

PAGE (✓) INDEX (✓) ABSTRACT (✓) PLAT () CHECK (✓)

19767-W
FIRST AMENDMENT TO DECLARATION OF EASEMENTS, COVENANTS,
CONDITIONS, RESTRICTIONS AND MANAGEMENT POLICIES

That certain DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND MANAGEMENT POLICIES dated on or about December 30, 1980 by S2-HM Corporation and Hidden Meadows Development Company, as Declarants, and recorded January 26, 1981 in Wasatch County as Instrument Number 122077, at Book 138, pages 80-116, is hereby amended to include additional land under the provisions of Article IX thereof.

Declarants S2-HM Corporation and Hidden Meadows Development Company hereby:

1. Amend the said Declaration of Easements, Covenants, Conditions, Restrictions and Management Policies, to include the additional parcels of land described in the attached Exhibit "A" Parcels 1, 2 and 3, and hereby provide that such described land is subject to the provisions of the said Declaration of Easements, Covenants, Conditions, Restrictions and Management Policies.

2. Certify that:

a. Subject land is part of the previously authorized "additional land."

b. After the addition of such land the ratio of common area to each dwelling was not decreased by more than 25% and there is not less than 50% of the land in common area.

c. There have been no common area improvements at the expense of existing owners and, accordingly, no contribution is required from the new addition.

d. The boundary lines of the new common area are contiguous with some boundary lines of the existing common area.

e. The new common area is added complete with common area irrigation system intact.

f. Improvements and lots as located are substantially consistent with the master plan filed for the project with Wasatch County.

ENTRY NO 129730 DATE 7-14-83 TIME 10:41 FEE \$54.50
RECORDED FOR SECURITY TITLE BOOK 157 PAGE 304-11
RECORDED FOR DEAN HUBER BY SUSAN DUM
Wasatch County, State of Utah

g. Improvements to be placed on such additional land will be only residential structures, and will be consistent with the architectural theme established by the architecture committee.

h. The Wasatch County Commissioners have approved the subject property for development and additions to the project.

3. Declarants reserve a) all rights to geothermal water rights and energy and the development thereof including the right of surface entry to explore, develop and use any geothermal potential, and b) all gas, oil, petroleum, mineral and metal rights at or below 200 feet from the surface.

IN WITNESS WHEREOF, the undersigned Declarants have executed this amendment this 29th day of April, 1983.

S2-HM CORPORATION

By:

John R. Hansen, Jr.
John R. Hansen, Jr., President

Attest:

John H. Gardner
John H. Gardner, Secretary

HIDDEN MEADOWS DEVELOPMENT COMPANY

By: MOAB WICKENBURG CORPORATION

By:

John H. Gardner
John H. Gardner, President

Attest:

Willard H. Gardner
Willard H. Gardner, Secretary

The foregoing First Amendment to Declaration of Easements, Covenants, Conditions, Restrictions and Management Policies by S2-HM Corporation and Hidden Meadows Development Company as Declarant is hereby approved. County approval of this phase of the Canyon Meadows Large Scale Development is not an endorsement or guaranty of any kind to any potential lot purchaser. Any potential lot purchaser should seek independent legal counsel concerning the legal structure of Canyon Meadows Large Scale Development.

WASATCH COUNTY

By: George Holmes
Chairman, County Commission

Attest:

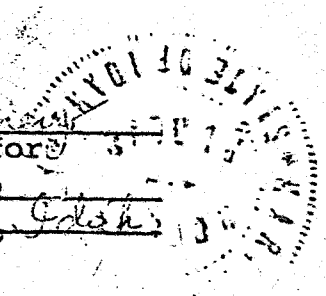
Henry L. McMillan
County Clerk

STATE OF IDAHO)
) ss
County of Ada)

On this 29th day of April, 1983, before me, the undersigned, a Notary Public in and for the State of Idaho, personally appeared John R. Hansen, Jr., President for S2-HM CORPORATION, known to me to be the person whose name is subscribed to the within and foregoing instrument and acknowledged to me that he executed the same as the act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Marilyn DeVanney
Notary Public in and for
the State of Idaho
Residing at Primo, Idaho

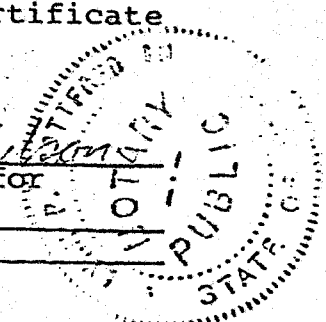


State of Utah)
) ss
County of Utah)

On this 2nd day of May, 1983, before me, the undersigned, a Notary Public in and for the State of Utah, personally appeared John H. Gardner, Secretary for S2-HM CORPORATION, known to me to be the person whose name is subscribed to the within and foregoing instrument and acknowledged to me that he executed the same as the act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Lynn P. Gatt
Notary Public in and for
the State of Utah
Residing at Primo

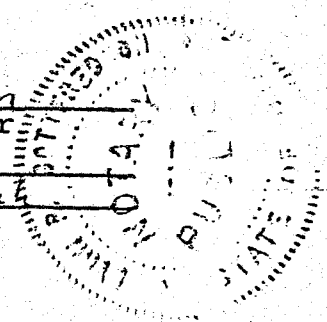


State of Utah)
County of Utah) ss

On this 3rd day of May, 1983, before me, the undersigned, a Notary Public in and for the State of Utah, personally appeared John H. Gardner, President and William H. Gardner, Secretary for MOAB WICKENBURG CORPORATION, known to me to be the persons whose names are subscribed to the within and foregoing instrument and acknowledged to me that they executed the same as the act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Lynn P. Gottfredson
Notary Public in and for
the State of Utah
Residing at Provo, Utah



STATE OF UTAH)
County of Utah) ss

On this 18th day of May, 1983, before me, the undersigned, a Notary Public in and for the State of Utah, personally appeared George Hobbs, Chairman, County Commission, and Harvey L. McMillan, the County Clerk, of the County of Wasatch, known to me to be the persons whose names are subscribed to the within and foregoing instrument and acknowledged to me that they executed the same as the act and deed of said County.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Harvey L. McMillan
Notary Public in and for
the State of Utah
Residing at Heber, Utah

EXHIBIT "A"

Land located in Wasatch County, State of Utah, and described as Section 7 T.5S. R.4E. S.L.B. & M.

Parcel #1: Beginning at the N.E. corner of Lot 7, Plat "A" Canyon Meadows, which point is North 624.80' and East 261.85' from the West 1/4 corner of Section 7, T.5S., R.4E., S.L.B. & M.

Thence N. 52° 30' W. 289.15' along the northerly line of Canyon Meadows, Plat "A";
Thence S. 85° 30' W. 211.00' along the northerly line of Plat "A";
Thence S. 50° 15' W. 910.00' along the northerly line of Plat "A";
Thence S. 88° 00' W. 185.00' along the northerly line of Plat "A";
Thence S. 2° 00' E. 50.00' along the northerly line of Plat "A";
Thence S. 88° 00' W. 160.00' along the northerly line of Plat "A";
Thence N. 2° 00' W. 289.00';
Thence N. 27° 30' E. 588.30';
Thence N. 21° 00' W. 305.44';
Thence N. 74° 00' E. 222.00';
Thence N. 68° 45' E. 314.35';
Thence N. 75° 30' E. 330.64';
Thence S. 28° 50' E. 230.00';
Thence S. 63° 30' E. 254.52';
Thence 137.15' along arc of 120.00' rad., curve to the right whose chord bears S. 85° 44' 31" E. 129.81';
Thence S. 53° 00' E. 132.00';
Thence 182.21' along arc of 360.00' rad., curve to the right whose chord bears S. 38° 30' E. 180.27';
Thence S. 24° 00' E. 70.00';
Thence S. 66° 00' W. 251.53';
Thence S. 7° 00' E. 159.00' to the Point of Beginning, containing an area of 26.058 acres.

EXHIBIT "A"

Parcel #2: Beginning N. 2° 00' W. 289.00' from the N.W. corner of Lot 15, Plat "A", Canyon Meadows, which beginning point is N. 429.19' and W. 1230.67' from the West 1/4 corner of S. 7, T.5S., R.4E., S.L.B. & M.

Thence S. 52° 33' 34" W. 40.05' more or less to the private land claim corner in place (J W.H. 6);

Thence N. 1° 27' 02" W. 1349.85' along the private land claim boundary to the private land claim corner in place (J.W.H. 7);

Thence S. 88° 01' 13" E. 1289.95' along the private land claim boundary;

Thence S. 0° 15' E. 154.79';

Thence S. 75° 30' W. 573.60';

Thence S. 68° 45' W. 314.35';

Thence S. 74° 00' W. 222.00';

Thence S. 21° 00' E. 305.44';

Thence S. 27° 30' W. 588.30' to the Point of Beginning containing an area of 14.355 acres.

EXHIBIT "A"

Parcel #3

Beginning at a point N.61°34'29" E. 52.37' from the Northeast corner (the easterly most corner) of Lot 1, Plat "A", Canyon Meadows Subdivision, Wasatch County, Utah, which beginning point is North 167.57' and East 936.27' from the West 1/4 corner of Section 7, T. 5S., R 4E., S.L.B. & M.;

Thence East 180.00';

Thence S. 21°30' E. 558.60';

Thence S. 0°41'19" W. along the owners' East boundary fence line 169.18';

Thence West 277.71';

Thence N. 17°45'W. 65.00' along the Easterly right of way line of a private road;

Thence continuing along said right of way line 356.12' along the arc of a 1070.28' radius curve to the left whose chord bears N. 27°16'56" W. 354.48';

Thence N. 22°25'E., 153.19';

Thence 97.81' along the arc of a 250.00' radius curve to the left whose chord bears N. 11°12'30" E. 97.19';

Thence North 75.00' to the Point of Beginning. Containing an area of 4.785 acres.

(The basis of bearing for this survey is the same as for Canyon Meadows Subdivision, Plats "A" and "B", i.e., the bearing of the section line from the West 1/4 corner to the Southwest corner of Section 7, T5S., R4E., S.L.B. & M. is called S. 0°15'E. which is the old bearing of record).