

WHEN RECORDED, MAIL TO:
Justin Atwater
500 N. Market Place Drive
Centerville, UT 84014

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Gary W. Ott
Recorder, Salt Lake County, UT
FOUNDERS TITLE
BY: eCASH, DEPUTY - EF 6 P.

Tax Parcel ID Number(s): _____

F 84890

[Space Above for Recorder's Use]

AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR THE VILLAGES AT WESTRIDGE

THIS AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE VILLAGES AT WESTRIDGE (this "*Amendment*") is executed and acknowledged as of January 21, 2014, by HWL WESTRIDGE, LLC, a Utah limited liability company ("*Declarant*").

RECITALS

A. Declarant is the declarant under that certain Declaration of Covenants, Conditions and Restrictions for the Villages at Westridge, dated July 10, 2013, and recorded on July 17, 2013, as Entry Number 11686073, in Book 10160, at Page 2578-2613, of the Official Records of the Salt Lake County Recorder's Office (the "*Declaration*").

B. The Declaration encumbers that certain real property more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "*Currently Encumbered Property*"). Declarant may annex and subject to the Declaration that certain real property more particularly described on Exhibit B, attached hereto and incorporated herein by this reference (the "*Annexable Property*"). The Currently Encumbered Property and the Annexable Property are collectively known herein as, the "*Encumbered Property*."

C. Pursuant to Section 12.1.3, "as long as Declarant owns any Lot, the Declarant shall have the unilateral right to amend the Declaration." Except for the MFI Property (hereinafter defined), Declarant owns the Encumbered Property.

D. Murray Family Investments, LLC, a Utah limited liability company ("*MFI*"), is the owner of a portion of the Encumbered Property (the "*MFI Property*"), as the same is more particularly described on Exhibit C attached hereto and incorporated herein by this reference.

E. MFI's ownership of the MFI Property predates recording of the Declaration. MFI did not consent to recording of the Declaration against the MFI Property. Declarant and MFI desire to withdraw and remove the MFI Property from the Declaration.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Declarant, acting in accordance with the provisions of the Declaration, hereby amends the Declaration as set forth herein.

1. Amendment. The Declaration are hereby amended to provide that from and after the date of the recording of this Amendment in the Salt Lake County Recorder's Office, the Declaration will not encumber or be applicable to the MFI Property and the MFI Property will no longer be (i) encumbered by; or (ii) subject or annexable to, the Declaration.

2. Ownership of the Encumbered Property. Declarant owns the remainder of the Encumbered Property (excluding the MFI Property) and has the right to unilaterally amend the Declaration pursuant to Section 12.1.3 thereof.

3. Effect of Amendment on the Declaration. Except as explicitly amended hereby, the Declaration is hereby ratified and confirmed in all respects and shall remain in effect in accordance with its original terms.

4. Capitalized Terms. All capitalized terms used and not otherwise defined herein shall have the meanings set forth in the Declaration.

5. Effective Date. This Amendment will take effect on the date that it is recorded in the Office of the Recorder of Salt Lake County, Utah.

[Signature page and acknowledgment follow]

EXHIBIT A

[Legal Description of the Currently Encumbered Property]

The following described premises, situate within the County of Salt Lake, State of Utah:

Property located in Salt Lake County, Utah, more particularly described as follows:

VILLAGES AT WESTRIDGE PHASE 1

BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF 5600 WEST, SAID POINT BEING LOCATED NORTH 00°02'00" WEST, 313.82 FEET ALONG THE EAST SECTION LINE AND SOUTH 89° 58'00" WEST, 53.00 FEET FROM THE SOUTHEAST CORNER OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE NORTH 89°39'43" WEST, 239.58 FEET ALONG THE NORTHERLY BOUNDARY OF THE WEST VALLEY MAVERIK SUBDIVISION; THENCE SOUTH 00°17'57" WEST, 43.50 FEET ALONG THE WESTERLY BOUNDARY OF SAID WEST VALLEY MAVERIK SUBDIVISION; THENCE NORTH 89°55'14" WEST, 460.16 FEET TO THE EAST BOUNDARY OF WESTRIDGE ESTATES NO. 4A SUBDIVISION AMENDED; THENCE NORTH 00°02'00" WEST, 207.99 FEET ALONG SAID EAST BOUNDARY OF WESTRIDGE ESTATES NO. 4A SUBDIVISION AMENDED; THENCE NORTH 89°44'21" EAST, 85.76 FEET; THENCE NORTH 56°36'20" EAST, 116.53 FEET; THENCE 29.34 FEET ALONG A NON-TANGENT 47.50 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS NORTH 26°31'31" EAST, 28.87 FEET); THENCE 19.27 FEET ALONG A 25.00 RADIUS REVERSE CURVE TO THE LEFT (CHORD BEARS NORTH 22°07'57" EAST, 18.80 FEET); THENCE NORTH 00°02'48" EAST, 0.81 FEET; THENCE 56.17 FEET ALONG A NON-TANGENT 58.00 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS SOUTH 89°57'16" EAST, 54.00 FEET); THENCE SOUTH 00°02'48" WEST, 1.56 FEET; THENCE 35.47 FEET ALONG A NON-TANGENT 22.50 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS SOUTH 45°06'37" EAST, 31.91 FEET); THENCE NORTH 89°43'59" EAST, 395.38 FEET; THENCE 23.50 FEET ALONG A TANGENT 15.00 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS NORTH 44°51'00" EAST, 21.17 FEET); THENCE NORTH 89°58'00" EAST, 10.00 FEET; THENCE SOUTH 00°02'00" EAST, 267.86 FEET TO THE POINT OF BEGINNING.

CONTAINS: 184,761 SQFT OR 4.242 ACRES (36 LOTS & 5 PARCELS)

EXHIBIT B

[Legal Description of the Annexable Property]

THE VILLAGES AT WESTRIDGE FUTURE PHASES LEGAL DESCRIPTION

LOCATED IN THE SOUTHEAST CORNER OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT ALONG THE SOUTH SECTION LINE, SAID POINT BEING NORTH 89°39'43" WEST, 294.40 FEET ALONG THE SOUTH SECTION LINE FROM THE SOUTHEAST CORNER OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE ALONG SAID SOUTH SECTION LINE NORTH 89°39'43" WEST, 458.60 FEET; THENCE TO AND ALONG THE EAST BOUNDARY OF WESTRIDGE ESTATES NO. 4A SUBDIVISION AMENDED NORTH 00°02'00" WEST, 1053.01 FEET TO THE SOUTHWEST CORNER OF WESTRIDGE ESTATES NO. 1 SUBDIVISION; THENCE ALONG THE SOUTH BOUNDARY OF SAID WESTRIDGE ESTATES NO. 1 SUBDIVISION NORTH 89°39'41" WEST, 700.00 FEET; THENCE SOUTH 00°02'00" EAST, 739.52 FEET; THENCE NORTH 89°39'43" WEST, 239.58 FEET; THENCE SOUTH 00°17'57" WEST, 313.47 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF 5600 WEST, SAID POINT BEING LOCATED NORTH 00°02'00" WEST, 313.82 FEET ALONG THE EAST SECTION LINE AND SOUTH 89°58'00" WEST, 53.00 FEET FROM THE SOUTHEAST CORNER OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE NORTH 89°39'43" WEST, 239.58 FEET ALONG THE NORTHERLY BOUNDARY OF THE WEST VALLEY MAVERIK SUBDIVISION; THENCE SOUTH 00°17'57" WEST, 43.50 FEET ALONG THE WESTERLY BOUNDARY OF SAID WEST VALLEY MAVERIK SUBDIVISION; THENCE NORTH 89°55'14" WEST, 460.16 FEET TO THE EAST BOUNDARY OF WESTRIDGE ESTATES NO. 4A SUBDIVISION AMENDED; THENCE NORTH 00°02'00" WEST, 207.99 FEET ALONG SAID EAST BOUNDARY OF WESTRIDGE ESTATES NO. 4A SUBDIVISION AMENDED; THENCE NORTH 89°44'21" EAST, 85.76 FEET; THENCE NORTH 56°36'20" EAST, 116.53 FEET; THENCE 29.34 FEET ALONG A NON-TANGENT 47.50 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS NORTH 26°31'31" EAST, 28.87 FEET); THENCE 19.27 FEET ALONG A 25.00 RADIUS REVERSE CURVE TO THE LEFT (CHORD BEARS NORTH 22°07'57" EAST, 18.80 FEET); THENCE NORTH 00°02'48" EAST, 0.81 FEET; THENCE 58.17 FEET ALONG A NON-TANGENT 58.00 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS SOUTH 89°57'16" EAST, 54.00 FEET); THENCE SOUTH 00°02'48" WEST, 1.56 FEET; THENCE 35.47 FEET ALONG A NON-TANGENT 22.50 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS SOUTH 45°06'37" EAST, 31.91 FEET); THENCE NORTH 89°43'59" EAST, 395.38 FEET; THENCE 23.50 FEET ALONG A TANGENT 15.00 FOOT RADIUS CURVE OF TO THE LEFT (CHORD BEARS NORTH 44°51'00" EAST, 21.17 FEET); THENCE NORTH 89°58'00" EAST, 10.00 FEET; THENCE SOUTH 00°02'00" EAST, 267.86 FEET TO THE POINT OF BEGINNING.

NET AREA CONTAINS: 10.95 ACRES

EXHIBIT C

[Legal Description of the MFI Property]

The following described premises, situate within the County of Salt Lake, State of Utah:

LOCATED IN THE SOUTHEAST CORNER OF SECTION 11, TOWNSHIP 2 SOUTH,
RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT BEING NORTH 00°02'00" WEST, 313.82 FEET ALONG THE
EAST SECTION LINE AND SOUTH 89°58'00" WEST, 53.00 FEET FROM THE
SOUTHEAST CORNER OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT
LAKE BASE AND MERIDIAN; RUNNING THENCE NORTH 89°39'43" WEST, 239.58
FEET; THENCE NORTH 00°17'57" EAST, 191.59 FEET; THENCE 4.94 FEET ALONG A
15.00 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS NORTH 09°44'22" EAST,
4.92 FEET); THENCE NORTH 89°43'59" EAST, 237.63 FEET; THENCE SOUTH 00°02'00"
EAST, 198.96 FEET TO THE POINT OF BEGINNING.

CONTAINS: 47,249 SQFT OR 1.085 ACRES

Tax ID No. 20-11-478-062