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RASHELLE HOBBS
Recorder, Salt Lake County, UT
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When recorded return to:
Riverton Peaks LLC
13331 South Redwood Road
Riverton, Utah 84065

**FIRST AMENDED DECLARATION OF COVENANTS, CONDITIONS, AND
RESTRICTIONS FOR
RIVERTON PEAKS PHASE I AMENDED PUD SUBDIVISION
AND RIVERTON PEAKS PHASE II PUD SUBDIVISION
AN EXPANDABLE PLANNED UNIT DEVELOPMENT IN SALT LAKE COUNTY**

This First Amended Declaration of Covenants, Conditions and Restrictions for Riverton Peaks Phase I Amended PUD Subdivision and Riverton Peaks Phase II PUD Subdivision is executed pursuant to the Utah Community Association Act codified at Utah Code Ann. 57-8a-101 this 1st day of April 2020 by Riverton Peaks, LLC, a Utah limited liability company (“Declarant”).

RECITALS

- A. Declarant has hereto filed of record on July 27, 2018, a Declaration of Covenants, Conditions, and Restrictions for Riverton Peaks Phase I Amended PUD Subdivision filed as Entry #12818171 in Book 10697, Pages 3033-3089.
- B. The Declaration provides for expansion of the Riverton Peaks PUD Subdivision to include additional units in an expandable area within the project.
- C. Declarant desires, by filing this First Amended Declaration, together with a supplemental record of survey map and legal description to expand the Riverton Peaks Phase I Amended PUD Subdivision to include portions of additional land and to adjust the percentages

of undivided interest of all units in the Riverton Peaks PUD Subdivision, including phases I and II.

DECLARATION

1. The Declarant hereby incorporates that portion of additional land as described in the attached exhibit and incorporated herein by this reference into the Riverton Peaks Amended PUD Subdivision, together with all units contained therein and common areas.

2. Attached hereto and incorporated by reference is an exhibit or appendix to this Declaration which reallocates the undivided interest in common areas and facilities among all units in Riverton Peaks PUD Subdivision in Phase I Amended and Phase II, including all units described in the any prior Declaration, including the Declaration made reference to in paragraph A of the recitals and this Declaration, all in accordance with the Utah Community Association Act.

3. Both this Amended Declaration of Covenants, Conditions, and Restrictions and exhibits, addenda, or appendix attached hereto shall be considered supplemental to any and all prior Declarations and maps and all prior Declarations filed for record in this matter shall remain in full force and effect and are not cancelled, suspended, or otherwise abrogated by the recording of this Amended Declaration.

Dated the date here first above written.

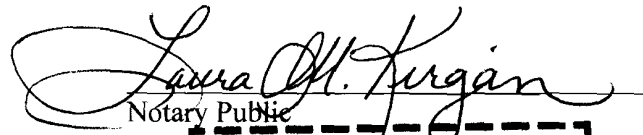
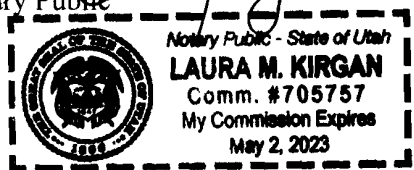
RIVERTON PEAKS, LLC

By: Wm Mal Newman
Its: Manager

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

SUBSCRIBED, SWORN TO AND ACKNOWLEDGED before me on this 1st day of April 2020, personally appeared W. Mark Newman, the person who executed the above and foregoing instrument as manager of Riverton Peaks, LLC, and that said instrument was signed in behalf of said Company as authorized by its Operating Agreement and said W. Mark Newman dully acknowledged to me the same is executed for and in behalf of the entity.

IN WITNESS WHEREOF, I have herein set my hand and affixed my seal.


Notary Public


Unit #	% ownership of Common Area	Unit #	% ownership of Common Area	Unit #	% ownership of Common Area
t-101	1.25%	t-121	1.25%	t-141	1.25%
t-102	1.25%	t-122	1.25%	t-142	1.25%
t-103	1.25%	t-123	1.25%	t-143	1.25%
t-104	1.25%	t-124	1.25%	t-144	1.25%
t-105	1.25%	t-125	1.25%	t-145	1.25%
t-106	1.25%	t-126	1.25%	t-146	1.25%
t-107	1.25%	t-127	1.25%	t-147	1.25%
t-108	1.25%	t-128	1.25%	t-148	1.25%
t-109	1.25%	t-129	1.25%	t-149	1.25%
t-110	1.25%	t-130	1.25%	t-150	1.25%
t-111	1.25%	t-131	1.25%	t-151	1.25%
t-112	1.25%	t-132	1.25%	t-152	1.25%
t-113	1.25%	t-133	1.25%	t-153	1.25%
t-114	1.25%	t-134	1.25%	t-154	1.25%
t-115	1.25%	t-135	1.25%	t-155	1.25%
t-116	1.25%	t-136	1.25%	t-156	1.25%
t-117	1.25%	t-137	1.25%		
t-118	1.25%	t-138	1.25%		
t-119	1.25%	t-139	1.25%		
t-120	1.25%	t-140	1.25%		

Unit #	% ownership of Common Area
t-201	1.25%
t-202	1.25%
t-203	1.25%
t-204	1.25%
t-205	1.25%
t-206	1.25%
t-207	1.25%
t-208	1.25%
t-209	1.25%
t-210	1.25%
t-211	1.25%
t-212	1.25%
t-213	1.25%
t-214	1.25%
t-215	1.25%
t-216	1.25%
t-217	1.25%
t-218	1.25%
t-219	1.25%
t-220	1.25%
t-221	1.25%
t-222	1.25%
t-223	1.25%
t-224	1.25%

Exhibit "A"

Lots T-201 through T-224, RIVERTON PEAKS, PHASE 2 P.U.D. SUBDIVISION, Amending Riverton Peaks Phase 2, P.U.D. and Also Portions of Newman Subdivision Phase 1 & Portions of Greenfield No1. Subdivision, according to the official plat thereof on file and of record in the office of the Salt Lake County Recorder.

Together with a right and easement of use and enjoyment in and to the Common Areas described, and as provided for, in said Declaration of Covenants, Conditions, and Restrictions, which include, without limitation, an easement for vehicular ingress and egress over and across said Common Areas to and from said Lot to a physically open and legally dedicated public street.

Phase 2 Tax Parcel Numbers:

27-34-205-001-0000, 27-34-205-002-0000, 27-34-205-003-0000, 27-34-205-004-0000, 27-34-205-005-0000, 27-34-205-006-0000, 27-34-205-007-0000, 27-34-205-008-0000, 27-34-205-009-0000, 27-34-205-010-0000, 27-34-205-011-0000, 27-34-205-012-0000, 27-34-205-013-0000, 27-34-205-014-0000, 27-34-205-015-0000, 27-34-205-016-0000, 27-34-205-017-0000, 27-34-205-018-0000, 27-34-205-019-0000, 27-34-205-020-0000, 27-34-205-021-0000, 27-34-205-022-0000, 27-34-205-023-0000, 27-34-205-024-0000, 27-34-205-025-0000

Phase 1 Legal Description:

All of Lots T-101 through T-156 , contained within Riverton Peaks Phase 1 Amended P. U. D. Subdivision, Amending Riverton Peaks Phase 1 P.U.D. and also portions of Newman Subdivision Phase 1 & portions of Greenfield No. 1 Subdivision, as said Lot is identified in the Plat of said Development, recorded in Salt Lake County, Utah, as Entry No. 12706776, in Book 2018P, at Page 48, and in the Declaration of Covenants, Conditions and Restrictions, recorded in Salt Lake County, Utah, on July 27, 2018, as Entry No. 12818171, in Book 10697, at Page 3033 and any and all amendments thereto.

TOGETHER WITH a right and easement of use and enjoyment in and to the Common Areas described, and as provided for, in said Declaration of Covenants, Conditions, and Restrictions, which include, without limitation, an easement for vehicular ingress and egress over and across said Common Areas to and from said Lot to a physically open and legally dedicated public street.

Phase 1 Tax Parcel Numbers:

27-34-201-118-0000, 27-34-201-119-0000, 27-34-201-120-0000, 27-34-201-121-0000, 27-34-201-122-0000, 27-34-201-123-0000, 27-34-201-124-0000, 27-34-201-125-0000, 27-34-201-126-0000, 27-34-201-127-0000, 27-34-201-128-0000, 27-34-201-129-0000, 27-34-201-130-0000, 27-34-201-131-0000, 27-34-201-132-0000, 27-34-201-133-0000, 27-34-201-134-0000, 27-34-201-135-0000, 27-34-201-136-0000,

27-34-201-137-0000, 27-34-201-138-0000, 27-34-201-139-0000, 27-34-201-140-0000, 27-34-201-141-0000, 27-34-201-142-0000, 27-34-201-143-0000, 27-34-201-144-0000, 27-34-201-145-0000, 27-34-201-146-0000, 27-34-201-147-0000, 27-34-201-148-0000, 27-34-201-149-0000, 27-34-201-150-0000, 27-34-201-151-0000, 27-34-201-152-0000, 27-34-201-153-0000, 27-34-201-154-0000, 27-34-201-155-0000, 27-34-201-156-0000, 27-34-201-157-0000, 27-34-201-158-0000, 27-34-201-159-0000, 27-34-201-160-0000, 27-34-201-161-0000, 27-34-201-162-0000, 27-34-201-163-0000, 27-34-201-164-0000, 27-34-201-165-0000, 27-34-201-166-0000, 27-34-201-167-0000, 27-34-201-168-0000, 27-34-201-169-0000, 27-34-201-170-0000, 27-34-201-171-0000, 27-34-201-172-0000, 27-34-201-173-0000, 27-34-201-174-0000