

**WHEN RECORDED, RETURN TO:**  
CW Copper Rim 1, LLC  
Attn: Legal Department  
1222 W. Legacy Crossing Blvd., STE 6  
Centerville, UT 84014

13537335  
1/19/2021 4:12:00 PM \$40.00  
Book - 11101 Pg - 6538-6545  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
COTTONWOOD TITLE  
BY: eCASH, DEPUTY - EF 8 P.

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**FIRST AMENDMENT TO  
MASTER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS,  
AND RESERVATION OF EASEMENTS FOR  
COPPER RIM**

THIS FIRST AMENDMENT TO MASTER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, AND RESERVATION OF EASEMENTS FOR COPPER RIM ("**First Amendment**") is made as of the Effective Date (defined below) by CW Copper Rim 1, LLC, a Utah limited liability company ("**Declarant**").

**RECITALS**

- A. The Master Declaration of Covenants, Conditions, and Restrictions, and Reservation of Easements for Copper Rim was recorded in the office of the Salt Lake County Recorder on August 25, 2020, as Entry No. 13372970 in Book 11005 at Pages 9439-9499 (the "**Declaration**").
- B. This Amendment affects the Project commonly known as "Copper Rim" located in West Jordan City ("**City**"), Salt Lake County ("**County**"), State of Utah.
- C. The Declarant desires to amend the Declaration as set forth in this Amendment.
- D. Pursuant to Section 20.7 of the Declaration, during the Declarant Control Period, the Declarant has the unilateral right to amend the Declaration without the consent of any other Owner. As of the Effective Date, the Declarant Control Period remains in full force and effect.

**AMENDMENTS**

NOW, THEREFORE, in consideration of the foregoing Recitals, the Declarant hereby executes this Amendment, which shall be effective as of its recording date with the Davis County Recorder's office.

1. **Expansion of the Project.** Additional phases of the Project have been, or are being, developed and will be recorded in the office of the Salt Lake County Recorder. Therefore, pursuant to Section 2.6 of the Declaration, Declarant desires to expand the Project to include said additional phases. Upon recordation of this Amendment in the office of the Salt Lake County Recorder, the additional phases identified on Exhibit A-1 shall be subject to the Declaration.

2. **Exhibit A; Property Description and Parcel Numbers.** Following recordation of the Declaration, additional phases of the Project were recorded in the office of the Salt Lake County Recorder and thereafter were assigned individual parcel numbers. As a result of the individual parcel numbers, Declarant desires to supplement Exhibit A of the Declaration with Exhibit A-1, attached hereto and incorporated herein by this reference. For the avoidance of doubt, all parcel numbers listed on Exhibit A-1 shall be subject to and encumbered by the Declaration, as the same may be amended.

3. **Capitalized Terms.** Capitalized terms used, but not otherwise defined herein, shall have the meaning and definition given to such terms in the Declaration.

4. **Conflicts.** All remaining provisions of the Declaration and any prior amendments not specifically amended in this Amendment shall remain in full force and effect. In the case of any conflict between the provisions of. This document and the provisions of the Declaration or any prior amendments, the provisions of this Amendment shall in all respects govern and control.


5. **Incorporation and Supplementation of Declaration.** This Amendment is supplemental to the Declaration, which by reference is made a part hereof, and all the terms, definitions, covenants, conditions, restrictions, and provisions thereof, unless specifically modified herein, are to apply to this Amendment and are made a part hereof as though they were expressly rewritten, incorporated, and included herein.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Declarant has executed this Declaration as of the 14 day of January, 2021 (the "Effective Date").

**DECLARANT**

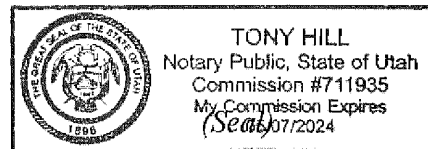
CW Copper Rim 1, LLC,  
a Utah limited liability company

By:   
Name: Colin H. Wright  
Its: Authorized Representative

STATE OF UTAH            )  
                                      §  
COUNTY OF DAVIS        )

On the 14 day of January, 2021, personally appeared before me Colin H. Wright who by me being duly sworn, did say that he is the authorized representative of CW Copper Rim 1, LLC, a Utah limited liability company and that the foregoing instrument is signed on behalf of said limited liability company and executed with all necessary authority.

  
(Notary Public)



**EXHIBIT A-2**  
**(SUPPLEMENT TO EXHIBIT A OF THE DECLARATION)**

Phase 2

The official plat of COPPER RIM – PHASE 2, as recorded on December 18, 2020, as Entry No. 13503541 in Book 2020P at Page 297 in the office of the Salt Lake County Recorder.

BEGINNING AT A POINT SOUTH 89°43'41" WEST 2879.10 FEET AND SOUTH 00°16'19" EAST 78.16 FEET FROM THE EAST QUARTER CORNER OF SECTION 26, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN AND RUNNING THENCE ALONG THE COPPER RIM - PHASE 1B BOUNDARY THE FOLLOWING NINETEEN (19) COURSES: 1) SOUTH 31°08'53" WEST 23.24 FEET TO A POINT OF CURVATURE; 2) SOUTHWESTERLY ALONG A 473.25 FOOT RADIUS CURVE TO THE RIGHT 73.30 FEET, HAVING A CENTRAL ANGLE OF 8°52'30" (CHORD S35°35'08"W, 73.23') TO A POINT OF TANGENCY; 3) SOUTH 40°01'23" WEST 81.74 FEET TO A POINT OF CURVATURE; 4) SOUTHWESTERLY ALONG A 19.00 FOOT RADIUS CURVE TO THE RIGHT 27.40 FEET, HAVING A CENTRAL ANGLE OF 82°37'26" (CHORD S81°20'05"W, 25.09') TO A POINT OF TANGENCY; 5) NORTH 57°21'17" WEST 36.29 FEET; 6) SOUTH 32°38'46" WEST 70.00 FEET; 7) SOUTH 57°21'14" EAST 22.30 FEET TO A POINT OF CURVATURE; 8) SOUTHEASTERLY ALONG A 19.00 FOOT RADIUS CURVE TO THE RIGHT 32.29 FEET, HAVING A CENTRAL ANGLE OF 97°22'37" (CHORD S8°39'58"E, 28.54') TO A POINT OF TANGENCY; 9) SOUTH 40°00'32" WEST 11.54 FEET; 10) SOUTH 49°58'27" EAST 53.50 FEET; 11) NORTH 40°01'04" EAST 23.39 FEET TO A POINT OF CURVATURE; 12) NORTHEASTERLY ALONG A 19.00 FOOT RADIUS CURVE TO THE RIGHT 27.40 FEET, HAVING A CENTRAL ANGLE OF 82°37'23" (CHORD N81°20'04"E, 25.09') TO A POINT OF TANGENCY; 13) SOUTH 57°21'14" EAST 33.71 FEET TO A POINT OF CURVATURE; 14) SOUTHEASTERLY ALONG A 475.00 FOOT RADIUS CURVE TO THE RIGHT 182.84 FEET, HAVING A CENTRAL ANGLE OF 22°03'18" (CHORD S48°19'35"E, 181.72') TO A POINT OF TANGENCY; 15) THENCE SOUTH 35°17'58" EAST 21.92 FEET TO A POINT OF CURVATURE; 16) THENCE SOUTHWESTERLY ALONG A 19.00 FOOT RADIUS CURVE TO THE RIGHT 29.85 FEET, HAVING A CENTRAL ANGLE 90°00'00" (CHORD S9°42'04"W, 26.87'); 17) THENCE SOUTH 35°17'58" EAST 53.50 FEET TO A POINT ON A CURVE. CENTER BEARS SOUTH 35°17'58" EAST; 18) THENCE SOUTHEASTERLY ALONG A 19.00 FOOT RADIUS CURVE TO THE RIGHT 29.85 FEET, HAVING A CENTRAL ANGLE 90°00'00" (CHORD S80°17'58"E, 26.87') TO A POINT OF TANGENCY; 19) THENCE SOUTH 35°17'58" EAST 102.99 FEET; THENCE SOUTH 54°42'04" WEST 33.51 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG A 351.25 FOOT RADIUS CURVE TO THE LEFT 89.98 FEET, HAVING A CENTRAL ANGLE 14°40'42" (CHORD S47°21'43"W, 89.74') TO A POINT OF TANGENCY; THENCE SOUTH 40°01'22" WEST 344.74 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG A 648.75 FOOT RADIUS CURVE TO THE RIGHT 194.72 FEET, HAVING A CENTRAL ANGLE 17°11'51" (CHORD S48°37'18"W, 193.99') TO A POINT OF TANGENCY; THENCE SOUTH 57°13'13" WEST 218.98 FEET TO THE MOUNTAIN VIEW CORRIDOR RIGHT-OF-WAY; THENCE NORTH 32°46'47" WEST ALONG SAID RIGHT-OF-WAY 1049.72 FEET; THENCE NORTH 57°13'13" EAST 173.50 FEET; THENCE SOUTH 32°46'47" EAST 78.83 FEET; THENCE NORTH 57°13'13" EAST 111.44 FEET; THENCE SOUTH 32°46'47" EAST 63.87 FEET; THENCE NORTH 33°54'55" EAST 35.45 FEET; THENCE NORTH 40°01'23" EAST 218.00 FEET; THENCE NORTH 33°28'17" EAST 75.43 FEET; THENCE SOUTH 57°21'14" EAST 92.00 FEET; THENCE NORTH 32°38'46" EAST 70.00 FEET; THENCE SOUTH 57°21'40" EAST 18.25 FEET; THENCE NORTH 32°38'46" EAST 131.00 FEET; THENCE SOUTH 57°21'04" EAST 46.50 FEET; THENCE NORTH 32°38'46" EAST 96.43 FEET; THENCE SOUTH 57°36'46" EAST 28.42 FEET; THENCE SOUTH 52°01'34" EAST 59.84 FEET; THENCE SOUTH 57°21'14" EAST 66.00 FEET; THENCE SOUTH 60°07'49" EAST 9.76 FEET; THENCE SOUTH 19°40'50" EAST 23.86 FEET; THENCE SOUTH 32°02'47" WEST 15.91 FEET; THENCE SOUTH 57°21'14" EAST 102.85 FEET TO THE POINT OF BEGINNING.

CONTAINS 18.70 ACRES, 93 LOTS, AND 3 PARCELS.

Phase 3A

The official plat of COPPER RIM – PHASE 3A, as recorded on December 22, 2020 as Entry No. 13509441 in Book 2020P at Page 307 in the office of the Salt Lake County Recorder.

BEGINNING AT A POINT NORTH 0°43'42" WEST 106.01 FEET AND SOUTH 89°44'36" WEST 3198.78 FEET FROM THE EAST QUARTER CORNER OF SECTION 26, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN AND RUNNING THENCE ALONG THE COPPER RIM-PHASE 2 BOUNDARY THE FOLLOWING FIVE (5) CALLOUTS: 1) SOUTH 32°38'46" WEST 98.43 FEET; 2) NORTH 57°21'04" WEST 46.50 FEET; 3) SOUTH 32°38'46" WEST 131.00 FEET; 4) NORTH 57°21'40" WEST 18.25 FEET; 5) SOUTH 32°38'46" WEST 70.00 FEET; THENCE NORTH 57°21'14" WEST 334.21 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG THE ARC OF A 545.00 FOOT RADIUS CURVE TO THE RIGHT 270.05 FEET, HAVING A CENTRAL ANGLE OF 28°23'25" (CHORD N43°09'31"W, 267.30') TO THE POINT ON A REVERSE CURVE; THENCE NORTHWESTERLY ALONG THE ARC OF A 19.00 FOOT RADIUS CURVE TO THE LEFT 28.36 FEET, HAVING A CENTRAL ANGLE OF 85°31'32" (CHORD N71°43'35"W, 25.80'); THENCE NORTH 24°29'21" WEST 50.00 FEET TO A POINT ON A CURVE, CENTER BEARS NORTH 24°29'21" WEST; THENCE NORTHEASTERLY ALONG THE ARC OF A 19.00 FOOT RADIUS CURVE TO THE LEFT 28.36 FEET, HAVING A CENTRAL ANGLE OF 85°31'32" (CHORD N22°44'53"E, 25.80') TO A POINT ON A CURVE, CENTER BEARS NORTH 69°59'12" EAST; THENCE NORTHWESTERLY ALONG THE ARC OF A 545.00 FOOT RADIUS CURVE TO THE RIGHT 168.22 FEET, HAVING A CENTRAL ANGLE OF 17°41'08" (CHORD N11°10'15"W, 167.55'); THENCE NORTH 87°40'13" EAST 70.00 FEET TO A POINT ON A CURVE CENTER BEARS SOUTH 39°31'41" EAST; THENCE NORTHEASTERLY ALONG A 50.00 FOOT RADIUS CURVE TO THE RIGHT 24.04 FEET, HAVING A CENTRAL ANGLE OF 27°32'44" (CHORD N64°14'45"E, 23.81') TO A POINT ON A LINE; THENCE NORTH 85°17'01" EAST 16.19 FEET; THENCE NORTH 89°22'11" EAST 103.70 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG A 19.11 FOOT RADIUS CURVE TO THE RIGHT 28.21 FEET, HAVING A CENTRAL ANGLE OF 84°35'18" (CHORD S49°06'39"E, 25.71') TO A POINT ON A REVERSE CURVE; THENCE SOUTHEASTERLY ALONG A 89.52 FOOT RADIUS CURVE TO THE LEFT 60.17 FEET, HAVING A CENTRAL ANGLE 38°30'44" (CHORD S21°22'38"E, 59.05') TO A POINT ON A CURVE, CENTER BEARS NORTH 52°54'24" EAST; THENCE SOUTHEASTERLY ALONG A 60.32 FOOT RADIUS CURVE TO THE LEFT 48.18 FEET, HAVING A CENTRAL ANGLE 45°45'47" (CHORD S59°58'30"E, 46.91') TO A POINT; THENCE SOUTH 87°43'08" EAST 23.58 FEET; THENCE SOUTH 48°35'46" EAST 34.30 FEET; THENCE SOUTH 41°02'22" EAST 111.00 FEET; THENCE SOUTH 57°27'50" EAST 179.85 FEET; THENCE SOUTH 88°16'48" EAST 10.14 FEET; THENCE SOUTH 55°17'21" EAST 30.84 FEET; THENCE SOUTH 30°21'18" EAST 10.19 FEET; THENCE SOUTH 57°33'42" EAST 166.82 FEET TO THE POINT OF BEGINNING.

CONTAINS 5.05 ACRES AND 40 LOTS AND 2 PARCELS.

Copper Rim

Phase 2

Tax Id No.:

20263260260000 LOT 224  
20263260270000 LOT 223  
20263260280000 LOT 222  
20263260290000 LOT 221  
20263260300000 LOT 220  
20263260310000 LOT 219  
20263260320000 LOT 218  
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20263300060000 PRIVATE ROAD  
20263300070000 LOT 293  
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20263300140000 PARCEL B  
20263300150000 PARCEL A  
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20263300190000 LOT 283  
20263300200000 LOT 284  
20263300210000 LOT 285  
20263300220000 LOT 286

Tax ID No's Copper Rim Phase 3A

20261760060000 PARCEL A  
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