

FIRST AMENDMENT TO THE
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR LAKEVIEW TERRACE A PLANNED UNIT DEVELOPMENT

THIS FIRST AMENDMENT to the Declaration of Covenants, Conditions and Restrictions for LAKEVIEW TERRACE, a planned unit development, is made and executed by RUSSELL-PACKARD DEVELOPMENT, INC., (hereinafter referred to as the "Declarant").

RECITALS:

- A. All recitals contained in the original Declaration of Covenants, Conditions and Restrictions for Lakeview Terrace, a planned unit development as recorded September 12, 2001 as Entry 92302:2001 shall remain the same.

AGREEMENT

1. DEFINITIONS

- A. All definitions as defined in Section I of the original Declaration of Covenants, Conditions and Restrictions shall remain the same with the exception of number 18 which reads:

18. "Declarant shall mean and refer to RUSSELL-PACKARD DEVELOPMENT, INC., a California corporation, and its successors and assigns, unless otherwise indicated."

This shall be changed to read: "Declarant shall mean and refer to SCOVILLE FAMILY INVESTMENTS, and its successors and assigns, unless otherwise indicated."

The authority to change said section is contained in Section 3, number 31 which states that the Declarant's rights are assignable. It is Declarant's intent and purpose to convey all its rights and authority regarding Lakeview Terrace to SCOVILLE FAMILY INVESTMENTS.

2. SUBMISSION

All submissions contained in the original Declaration of Covenants, Conditions and Restrictions for Lakeview Terrace, a planned unit development as recorded September 12, 2001 as Entry 92302:2001 shall remain the same.

3. COVENANTS, CONDITIONS, AND RESTRICTIONS

- A. All of the Covenants, Conditions, and Restrictions as defined in Section 3 of the original Declaration of Covenants, Conditions and Restrictions as recorded September 12, 2001 as Entry 92302:2001 shall remain the same.

Any recital and or submission not expressly mentioned in this amendment shall be incorporated by reference to this agreement and shall remain the same.

Dated this 25 day of February, 2012.

DECLARANT:

RUSSELL-PACKARD DEVELOPMENT, INC.

A California Corporation

[Handwritten signature of Lawrence M. Russell]

By: Lawrence M. Russell, President

STATE OF CALIFORNIA)

)ss.

COUNTY OF Ventura

On the 25 day of February, 2012, personally appeared before me Lawrence M. Russell who by me being duly sworn, did say that he is the President of RUSSELL-PACKARD DEVELOPMENT, INC., A California corporation, and that the within and foregoing instrument was signed in behalf of said corporation pursuant to the Resolution of its Board of Directors or its Articles of Incorporation, and said Lawrence M. Russell duly acknowledged to me that said corporation executed the same.

[Handwritten signature of Maria Mauricio]

Notary Public

Residing at: Newbury Park - CA



EXHIBIT "A"
LEGAL DESCRIPTION.

The Land comprising the Project described in the foregoing Declaration is located in Utah County, Utah and is described more particularly as follows:

Beginning at the South Quarter Corner, Section 35, Township 5 South, Range 1 West, Salt Lake Base and Meridian: said point being the POINT OF BEGINNING: thence North $89^{\circ}42'23''$ West 28.00 feet, thence North $0^{\circ}00'00''$ East 84.79 feet, to a point on a curve, having a radius of 328.00 feet and a central angle of $11^{\circ}38'55''$; thence along the arc of said curve a distance of 66.69 feet, said arc subtended by a chord bearing North $5^{\circ}49'28''$ East a distance of 66.57 feet; thence North $11^{\circ}38'55''$ East 39.19 feet, to a point on a curve, having a radius of 15.00 feet and a central angle of $81^{\circ}33'39''$, thence along the arc of said curve a distance of 21.35 feet, said arc subtended by a chord bearing North $29^{\circ}07'54''$ West, a distance of 19.59 feet; thence North $13^{\circ}48'01''$ West 71.85 feet, thence North $0^{\circ}12'29''$ East 265.43 feet; thence South $89^{\circ}47'31''$ East 435.78 feet; thence South $45^{\circ}07'07''$ East 770.48 feet; thence North $89^{\circ}47'34''$ West 942.58 feet, to the POINT OF BEGINNING. Containing 8.7345 acres, more or less.

EXHIBIT "B"
LEGAL DESCRIPTION OF COMMON AREA

The LAND referred to in the foregoing document as Common Area is located in Utah County, Utah and is described more particularly as follows:

Beginning at the South Quarter Corner, Section 35, Township 5 South, Range 1 West, Salt Lake Base and Meridian: said point being the POINT OF BEGINNING: thence North 89°42'23" West 28.00 feet, thence North 0°00'00" East 84.79 feet, to a point on a curve, having a radius of 328.00 feet and a central angle of 11°38'55"; thence along the arc of said curve a distance of 66.69 feet, said arc subtended by a chord bearing North 5°49'28" East a distance of 66.57 feet; thence North 11°38'55" East 39.19 feet, to a point on a curve, having a radius of 15.00 feet and a central angle of 81°33'39", thence along the arc of said curve a distance of 21.35 feet, said arc subtended by a chord bearing North 29°07'54" West, a distance of 19.59 feet; thence North 13°48'01" West 71.85 feet, thence North 0°12'29" East 265.43 feet; thence South 89°47'31" East 435.78 feet; thence South 45°07'07" East 770.48 feet; thence North 89°47'34" West 942.58 feet, to the POINT OF BEGINNING.
Containing 8.7345 acres, more or less.

LESS AND EXCEPTING LOTS 1-22, INCLUSIVE, LAKEVIEW TERRACE, A PLANNED UNIT DEVELOPMENT, PHASE I.

EXHIBIT "C"
LEGAL DESCRIPTION OF ADDITIONAL LAND

PLAT 2

BEGINNING at a point which is located North $89^{\circ}47'73''$ West 28.00 feet from the South Quarter Corner, Section 35, Township 5 South, Range 1 West, Salt Lake Base and Meridian: said point being the POINT OF BEGINNING: thence North $89^{\circ}42'22''$ West 330.89 feet; thence North $46^{\circ}15'00''$ West 329.38 feet; thence North $43^{\circ}42'00''$ East 567.66 feet; thence North $80^{\circ}35'52''$ East 435.61 feet; thence South $45^{\circ}07'07''$ East 242.19 feet; thence North $89^{\circ}47'31''$ West 435.78 feet; thence South $0^{\circ}12'29''$ West 265.43 feet; thence South $13^{\circ}48'01''$ East 71.85 feet, to a point on a curve, having a radius of 15.00 feet and a central angle of $81^{\circ}33'39''$, thence along the arc of said curve a distance of 21.35 feet, said arc subtended by a chord bearing South $29^{\circ}07'54''$ East, a radius of 328.00 feet and a central angle of $11^{\circ}38'55''$, thence along the arc of said curve a distance of 66.68 feet, said arc subtended by a chord bearing South $5^{\circ}49'78''$ West a distance of 66.57 feet; thence South $0^{\circ}00'00''$ East 84.79 feet, to the POINT OF BEGINNING. Containing 7.0721 acres, more or less.

PLAT 3

BEGINNING at a point which is located North $89^{\circ}42'23''$ West 596.83 feet and North 226.55 feet from the South Quarter Corner, Section 35, Township 5 South, Range 1 West, Salt Lake Base and Meridian: said point being the POINT OF BEGINNING: thence North $46^{\circ}15'00''$ West 262.54 feet; thence North $4^{\circ}49'00''$ West 411.72 feet; thence North $85^{\circ}39'06''$ East 904.10 feet, to a point on a curve, having a radius of 1074.74 feet and a central angle of $12^{\circ}17'06''$, thence along the arc of said curve a distance of 230.44 feet, said arc subtended by a chord bearing South $38^{\circ}58'36''$ East, a distance of 230.00 feet; thence South $80^{\circ}35'52''$ West 435.61 feet; thence South $43^{\circ}42'00''$ West 567.66 feet, to the POINT OF BEGINNING. Containing 7.8822 acres, more or less.