

After Recording Return to:  
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4/16/2019 2:26:00 PM \$39.00  
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RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
VIAL FOTHERINGHAM LLP  
BY: eCASH, DEPUTY - EF 3 P.

**FIRST AMENDMENT TO THE  
DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS FOR THE  
VILLAS AT DIMPLE DELL**

THIS AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS FOR THE VILLAS AT DIMPLE DELL is made and executed on the date set forth below and shall be effective upon recording in the Salt Lake County Recorder's Office.

**RECITALS**

A. Whereas, the Declaration of Covenants, Conditions & Restrictions for the Villas at Dimple Dell was recorded in the office of the Salt Lake County Recorder on September 22, 2016 as Entry No. 12370867 (the "Declaration").

B. Whereas, pursuant to Article XX, Section 20.10 of the Declaration, this First Amendment to the Declaration has been duly adopted by the affirmative vote or written consent, or combination thereof, of voting Members representing at least sixty-seven percent (67%) of the total votes of the Association;

C. Now therefore, the Association hereby amends the Declaration as follows:

**AMENDMENT**

Article VIII, Section 8.8 of the Declaration currently reads as follows:


8.8. Reinvestment Fee. *The Board shall have power to levy a one-time reinvestment fee when a change in ownership of a Lot occurs in the amount of \$250.00 for Estate Lots and \$500.00 for Patio Lots.*

Article VIII, Section 8.8 of the Declaration is hereby revised and amended to read as follows:

**10.14. Reinvestment Fee. Each purchaser of a Lot shall pay to the Association a Reinvestment Fee in an amount to be established by the Board, by Resolution, provided that in no event shall the Reinvestment Fee exceed the maximum rate permitted by law. The Reinvestment Fee shall be assessed and used in accordance with Utah Code Section 57-1-46. Such amounts paid shall not be deemed to be advance payments of the Assessment, but shall be in addition thereto.**

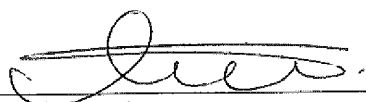
Pursuant to Article XX, Section 20.10 of the Declaration, this First Amendment to the Declaration has been duly adopted by the affirmative vote or written consent, or combination thereof, of voting Members representing at least sixty-seven percent (67%) of the total votes of the Association. Wherefore, the Villas at Dimple Dell, by and through its Board of Directors, has executed this Amendment to the Declaration as of the 15 day of April, 2019.

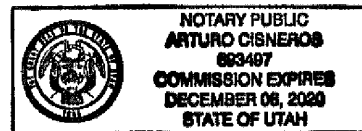
The Villas at Dimple Dell

  
\_\_\_\_\_  
Les Patterson  
President

STATE OF UTAH    )  
                                  :SS  
County of Salt Lake    )

On the 15 day of April, 2019, personally appeared Les Patterson who executed the foregoing instrument before me.

  
\_\_\_\_\_  
Notary Public for Utah



## EXHIBIT A

### Property Description

Beginning at a point on the South R.O.W. line of Dimple Dell Road and the Easterly Bounds of Bell Canyon Subdivision; said point lies East along section line, a distance of 1,760.00 feet, and South 47°08'20" East, a distance of 271.40 feet and South 00°28'00" West, a distance of 27.82 feet from a found brass cap marking the West 1/4 corner of section 16, Township 3 south Range 1 East Salt lake Base & Meridian and running along the said Southerly R.O.W. the following 6 courses: South 45°45'41" East, a distance of 102.68 feet to the point of curve of a non tangent curve to the left, of which the radius point lies North 44°05'47" East, a radial distance of 792.01 feet; thence southeasterly along the arc, through a central angle of 14°52'20", a distance of 205.58 feet; thence South 47°05'08" East, a distance of 11.87 feet; thence South 47°05'09" East, a distance of 26.25 feet; thence South 80°12'09" East, a distance of 37.70 feet to the point of curve of a non tangent curve to the left, of which the radius point lies North 23°43'23" East, a radial distance of 761.90 feet; thence southeasterly along the arc, through a central angle of 00°21'51", a distance of 4.84 feet to the point of curve of a non tangent curve to the left, of which the radius point lies North 27°21'13" East, a radial distance of 938.50 feet; thence southeasterly along the arc, through a central angle of 09°13'20", a distance of 151.06 feet; thence South 00°28'00" West, a distance of 161.83 feet; thence South 89°15'20" East, a distance of 210.31 feet; thence South 00°14'40" West a distance of 200.01 feet; thence North 89°15'20" West along the Northerly bounds of Cobble Stone Village Subdivision, a distance of 411.32 feet; thence South 89°52'53" West, a distance of 127.70 feet; thence West, a distance of 121.09 feet to the Easterly Bounds of said Bell Canyon Subdivision; thence North 00°28'00" East, a distance of 646.19 feet to the point of beginning. Containing 255,526 square feet or 5.866 acres, more or less.

26 UNITS