 00°03'48" West, a distance of 78.38 feet; thence North 18°05'12" West, a distance of 36.00 feet; thence North 29°38'22" West, a distance of 92.40 feet; thence South 89°22'26" East, a distance of 250.64 feet; thence South 00°37'34" West, a distance of 76.00 feet; thence South 89°22'26" East, a distance of 143.04 feet; thence South 00°37'34" West, a distance of 36.00 feet; thence South 00°01'38" West, a distance of 77.39 feet; thence North 89°58'22" West, a distance of 167.21 feet; thence North 89°45'43" West, a distance of 168.23 feet to the point of beginning.

Containing 56,190 square feet or 1.2899 acres, more or less.

The basis of bearings for this survey is North 89°48'45" East between the Southwest corner and the South 1/4 corner of Section 14, Township 5 South, Range 1 West, Salt Lake Base and Meridian, as shown. Based on the utah state plane coordinate system. (NAD27, utah central zone)

#### EXHIBIT B TO

# FIRST AMENDMENT CONDOMINIUM DECLARATION FOR RIVERBEND PHASE 1 AND 2

## SHARES OF COMMON EXPENSES

	Address	Share of common expenses
1	79 River Bend Rd.	2.5000%
2	77 River Bend Rd.	2.5000%
3	1151 80 East	2.5000%
4	1147 80 East	2.5000%
5	1133 80 East	2.5000%
6	1129 80 East	2.5000%
7	76 River Veiw Dr.	2.5000%
8	78 River Veiw Dr.	2.5000%
9	86 River Veiw Dr.	2.5000%
10	90 River Veiw Dr.	2.5000%
11	94 River Veiw Dr.	2.5000%
12	98 River Veiw Dr.	2.5000%
13	102 River Veiw Dr.	2.5000%
14	106 River Veiw Dr.	2.5000%
15	109 River Veiw Dr.	2.5000%
16	105 River Veiw Dr.	2.5000%
17	101 River Veiw Dr.	2.5000%
18	97 River Veiw Dr.	2.5000%
19	93 River Veiw Dr.	2.5000%
20	89 River Veiw Dr.	2.5000%
21	90 River Bend Rd.	2.5000%
22	94 River Bend Rd.	2.5000%
23	98 River Bend Rd.	2.5000%
24	102 River Bend Rd.	2.5000%
25	106 River Bend Rd.	2.5000%
26	110 River Bend Rd.	2.5000%
27	116 River Bend Rd.	2.5000%
28	120 River Bend Rd.	2.5000%
29	124 River Bend Rd.	2.5000%
30	128 River Bend Rd.	2.5000%
31	132 River Bend Rd.	2.5000%
32	136 River Bend Rd.	2.5000%
33	115 River Bend Rd.	2.5000%
34	111 River Bend Rd.	2.5000%
35	107 River Bend Rd.	2.5000%
36	103 River Bend Rd.	2.5000%
37	99 River Bend Rd.	2.5000%
38	95 River Bend Rd.	2.5000%
39	91 River Bend Rd.	2.5000%
40	87 River Bend Rd.	2.5000%