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Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.
1996 EAST 6400 SOUTH SUITE 120SALT LAKE CITY, UT 84121

WHEN RECORDED MAIL TO:

Olympia Utah, LLC
527 East Pioneer Road, Suite 200
Draper, UT 84020

FIRST AMENDMENT TO THE MASTER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR OLYMPIA

In Reference to Tax ID Number(s):

See Exhibit A

**FIRST AMENDMENT
TO THE
MASTER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR
OLYMPIA**

This FIRST AMENDMENT TO THE MASTER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR OLYMPIA ("First Amendment") is made and executed by the Declarant, Olympia Utah, LLC (the "Declarant"), on the date set forth below and shall be effective upon recording in the Office of the Salt Lake County Recorder.

RECITALS

- A. The Master Declaration of Covenants, Conditions, and Restrictions for Olympia was recorded in the Salt Lake County Recorder's Office on January 31, 2024 as Entry No. 14199847 (the "Declaration").
- B. This First Amendment affects the real property situated in Herriman, Salt Lake County, Utah, described with particularity on Exhibit A, which exhibit is attached hereto and incorporated in this Amendment by reference (the "Property") and shall be binding on all parties having or acquiring any right, title, or interest to the Property or any part thereof.
- C. Pursuant to Section 14.1 of the Declaration, the Declarant has the right to unilaterally amend the Declaration and execute this First Amendment.
- D. Unless specifically modified herein, all remaining provisions of the Declaration shall remain in full force and effect.
- E. In case of any conflict between the terms of this First Amendment and the terms of the Declaration, the provisions of this First Amendment shall control.
- F. Unless otherwise provided in this First Amendment, capitalized terms used herein shall have the same meaning and effect as used in the Declaration.

FIRST AMENDMENT

NOW, THEREFORE, the Declaration is amended as follows:

1. Section 11.19 (Neighborhood Restrictions) is hereby deleted in its entirety and shall now read as follows:

11.19 Neighborhood Restrictions. As approved by Declarant or the Master Association, a Neighborhood Declaration may provide additional restrictions, restrictions more stringent, and/or restrictions less stringent than those provided in this Declaration. This includes, without limitation, pet restrictions, leasing restrictions, and parking restrictions. Neighborhood Associations shall have the authority to enforce restrictions within the Common Area of the plats that comprise the Neighborhood and its boundaries, regardless of whether such Common Area is owned by the Neighborhood Association or the Master Association.

2. Subsection 15.3(n1) is hereby added to the Declaration and shall read as follows:

15.3 Special Declarant Rights.

...
(n1) the unilateral right to record Neighborhood Declarations against Lots in Neighborhoods in the Project and/or to approve Neighborhood Declarations to be recorded;

...
[SIGNATURE ON NEXT PAGE]

20 IN WITNESS WHEREOF, the Declarant has executed this First Amendment this day of May, 2025.

Declarant
Olympia Utah, LLC
a Utah Limited Liability Company

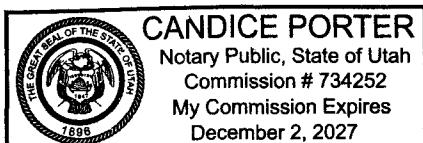
Signature: 

Name: Kirk Young

Title: AUTHORIZED REPRESENTATIVE.

State of Utah)
County of Salt Lake) ss.

On the 20 day of May 2025, Kirk Young [Name] personally appeared before me who by me being duly sworn, did say that she/he is an authorized representative of Olympia Utah, LLC, and that the foregoing instrument is signed on behalf of said company and executed with all necessary authority.



Notary Public

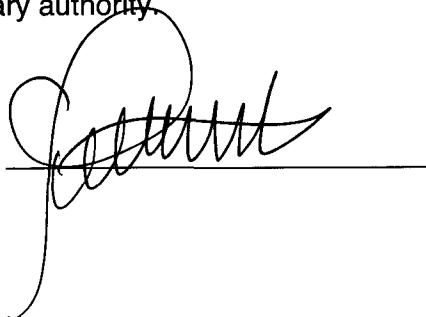


EXHIBIT A
Legal Description

All of Joshua Tree at Olympia Phase 1 Plat as recorded in the Office of the Salt Lake County Recorder.

Parcel Numbers: **26:34:202:001:0000 (Common Area)**
26:34:202:002:0000 through 26:34:202:031:0000

(31 Parcels)

A parcel of land, situate in the Northeast and Northwest Quarters of Section 34, Township 3 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, more particularly described as follows:

Beginning at a point on the Southerly Boundary line of Creek Ridge West Subdivision Phase 6, recorded December 21, 2018 in Book 2018P at Page 419 in the Office of the Salt Lake County Recorder, said point being North 89°30'06" West 1,733.99 feet along the section line from the Northeast Corner of Section 34, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

thence South 00°27'50" West 150.42 feet;
thence Southwesterly 33.80 feet along the arc of a 260.50 foot radius curve to the right (center bears North 06°53'42" West and the chord bears South 88°49'19" West 33.77 feet with a central angle of 07°26'02");
thence North 89°32'10" West 166.84 feet;
thence South 00°27'50" West 277.95 feet;
thence Southwesterly 15.71 feet along the arc of a 10.00 foot radius curve to the right (center bears North 89°32'10" West and the chord bears South 45°27'50" West 14.14 feet with a central angle of 90°00'00");
thence North 89°32'10" West 60.00 feet;
thence South 00°27'50" West 127.05 feet to the Northerly Right-of-Way line of Olympia Boulevard;
thence North 89°32'10" West 927.29 feet along said Northerly Right-of-Way line;
thence Northeasterly 12.60 feet along the arc of a 30.00 foot radius curve to the left (center bears North 65°57'29" West and the chord bears North 12°00'19" East 12.51 feet with a central angle of 24°04'24");
thence North 00°01'53" West 556.05 feet to the section line;
thence South 89°30'06" East 70.00 feet along said section line;
thence South 00°01'53" East 288.19 feet;
thence Southeasterly 7.81 feet along the arc of a 5.00 foot radius curve to the left (center bears North 89°58'07" East and the chord bears South 44°47'01" East 7.04 feet with a central angle of 89°30'17");
thence South 89°32'10" East 305.99 feet;
thence Northeasterly 7.85 feet along the arc of a 5.00 foot radius curve to the left (center bears North 00°27'50" East and the chord bears North 45°27'50" East 7.07 feet with a central angle of 90°00'00");
thence North 00°27'50" East 134.90 feet;
thence South 89°32'10" East 403.64 feet;
thence North 00°27'50" East 149.81 feet to the Southerly Boundary line of Creek Ridge West Subdivision Phase 6;
thence South 89°30'06" East 408.02 feet along said Southerly Boundary to the point of beginning.

Contains 433,364 Square Feet or 9.949 Acres and 16 Lots and 91 Townhome Units and 7 Parcels

(aka proposed Joshua Tree at Olympia Phase 2 Plat)

A parcel of land, situate in the Northeast and Northwest Quarters of Section 34, Township 3 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, more particularly described as follows:

Beginning at a point on the Southerly Boundary line of Creek Ridge West Subdivision Phase 6, recorded December 21, 2018 in Book 2018P at Page 419 in the Office of the Salt Lake County Recorder, said point being North 89°30'06" West 2,142.01 feet along the section line from the Northeast Corner of Section 34, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

thence South 00°27'50" West 152.81 feet;
thence North 89°32'10" West 403.64 feet;
thence South 00°27'50" West 134.90 feet;
thence Southwesterly 7.85 feet along the arc of a 5.00 foot radius curve to the right (center bears North 89°32'10" West and the chord bears South 45°27'50" West 7.07 feet with a central angle of 90°00'00");
thence North 89°32'10" West 305.99 feet;
thence Northwesterly 7.81 feet along the arc of a 5.00 foot radius curve to the right (center bears North 00°27'50" East and the chord bears North 44°47'01" West 7.04 feet with a central angle of 89°30'17");
thence North 00°01'53" West 288.19 feet to the section line;
thence South 89°30'06" East 722.12 feet along said section line to the point of beginning.

Contains 154,672 Square Feet or 3.551 Acres and 16 Lots and 54 Townhome Units and 3 Parcels.

(aka proposed Joshua Tree at Olympia Phase 3 Plat)

All of Great Basin at Olympia Phase 1 Plat as recorded in the Office of the Salt Lake County Recorder.

Parcel Numbers: **26:35:102:001:0000 through 26:35:102:002:0000**
 26:35:103:001:0000 through 26:35:103:006:0000
 26:35:104:001:0000 through 26:35:104:007:0000
 26:35:105:001:0000 (Common Area)
 26:35:105:002:0000 through 26:35:105:049:0000
 26:35:106:001:0000 through 26:35:106:020:0000
 26:35:154:001:0000 through 26:35:154:010:0000

(94 Parcels)

A parcel of land, situate in the Northeast Quarter of Section 34 and the Northwest Quarter of Section 35, Township 3 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, more particularly described as follows:

Beginning at the Northwest Corner of Section 35, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

thence South 89°48'53" East 641.53 feet along the section line;
thence South 00°30'22" East 251.11 feet to the northerly boundary line of Great Basin at Olympia Phase 1;
thence along said northerly boundary line the following five (5) courses:
(1) South 89°29'38" West 155.00 feet;
(2) South 00°30'22" East 8.04 feet;
(3) North 89°30'58" West 343.15 feet;
(4) North 00°29'02" East 9.00 feet;
(5) North 89°30'58" West 155.96 feet;
thence North 00°16'16" East 249.46 feet to the section line;
thence South 89°30'06" East 9.02 feet along the section line to the point of beginning.

Contains 166,815 Square Feet or 3.830 Acres and 22 Lots and 1 Parcel

(aka proposed Great Basin at Olympia Phase 2A Plat)

A parcel of land, situate in the Northwest Quarter of Section 35, Township 3 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, more particularly described as follows:

Beginning at a point being South 89°48'53" East 374.58 feet along the section line and South 1,170.89 feet from the Northwest Corner of Section 35, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

thence South 00°25'14" West 55.00 feet;
thence South 89°34'46" East 20.89 feet;
thence South 00°30'22" East 398.91 feet;
thence South 15°58'23" East 77.98 feet;
thence Southwesterly 99.53 feet along the arc of a 534.00 foot radius curve to the left (center bears South 20°48'37" East and the chord bears South 63°51'01" West 99.39 feet with a central angle of 10°40'45");
thence Northwesterly 27.43 feet along the arc of a 17.00 foot radius curve to the right (center bears North 31°29'22" West and the chord bears North 75°15'36" West 24.55 feet with a central angle of 92°27'32");
thence Northwesterly 12.81 feet along the arc of a 222.50 foot radius curve to the right (center bears North 60°58'10" East and the chord bears North 27°22'52" West 12.81 feet with a central angle of 03°17'57");
thence South 64°16'07" West 55.00 feet;
thence Southeasterly 17.21 feet along the arc of a 277.50 foot radius curve to the left (center bears North 64°16'07" East and the chord bears South 27°30'30" East 17.21 feet with a central angle of 03°33'15");
thence Southwesterly 27.97 feet along the arc of a 17.00 foot radius curve to the right (center bears South 60°42'53" West and the chord bears South 17°50'26" West 24.92 feet with a central angle of 94°15'07");
thence Southwesterly 198.28 feet along the arc of a 466.00 foot radius curve to the right (center bears North 25°02'00" West and the chord bears South 77°09'21" West 198.78 feet with a central angle of 24°22'43");
thence Northwesterly 26.97 feet along the arc of a 17.00 foot radius curve to the right (center bears North 00°39'17" West and the chord bears North 45°12'33" West 24.23 feet with a central angle of 90°53'28");
thence North 00°14'11" East 358.97 feet;
thence Northwesterly 128.32 feet along the arc of a 700.00 foot radius curve to the left (center bears North 89°45'49" West and the chord bears North 05°00'54" West 128.14 feet with a central angle of 10°30'11");
thence North 74°24'14" East 41.92 feet;
thence Northeasterly 23.71 feet along the arc of a 84.50 foot radius curve to the right (center bears South 15°35'46" East and the chord bears North 82°26'38" East 23.64 feet with a central angle of 16°04'48");
thence South 89°30'58" East 129.78 feet;
thence North 00°29'02" East 74.00 feet;
thence Northeasterly 113.02 feet along the arc of a 72.00 foot radius curve to the right (center bears South 89°30'58" East and the chord bears North 45°27'08" East 101.77 feet with a central angle of 89°56'12");
thence South 89°34'46" East 74.65 feet to the point of beginning.

Contains 189,118 Square Feet or 4.342 Acres and 35 Lots and 1 Parcel

(aka proposed Great Basin at Olympia Phase 2B Plat)

All of Mt Rainier at Olympia Phase 1 Plat as recorded in the Office of the Salt Lake County Recorder.

Parcel Numbers: 26:34:228:001:0000 (Common Area)
26:34:228:004:0000 (Parcel E)
26:34:228:007:0000 through 26:34:228:034:0000
26:34:228:036:0000 (Parcel C)
26:34:228:038:0000 (Parcel A)

(32 Parcels)

A parcel of land situate in the Northeast Quarter of Section 34, Township 3 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, more particularly described as follows:

Beginning at a point being North 89°30'06" West 975.44 feet along the section line and South 683.13 feet from the Northeast Corner of Section 34, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

thence South 00°04'33" East 228.44 feet;
thence Southeasterly 113.19 feet along the arc of a 522.50 foot radius curve to the right (center bears South 00°29'40" West and the chord bears South 83°17'59" East 112.97 feet with a central angle of 12°24'42");
thence South 00°04'33" East 407.95 feet;
thence South 89°58'24" West 90.87 feet;
thence Southwesterly 16.21 feet along the arc of a 50.00 foot radius curve to the right (center bears North 62°45'55" West and the chord bears South 36°31'24" West 16.14 feet with a central angle of 18°34'38");
thence Southwesterly 19.92 feet along the arc of a 25.00 foot radius curve to the left (center bears South 44°11'17" East and the chord bears South 22°59'22" West 19.39 feet with a central angle of 45°38'42");
thence South 00°10'01" West 38.62 feet;
thence South 89°59'44" West 220.00 feet;
thence North 00°10'01" East 70.38 feet;
thence South 89°52'17" West 47.00 feet;
thence Northwestery 26.75 feet along the arc of a 17.00 foot radius curve to the left (center bears North 89°49'59" West and the chord bears North 44°55'08" West 24.08 feet with a central angle of 90°10'18");
thence South 89°59'44" West 81.24 feet;
thence South 00°10'11" West 7.52 feet to the Southeast Corner of the Northwest Quarter of the Northeast Quarter of said Section 34, monumented with a rebar and cap stamped "5251295";
thence North 89°31'34" West 249.93 feet along the 1/16 section line;
thence North 464.12 feet;
thence South 89°32'10" East 70.97 feet;
thence Northeasterly 26.86 feet along the arc of a 17.00 foot radius curve to the left (center bears North 00°27'50" East and the chord bears North 45°11'38" East 24.15 feet with a central angle of 90°32'23");
thence North 00°04'33" West 160.87 feet;
thence South 89°32'10" East 522.02 feet to the point of beginning.

Contains 440,031 Square Feet or 10.102 Acres and 133 Units

(aka proposed Mt Rainier at Olympia Phase 2 Plat)

All of Kings Canyon at Olympia Phase 1 Plat as recorded in the Office of the Salt Lake County Recorder.

Parcel Numbers: **26:34:227:101:0000 through 26:34:227:161:0000**
26:34:227:162:0000 (Parcel A)
26:34:227:163:0000 (Parcel B)
26:34:227:164:0000 (Common Area)

All of Kings Canyon at Olympia Phase 2 Plat as recorded in the Office of the Salt Lake County Recorder.

Parcel Numbers: **26:34:226:015:0000 (Common Area)**
26:34:226:016:0000 through 26:34:226:078:0000
26:34:227:165:0000 through 26:34:227:184:0000