

11893831
08/07/2014 11:25 AM \$74.00
Book - 10251 Pg - 2608-2614
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
MAPLE HILLS HOLDINGS
299 S MAIN ST STE 2400
SLC UT 84111
BY: KRA, DEPUTY - WI 7 P.

WHEN RECORDED, RETURN TO:

MAPLE HILLS HOLDINGS, LLC
ATTENTION: RYAN PETERSON
299 South Main Street, Suite 2400
Salt Lake City, UT 84111

Parcel Nos. Affected Attached as "Exhibit B"

**FIRST AMENDMENT TO DECLARATION OF
COVENANTS, CONDITIONS, AND RESTRICTIONS FOR MAPLE HILLS PHASE 1
AND PHASE 2 SUBDIVISION**

**THIS FIRST AMENDMENT TO DECLARATION OF COVENANTS,
CONDITIONS, AND RESTRICTIONS FOR MAPLE HILLS PHASE 1 AND PHASE 2
SUBDIVISION** (this "**Amendment**") is made and executed as of the 7th day of August, 2014,
by **MAPLE HILLS HOLDINGS, LLC**, a Utah limited liability company ("**Declarant**").

RECITALS

- A. Declarant submitted that certain real property in Salt Lake County to the Declaration of Covenants, Conditions, and Restrictions for Maple Hills Phase 1 and Phase 2 Subdivision (the "**Declaration**"), recorded on June 6, 2014 as Entry No. 11861185, in Book 10236, at Pages 2335-2381, inclusive, with the Salt Lake County Recorder; and
- B. The real property described in the attached **Exhibit A** has been submitted to the Declaration; and
- C. Section 13.1.3 of the Declaration provides that Declarant shall have a unilateral right to amend the Declaration as long as Declarant owns any Lot; and
- D. Declarant hereby amends the Declaration in the following respects.

WITNESSETH

NOW, THEREFORE, the Declaration is hereby amended as follows, with such amendment to become effective upon the recording of this Amendment in the office of the Salt Lake County Recorder, State of Utah:

1. Incorporation/Interpretation. The terms of the Declaration are hereby incorporated into this Amendment, except as revised below. In the event of a conflict between the terms of this Amendment and the terms of the Declaration, the terms of this Amendment shall control. Capitalized terms used in this Amendment and not defined in this Amendment shall have the meanings given to such terms in the Declaration.

2. Amendment to Section 10.3. Section 10.3 (Easements Reserved to Declarant) of the Declaration is amended as follows:

(a) The words "**road or**" shall be deleted from the fourth line of Section 10.3.1.

(b) The words "**; provided, however, the foregoing easement shall not apply to any public roads or easements within the Project dedicated to City so long as said roads or easements are owned or controlled by City.**" shall be added to the end of Section 10.3.2.

(c) Section 10.3.5 is stricken and replaced with the following amended 10.3.5:

"10.3.5 The Declarant further reserves unto itself, and its successors and assigns, the right to grant easements, rights-of-way and licenses to any person, individual, corporate body or municipality, to install and maintain pipelines, underground or above-ground lines, with the appurtenances necessary thereto for public utilities, or quasi-public utilities or to grant such other licenses or permits as the Declarant may deem necessary for the improvement of the Project in, over, through, upon and across any and all of the private roads, private streets, private avenues, private alleys, and open space and in, over, through, upon and across each and every Lot in any easement area set forth in this Declaration or as shown on the Map."

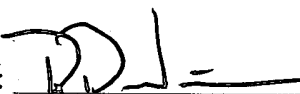
(d) The following is hereby added to the end of Section 10.3:

"Notwithstanding anything in this Declaration to the contrary, the reservations of, and rights granted to, Declarant in this Section 10.3 shall not apply to Parcel A1 or Lot 1103, which are or will be owned by the City, and shall not include any easement, right, or interest in or to any public road, street, avenue, alley, or other right-of-way in the Project which Declarant has dedicated, granted, or conveyed to the City so long as said public road, street, avenue, alley, or other right-of-way is owned or controlled by City."

3. Certification. Pursuant to Section 13.1.3 of the Declaration, Declarant hereby certifies that it owns a Lot as of the date of this Amendment.

IN WITNESS WHEREOF, the undersigned has executed this Amendment as of the day and year first-above written.

MAPLE HILLS HOLDINGS, LLC,
a Utah limited liability company

By: 
Name: Ryan Peterson
Its: Manager

ACKNOWLEDGMENT

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

The foregoing instrument was acknowledged before me this 7th day of August, 2014, by Ryan Peterson, the manager of Maple Hills Holdings, LLC, on behalf of said company.



Notary Public

[Seal]

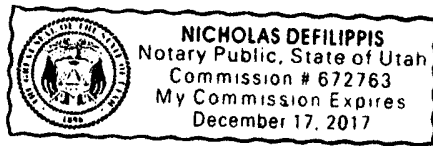


EXHIBIT A
TO THE FIRST AMENDMENT TO DECLARATION OF
COVENANTS, CONDITIONS, AND RESTRICTIONS FOR MAPLE HILLS PHASE 1
AND PHASE 2 SUBDIVISION

Maple Hills Phase 1 description:

Phase 1A

A PARCEL OF LAND SITUATE IN THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH RIGHT OF WAY LINE OF 7735 SOUTH STREET, SAID POINT OF BEGINNING LIES SOUTH 00°27'53" EAST A DISTANCE OF 2157.36 FEET ALONG THE EAST LINE OF THE SAID SOUTHEAST QUARTER OF SECTION 27 AND SOUTH 89°32'07" WEST 60.00 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 27, AND RUNNING THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF 7735 SOUTH STREET, SOUTH 89°32'07" WEST 141.00 FEET; THENCE SOUTH 00°27'53" EAST 60.00 FEET TO THE NORTH LINE OF LOT 1, OF THE WEST JORDAN CITY FIRE STATION NO. 55 SUBDIVISION, AS RECORDED PER ENTRY NO. 11005619, BOOK 2010P, PAGE 126, THENCE ALONG SAID NORTH LOT 1 LINE SOUTH 89°32'07" WEST 183.00 FEET TO THE WEST LOT LINE OF SAID LOT 1; THENCE ALONG SAID WEST LOT LINE, AND THE EXTENSION THEREOF SOUTH 00°27'53" EAST 415.56 FEET TO THE SOUTH LINE OF SAID SECTION 27; THENCE ALONG SAID SOUTH SECTION LINE SOUTH 89°53'28" WEST 709.35 FEET; THENCE NORTH 00°27'53" WEST 63.00 FEET TO THE SOUTHEAST CORNER OF THE MAPLES AT JORDAN HILLS PHASE 1 SUBDIVISION, AS RECORDED PER ENTRY NO. 8766859, BOOK 2003P, PAGE 238; THENCE ALONG THE EAST LINE OF SAID SUBDIVISION NORTH 00°27'53" WEST 408.15 FEET TO THE NORTH RIGHT OF WAY LINE OF 7735 SOUTH STREET; SAID POINT ALSO BEING THE SOUTHEAST CORNER OF A PARCEL OF LAND RECORDED AS ENTRY NO. 8693030, BOOK 8819, PAGE 4329; THENCE ALONG THE EAST BOUNDARY LINE OF SAID PARCEL NORTH 00°27'53" WEST 654.06 FEET; THENCE NORTH 89°32'07" EAST 295.91 FEET; THENCE SOUTH 37°29'58" WEST 57.03 FEET; THENCE SOUTH 39°58'31" EAST 92.87 FEET; THENCE SOUTH 48°22'31" EAST 50.54 FEET; THENCE SOUTH 39°58'31" EAST 100.00 FEET; THENCE NORTH 50°01'29" EAST 320.00 FEET; THENCE NORTH 89°32'07" EAST 26.74 FEET; THENCE SOUTH 20°31'24" EAST 120.99 FEET; THENCE SOUTH 20°10'56" EAST 50.00 FEET; THENCE SOUTH 20°37'15" EAST 84.45 FEET; THENCE NORTH 89°32'07" EAST 276.20 FEET TO THE WEST RIGHT-OF-WAY LINE OF 6400 WEST STREET; THENCE SOUTH 00°27'53" EAST 365.00 FEET TO A POINT ON A 25.00 FOOT RADIUS CURVE TO THE RIGHT, THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 39.27 FEET (THE CHORD OF WHICH BEARS SOUTH 44°32'07" WEST 35.36 FEET) TO THE POINT OF BEGINNING.

CONTAINS 900,544 SQUARE FEET OR 20.673 ACRES.

Phase 1B

A PARCEL OF LAND SITUATE IN THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE PROPOSED MAPLE HILLS PHASE 2 SUBDIVISION. SAID POINT OF BEGINNING LIES SOUTH 00°27'53" EAST A DISTANCE OF 938.91 FEET ALONG THE EAST LINE OF THE SAID SOUTHEAST QUARTER OF SECTION 27, FROM THE EAST QUARTER CORNER OF SAID SECTION 27;

AND RUNNING THENCE SOUTH 00°27'53" EAST 1218.45 FEET ALONG THE EAST SECTION LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 27 TO THE NORTH RIGHT-OF-WAY LINE OF 7735 SOUTH STREET PER WEST JORDAN CITY FIRE STATION NO. 55 SUBDIVISION, RECORDED AS ENTRY NO. 11005619, BOOK 2010P, PAGE 126 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SAID POINT LIES NORTH 00°27'53" WEST A DISTANCE OF 477.95 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 27; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE SOUTH 89°32'07" WEST 60.00 FEET TO A POINT ON THE BOUNDARY OF MAPLE HILLS PHASE 1A SUBDIVISION; THENCE ALONG THE SAID SUBDIVISION BOUNDARY THE FOLLOWING THIRTEEN (13) COURSES & DISTANCES:

1) ON A POINT OF A 25.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, THE CENTER OF WHICH LIES NORTH 00°27'53" WEST, THENCE NORTHERLY 39.27 FEET ALONG THE ARC OF SAID CURVE (NOTE: CHORD TO SAID CURVE BEARS NORTH 44°32'07" EAST 35.36 FEET);

2) NORTH 00°27'53" WEST 365.00 FEET;

3) SOUTH 89°32'07" WEST 276.20 FEET;

4) NORTH 20°37'15" WEST 84.45 FEET;

5) NORTH 20°10'56" WEST 50.00 FEET;

6) NORTH 20°31'24" WEST 120.99 FEET;

7) SOUTH 89°32'07" WEST 26.74 FEET;

8) SOUTH 50°01'29" WEST 320.00 FEET;

9) NORTH 39°58'31" WEST 100.00 FEET;

10) NORTH 48°22'31" WEST 50.54 FEET;

11) NORTH 39°58'31" WEST 92.87 FEET;

12) NORTH 37°29'58" EAST 57.03 FEET

13) SOUTH 89°32'07" WEST 295.91 FEET TO THE EAST BOUNDARY OF THAT PARCEL AS PER ENTRY NO. 8693030, BOOK 8819, PAGE 4329; THENCE ALONG THE EAST BOUNDARY LINE OF SAID PARCEL NORTH 00°27'53" WEST 280.75 FEET TO THE SOUTHEAST CORNER OF LOT 316, PER THE MAPLES AT JORDAN HILLS PHASE 3 SUBDIVISION, RECORDED AS ENTRY NO. 8772912, BOOK 2003P, PAGE 240, THENCE ALONG THE EAST LOT LINE NORTH 00°27'53" WEST 99.25 FEET TO THE SOUTH RIGHT OF WAY LINE OF HAVEN MAPLE DRIVE, 7570 SOUTH STREET, OF THE MAPLES AT JORDAN HILLS PHASE 3, LOT 3111 AMENDED AND EXTENDED SUBDIVISION, RECORDED AS ENTRY NO. 10270707, BOOK 2007P, PAGE 430; THENCE ALONG SAID SUBDIVISION THE FOLLOWING (2) TWO COURSES:

(1) NORTH 89°32'07" EAST 70.00 FEET ALONG THE SOUTH RIGHT OF WAY LINE OF HAVEN MAPLE DRIVE;

(2) NORTH 00°27'53" WEST 184.40 FEET ALONG THE EAST LINE OF SAID SUBDIVISION TO THE SOUTH LINE OF THE PROPOSED MAPLE HILLS PHASE 2 SUBDIVISION; THENCE ALONG SAID SOUTH LINE NORTH 89°32'07" EAST 1023.33 FEET TO THE POINT OF BEGINNING

CONTAINS 765,464 SQUARE FEET OR 17.573 ACRES.

Phase 2

A PARCEL OF LAND SITUATE IN THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE MAPLE HILLS PHASE 3 SUBDIVISION RECORDED AS ENTRY NO. 10393127, BOOK 2008P, PAGE 80 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SAID POINT OF BEGINNING LIES SOUTH 00°27'53" EAST A DISTANCE OF 384.55 FEET ALONG THE EAST LINE OF THE SAID SOUTHEAST QUARTER OF SECTION 27, FROM THE EAST QUARTER CORNER OF SAID SECTION 27;

AND RUNNING THENCE SOUTH 00°27'53" EAST 554.36 FEET ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 27 TO THE NORTH LINE OF THE PROPOSED MAPLE HILLS PHASE 1B SUBDIVISION; (NOTE: SAID POINT LIES NORTH 00°27'53" WEST A DISTANCE OF 1,696.40 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 27); THENCE ALONG SAID NORTH SUBDIVISION LINE SOUTH 89°32'07" WEST 1023.33 FEET TO THE EAST LINE OF THE MAPLES AT JORDAN HILLS PHASE 3, LOT 3111 AMENDED AND EXTENDED SUBDIVISION, RECORDED AS ENTRY NO. 10270707, BOOK 2007P, PAGE 430; THENCE ALONG SAID SUBDIVISION THE FOLLOWING (2) TWO COURSES:

(1) NORTH 00°27'53" WEST 311.20 FEET ALONG THE EAST LINE OF SAID SUBDIVISION;

(2) SOUTH 89°32'07" WEST 70.00 FEET TO THE EAST LINE OF THE MAPLES AT JORDAN HILLS PHASE 3 SUBDIVISION, RECORDED AS ENTRY NO. 8772912, BOOK 2003P, PAGE 240; THENCE ALONG SAID EAST LINE NORTH 00°27'53" WEST 249.00 FEET TO THE SOUTH LINE OF MAPLE HILLS PHASE 3 SUBDIVISION, RECORDED AS ENTRY NO. 10393127, BOOK 2008P, PAGE 80; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID SUBDIVISION NORTH 89°50'29" EAST 1,093.34 FEET TO THE POINT OF BEGINNING

CONTAINS 587,503 SQUARE FEET OR 13.487 ACRES.

EXHIBIT B
TO THE FIRST AMENDMENT TO DECLARATION OF
COVENANTS, CONDITIONS, AND RESTRICTIONS FOR MAPLE HILLS PHASE 1
AND PHASE 2 SUBDIVISION

SALT LAKE COUNTY TAX PARCEL NUMBERS:

20-27-476-009-0000	20-27-479-011-0000
20-27-476-008-0000	20-27-479-010-0000
20-27-476-007-0000	20-27-479-009-0000
20-27-476-006-0000	20-27-479-008-0000
20-27-476-005-0000	20-27-479-013-0000
20-27-477-009-0000	20-27-479-014-0000
20-27-478-006-0000	20-27-479-015-0000
20-27-478-016-0000	20-27-479-016-0000
20-27-478-017-0000	20-27-477-008-0000
20-27-478-018-0000	20-27-477-007-0000
20-27-478-019-0000	20-27-477-006-0000
20-27-478-015-0000	20-27-477-005-0000
20-27-478-014-0000	20-27-477-004-0000
20-27-478-013-0000	20-27-477-001-0000
20-27-478-010-0000	20-27-477-002-0000
20-27-478-011-0000	20-27-477-003-0000
20-27-478-012-0000	20-27-478-001-0000
20-27-478-009-0000	20-27-478-002-0000
20-27-478-008-0000	20-27-478-003-0000
20-27-478-007-0000	20-27-478-004-0000
20-27-479-002-0000	20-27-478-005-0000
20-27-479-003-0000	20-27-479-012-0000
20-27-479-004-0000	20-27-476-012-0000
20-27-479-005-0000	20-27-476-011-0000
20-27-479-006-0000	20-27-476-010-0000
20-27-479-007-0000	20-27-400-020-0000
	20-27-476-004-0000
	20-27-479-001-0000