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WHEN RECORDED, MAIL TO:

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GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
YORK HOWELL & GUYMON
6405 S 3000 E STE 150
SLC UT 84121
BY: MSP, DEPUTY - WI 5 P.

FIRST AMENDMENT
TO DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND
RESTRICTIONS OF PARK VIEW VILLAS
(a Townhome Community located in Riverton, Utah)

**FIRST AMENDMENT
TO
DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND
RESTRICTIONS OF PARK VIEW VILLAS**

This First Amendment to Declaration of Covenants, Conditions, Easements and Restrictions, hereinafter referred to as this "Amendment" is made and executed this 30 day of January, 2017, by Park View, LLC, a Utah limited liability company, hereinafter referred to as the "Declarant."

1. RECITALS.

1.1. Declarant is the developer and owner of Park View Villas, a townhome community located in the City of Riverton, Salt Lake County, Utah (the "Project"), which Project is governed by the Declaration of Covenants, Conditions, Easements and Restriction recorded in Salt Lake County on May 24, 2016, as Entry No. 12285774, Book 10434, Page 5002-5055A (the "CC&Rs").

1.2. As set forth in Sections 18.1 and 18.2 of the CC&Rs, Declarant has the right to amend the CC&Rs during the Declarant Control Period. The Declarant Control Period means the period of time during which the Declarant has Class B Membership status. Declarant has not surrendered its Class B Membership and the Project is therefore still within the Declarant Control Period. Accordingly, Declarant is entitled to amend the CC&Rs.

1.3. Declarant desires to amend the CC&Rs as set forth below. This Amendment shall apply to the Project as it now exists as well and to any and all future phases and additional land and additional phases of the Project. The covenants, conditions and restrictions contained in this Amendment shall be enforceable equitable servitudes and shall run with the land.

NOW, THEREFORE, the Declarant hereby amends the CC&Rs for this Project as follows:

2. DEFINITIONS.

Unless the context clearly indicates otherwise, the capitalized terms in this Declaration shall have the meanings given to them in the CC&Rs.

3. AMENDMENTS.

The following provisions are incorporated into and made a part of the CC&Rs:

Section 6 shall be amended such that the roofs, rooftops and exterior surfaces of the Units shall be considered to be part of the Common Areas and Facilities.

Section 7.2.6 shall be deleted in its entirety.

4. EFFECT OF AMENDMENT.

The CC&Rs, as amended by this Amendment, shall remain in full force and effect. This Amendment shall apply to the Project, as it now exists, and to any and all additional land or additional phases of the Project that may be developed in the future. This Amendment shall take effect when recorded in the Salt Lake County Recorder's Office. This Amendment shall be recorded against all of the same land currently encumbered by the CC&Rs.

IN WITNESS WHEREOF, the Declarant has executed this instrument this 30 day of January, 2017.

DECLARANT:

Park View, LLC
a Utah limited liability company

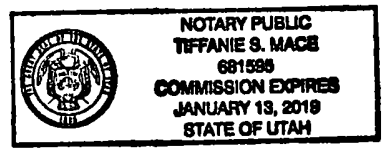
By: *Shant*
Its: MEMBER

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

The foregoing instrument was acknowledged before me this 30 day of January, 2017, by Grant Lefgren, as an authorized officer of Park View, LLC, a Utah limited liability company.

Tiffany S. Mace
NOTARY PUBLIC

SEAL:



DESCRIPTION OF PROPERTY FOR FIRST AMENDMENT TO DECLARATION OF
COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS OF

PARK VIEW VILLAS

The Property on which the Units and improvements are or will be located is situated in the City of Riverton, Salt Lake County, State of Utah. The boundaries of the Property are depicted on the recorded Plat, and the Property is described as follows:

Beginning at a point on the Westerly Right-of-Way Line of 1300 West Street, said point being North 00°06'50" East 205.18 feet along the section line and North 89°53'10" West 33.00 feet from the Southeast Corner of Section 27, Township 3 South, Range 1 West, Salt Lake Base and Meridian; and running

thence South 89°58'53" West 237.00 feet;

thence South 00°06'50" West 162.66 feet to a point on the Northerly Right-of-Way Line of 12300 South Street;

thence South 89°14'51" West 12.06 feet along the Northerly Right-of-Way Line of said 12300 South Street;

thence Southwesterly 124.71 feet along the arc of a 8,157.00 foot radius curve to the right (center bears North 00°44'44" West and the chord bears South 89°41'33" West 124.70 feet with a central angle of 00°52'33") along the Northerly Right-of-Way Line of said 12300 South Street;

thence North 89°52'46" West 301.50 feet along the Northerly Right-of-Way Line of said 12300 South Street;

thence North 122.45 feet;

thence South 89°58'53" West 132.00 feet to a point on the Easterly Boundary Line of Edgewood Subdivision;

thence North 420.03 feet along the Easterly Boundary Line of said Edgewood Subdivision to the southwest corner of Quail Ridge Subdivision No. 1;

thence East 808.34 feet along the Southerly Boundary Line of said Quail Ridge Subdivision No. 1 to a point on the Westerly Right-of-Way Line of said 1300 West Street;

thence South 00°06'50" West 379.51 feet along the Westerly Right-of-Way Line of said 1300 West Street to the point of beginning.

Contains 383,571 Square Feet or 8.806 Acres and 92 Units

Parcel Numbers:

2727477029	2727477054	2727477079	2727477104
2727477030	2727477055	2727477080	2727477105
2727477031	2727477056	2727477081	2727477106
2727477032	2727477057	2727477082	2727477107
2727477033	2727477058	2727477083	2727477108
2727477034	2727477059	2727477084	2727477109
2727477035	2727477060	2727477085	2727477110
2727477036	2727477061	2727477086	2727477111
2727477037	2727477062	2727477087	2727477112
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2727477039	2727477064	2727477089	2727477114
2727477040	2727477065	2727477090	2727477115
2727477041	2727477066	2727477091	2727477116
2727477042	2727477067	2727477092	2727477117
2727477043	2727477068	2727477093	2727477118
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2727477049	2727477074	2727477099	
2727477050	2727477075	2727477100	
2727477051	2727477076	2727477101	
2727477052	2727477077	2727477102	
2727477053	2727477078	2727477103	