

**WHEN RECORDED, RETURN TO:**

CW Roam, LLC  
Attn: Legal Department  
1222 W. Legacy Crossing Blvd., STE 6  
Centerville, UT 84014

Affecting Parcel No(s): *NKA: 00-0090-6525 & 00-0090-6602*  
00-0077-7331; Serial No. 03-005-044-02-1-3NA and 00-0058-9646; Serial No. 03-005-044-02-1-NA (for reference purposes only)

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**FIRST AMENDMENT TO  
DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS,  
AND RESERVATION OF EASEMENTS FOR  
ROAM**

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

**RECITALS**

- A. The Declaration of Covenants, Conditions, and Restrictions, and Reservation of Easements for Roam was recorded in the Morgan County Recorder's office on January 18, 2022, as Entry No. 159757 in Book 387 on Page 1131 (the "**Declaration**").
- B. Following recordation of the Declaration, the Declarant sold all or a portion of the Roam Property to a third-party homebuilder.
- C. Pursuant to Section 18.8 of the Declaration, the Declarant, until expiration of the Declarant Control Period, retains the unilateral right to amend, revise, and modify the Declaration in any way and at any time without any additional approvals from any person, including Owners.
- D. The initial legal description attached to the Declaration as Exhibit A was incorrect and the Declarant desires to correct such error pursuant to this Amendment.

**AMENDMENT**

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 Morgan County Recorder's office.

1. **Recitals and Exhibits**. The foregoing Recitals and Exhibit that follows are hereby incorporated herein and made a part hereof by this reference.

2. **Exhibit A; Roam Property Legal Description.** Exhibit A of the Declaration is hereby deleted in entirety and replaced with Exhibit A-1 attached hereto. Therefore, all references in the Declaration to “Exhibit A” shall mean and refer to “Exhibit A-1” attached hereto.

3. **Capitalized Terms.** Capitalized terms used, but not otherwise defined herein, shall have the meanings and definitions 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, if any, shall remain in full force and effect. In the case of any conflict between the provisions of this Amendment 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 17th day of October, 2022 (the "Effective Date").

**DECLARANT**

**CW ROAM, LLC,**  
a Utah limited liability company

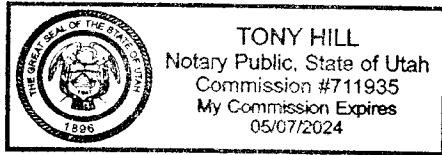
By: CW SBR, LLC,  
a Utah limited liability company  
Its: Sole Member and Manager

By: CW SBR Member, LLC,  
a Utah limited liability company  
Its: Managing Member

By:                     *Colin Wright*                      
Name:                     Colin Wright                      
Its:                     Manager                    

STATE OF UTAH                    )  
  §  
COUNTY OF DAVIS                )

On the 17<sup>th</sup> day of October, 2022, personally appeared before me Colin Wright who by me being duly sworn, did say that he is the manager of CW SBR Member, LLC, a Utah limited liability company, the managing member of CW SBR, LLC, a Utah limited liability company, the sole member and manager of CW Roam, LLC, a Utah limited liability company, and that the foregoing instrument is signed on behalf of said company and executed with all necessary authority.



                    *Tony Hill*                      
(Notary Public)

(Seal)

**EXHIBIT A-1**  
**(Roam Property Legal Description)**

That certain real property located in Morgan County, State of Utah, more particularly described as follows:

A parcel of land, situate in the Northwest Quarter of Section 25, Township 5 North, Range 1 East, Salt Lake Base and Meridian, said parcel also located in Morgan County, Utah. Being more particularly described as follows:

Beginning at a point which is South 89°43'35" East 455.87 feet along the section line and South 00°16'25" West 172.32 feet from the Northwest Corner of said Section 25 and running thence:

thence North 69°02'40" East 87.74 feet;  
 thence Southerly 190.08 feet along the arc of a 280.00-foot radius non-tangent curve to the left (center bears South 57°50'46" East and the long chord bears South 12°42'00" West 186.45 feet with a central angle of 38°53'44");  
 thence South 06°44'28" East 195.97 feet;  
 thence Southerly 115.98 feet along the arc of a 331.61-foot radius tangent curve to the right (center bears South 83°15'33" West and the long chord bears South 03°16'42" West 115.39 feet with a central angle of 20°02'22");  
 thence South 13°17'54" West 71.36 feet;  
 thence South 76°42'06" East 168.38 feet;  
 thence North 13°17'54" East 9.68 feet;  
 thence North 89°53'25" East 582.73 feet;  
 thence South 00°06'33" East 15.00 feet;  
 thence North 89°53'43" East 158.97 feet to the westerly line of Rollins Ranch Phase 4B;  
 thence along said westerly line, to and along the westerly line of Rollins Ranch Phase 4A the following two (2) courses and distances:

1) Southeasterly 208.49 feet along the arc of a 356.50-foot radius non-tangent curve to the left (center bears North 64°25'44" East and the long chord bears South 42°19'30" East 205.53 feet with a central angle of 33°11'53");

2) South 04°15'30" East 39.46 feet to that property owned by Cottonwood Mutual Water Company;

thence along the North and West line of that property owned by Cottonwood Mutual Water Company the following (2) courses and distances:

1) thence North 89°47'45" West 87.99 feet;

2) thence South 00°11'51" West 61.67 feet to the North line of Paul Warner Subdivision;  
 thence along the North and West lines of Paul Warner Subdivision the following two (2)

course and distances:

1) West 389.73 feet;

2) South 00°09'40" East 120.00 feet;

thence South 89°43'47" West 127.73 feet;

thence South 00°16'13" East 524.98 feet;

thence Southeasterly 20.27 feet along the arc of a 15.00-foot radius tangent curve to the left (center bears North 89°43'47" East and the long chord bears South 38°58'36" East 18.76 feet with a central angle of 77°24'45") to the northerly right-of-way line of Old Highway Road;

- thence along said northerly right-of-way the following two (2) courses and distances:
- 1) Westerly 69.11 feet along the arc of a 872.19-foot radius non-tangent curve to the left (center bears South 04°14'46" East and the long chord bears South 83°29'03" West 69.09 feet with a central angle of 04°32'24");
  - 2) South 82°40'32" West 16.33 feet;
    - thence Northeasterly 21.72 feet along the arc of a 15.00-foot radius non-tangent curve to the left (center bears North 07°19'28" West and the long chord bears North 41°12'07" East 19.87 feet with a central angle of 82°56'50");
    - thence North 00°16'13" West 411.86 feet;
    - thence Northwesterly 23.52 feet along the arc of a 15.00-foot radius non-tangent curve to the left (center bears South 89°43'14" West and the long chord bears North 45°12'13" West 21.18 feet with a central angle of 89°49'45");
    - thence South 89°53'27" West 407.29 feet;
    - thence Westerly 95.10 feet along the arc of a 280.00-foot radius non-tangent curve to the right (center bears North 00°06'34" West and the long chord bears North 80°22'47" West 94.64 feet with a central angle of 19°27'34");
    - thence North 70°39'00" West 41.15 feet;
    - thence Westerly 21.44 feet along the arc of a 15.00-foot radius non-tangent curve to the left (center bears South 19°21'05" West and the long chord bears South 68°24'23" West 19.66 feet with a central angle of 81°53'23");
    - thence Southerly 287.40 feet along the arc of a 470.00 feet radius curve to the left (center bears South 62°32'13" East and the long chord bears South 09°56'43" West 282.94 feet with a central angle of 35°02'07")
    - thence South 07°34'20" East 7.48 feet;
    - thence South 10°38'46" East 46.62 feet;
    - thence South 07°34'20" East 191.84 feet;
    - thence Southeasterly 23.59 feet along the arc of a 15.00-foot radius non-tangent curve to the left (center bears North 82°24'56" East and the long chord bears South 52°37'47" East 21.23 feet with a central angle of 90°05'27") to the northerly right-of-way line of Old Highway Road;
    - thence South 82°40'32" West 89.67 feet along said northerly right-of-way line;
    - thence Northerly 29.28 feet along the arc of a 38.18-foot radius non-tangent curve to the left (center bears North 53°43'12" West and the long chord bears North 14°18'30" East 28.57 feet with a central angle of 43°56'36");
    - thence North 07°34'20" West 185.87 feet;
    - thence North 05°08'53" West 35.47 feet;
    - thence North 07°34'20" West 12.67 feet;
    - thence Northerly 329.11 feet along the arc of a 530.00-foot radius non-tangent curve to the right (center bears North 82°25'39" East and the long chord bears North 10°13'01" East 323.85 feet with a central angle of 35°34'44");
    - thence Northeasterly 9.33 feet along the arc of a 1971.60 feet radius curve to the left (center bears North 62°15'54" West and the long chord bears North 27°52'14" East 9.33 feet with a central angle of 00°16'16")
    - thence Northwesterly 18.91 feet along the arc of a 27.50-foot radius non-tangent curve to the left (center bears South 60°55'14" West and the long chord bears North 48°46'45" West 18.54 feet with a central angle of 39°23'58");
    - thence North 21°31'37" East 38.00 feet;

thence Easterly 8.39 feet along the arc of a 225.50-foot radius non-tangent curve to the right (center bears South 20°30'42" West and the long chord bears South 69°31'33" East 8.39 feet with a central angle of 02°07'57");

thence Easterly 21.96 feet along the arc of a 15.00-foot radius non-tangent curve to the left (center bears North 19°54'20" East and the long chord bears North 67°58'01" East 20.05 feet with a central angle of 83°52'38");

thence North 25°48'38" East 15.49 feet;

thence Northerly 422.82 feet along the arc of a 1971.60-foot radius non-tangent curve to the left (center bears North 64°24'52" West and the long chord bears North 19°26'31" East 422.01 feet with a central angle of 12°17'15");

thence North 13°17'54" East 83.57 feet;

thence Northerly 95.00 feet along the arc of a 271.61-foot radius tangent curve to the left (center bears North 76°42'07" West and the long chord bears North 03°16'43" East 94.51 feet with a central angle of 20°02'19");

thence North 06°44'28" West 195.97 feet;

thence Northerly 160.11 feet along the arc of a 340.00-foot radius tangent curve to the right (center bears North 83°15'33" East and the long chord bears North 06°44'59" East 158.64 feet with a central angle of 26°58'56") to the Point of Beginning.

Contains: 545,602 square feet or 12.525 acres, 37 lots and 3 parcels.