

WHEN RECORDED, RETURN TO:  
CW Land Co., LLC  
Attn: Legal Department  
610 N 800 W  
Centerville, UT 84014

Phase 1 Townhomes - First Amended: 00-0090-3219 thru 00-0090-3295  
Phase 1A Single Family - First Amended: 00-0090-7101 Thru 00-0090-7140  
Phase 2A Single Family - First Amended: 00-0092-2785 thru 00-0092-2836  
Phase 2 Townhomes: 00-0093-0120 thru 00-0093-0189

Affecting Parcel Nos.: 00-0093-0119 to and including 00-0093-0153;

**FOURTH AMENDMENT TO THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, AND RESERVATION OF EASEMENTS FOR ROAM**

THIS FOURTH AMENDMENT TO THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, AND RESERVATION OF EASEMENTS FOR ROAM (the "**Fourth Amendment**"), is made and executed as of the date first written below on the signature page and is effective when recorded in the office of the Morgan County Recorder by the CW Land Co., LLC, a Utah limited liability company (the "**Declarant**").

**RECITALS**

A. The Declaration of Covenants, Conditions, and Restrictions, and Reservation of Easements for Roam was recorded in the office of the Morgan County Recorder on January 18, 2022, as Entry No. 159757 in Book 387 on Page 1131 (the "**Initial Declaration**").

B. On the same date of the Initial Declaration, CW The Roam, LLC, a Utah limited liability company and the initial declarant in the Initial Declaration (the "**Initial Declarant**") and Richmond American Homes of Utah, Inc., a Colorado corporation ("**Richmond**") caused that certain Partial Assignment of Declarant Rights to be recorded in the office of the Morgan County Recorder as Entry No. 159764 in Book 387 on Page 1256, pursuant to which Richmond was partially assigned those certain declarant rights identified thereon.

C. On February 8, 2023, the Amended and Restated Declaration of Covenants Conditions and Restrictions. and Reservation of Easements for Roam was recorded in the office of the Morgan County Recorder as Entry No. 162837 in Book 398 on Page 168.

D. On April 10, 2023, the First Amendment to Amended and Restated Declaration of Covenants, Conditions, and Restrictions, and Reservation of Easements for Roam was recorded in the office of the Morgan County Recorder as Entry No. 163212 (the "**First Amendment**").

E. Following recordation of the First Amendment, the Initial Declarant and Richmond caused to be recorded on February 1, 2024, that certain Second Amended and Restated Declaration of Covenants, Conditions, and Restrictions, and Reservation of Easements for Roam in the office of the Morgan County Recorder as Entry No. 165138 in Book 406 on Page 718 (the

“**Second Amendment**”). In the Second Amendment the Initial Declarant assigned its control, power, rights, exemptions, authority, and decision-making ability to the Declarant and the Declarant assumed such assignment.

F. On May 10, 2024, the Declarant and Richmond caused to be recorded that certain Third Amended and Restated Declaration of Covenants, Conditions, and Restrictions, and Reservation of Easements for Roam in the office of the Morgan County Recorder as Entry No. 165845 in Book 409 on Page 1035 (the “**Third Amendment**”).

G. Under Section 12.2 of the Third Amendment, the Declarant has the right to amend the Declaration without the consent of any other Owner, but with the consent of Richmond, during the Period of Declarant Control.

H. The Declarant and Richmond now desire to amend the Third Amendment to provide the proper reference for the Plat defining the Project.

I. Capitalized terms in this Declaration are defined herein or in the Third Amendment.

**AMENDMENTS**

**NOW, THEREFORE**, for the reasons recited above and subject to the Restrictions set forth below, the Declarant hereby executes this Fourth Amendment. The Recitals above are incorporated into and made a part of this Declaration.

1. **Amendments.**

a. **Definition of Plat.** The definition of “Plat” in the Section 1.32 of the Third Amendment is amended to be as follows:

“Plat” shall mean and refer to the Roam Phase 1A Single Family – First Amended plat recorded in the Office of the Morgan County Recorder as Entry No. 167880 in Book 417, on Page 1377, the Roam Phase 2A Single Family – First Amended plat recorded in the Office of the Morgan County Recorder as Entry No. 167881 in Book 417, on Page 1382, the Roam Phase 1 Townhomes – First Amended plat recorded in the Office of the Morgan County Recorder as Entry No. 167819 in Book 417, on Page 1371, and the ROAM Phase 2 Townhomes plat recorded in the Office of the Morgan County Recorder as Entry No. 165159 in Book 406, on Page 919, and all recorded amendments and supplements thereto.”

2. **Conflicts.** All remaining provisions of the Third Amendment, as amended, and all prior amendments not specifically amended herein shall remain in full force and effect. In the case of any conflict between the provisions of this Fourth Amendment and the provisions of the Third Amendment, the provisions of this Fourth Amendment shall in all respects govern and control.

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

[SIGNATURE PAGES FOLLOW]

IN WITNESS WHEREOF, the Declarant has caused this Fourth Amendment to be executed by a duly authorized representative.

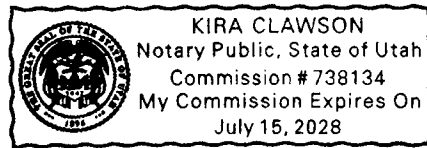
**DECLARANT**  
CW Land Co., LLC  
a Utah limited liability company

By: *Darlene Carter*  
Name: *Darlene Carter*  
Its: *Manager*  
Date: *1-21-2025*

STATE OF UTAH            )  
  ) ss.  
COUNTY OF DAVIS        )

On the 21<sup>st</sup> day of January, 2025, personally appeared before me *Darlene Carter* who by me being duly sworn, did say that she/he, through the above-referenced managing entities, is an authorized representative of CW Land Co., LLC, a Utah limited liability company, and that the foregoing instrument is signed on behalf of said company and executed with all necessary authority.

Notary Public *Kira Clawson*



IN WITNESS WHEREOF, Richmond has caused this Fourth Amendment to be executed by a duly authorized representative.

**RICHMOND**

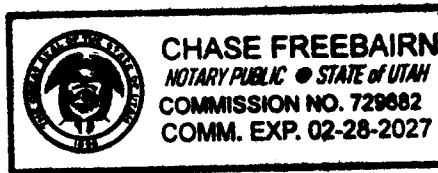
Richmond American Homes of Utah, Inc.  
 a Colorado corporation

By: \_\_\_\_\_  
 Name: JEFF NIELSEN  
 Its: EXECUTIVE VICE PRESIDENT  
 Date: JANUARY 23, 2025

STATE OF UTAH )  
 ) ss.  
 COUNTY OF DAVIS )

On the 23<sup>rd</sup> day of January, 2025, personally appeared before me Jeff Nielsen who by me being duly sworn, did say that she/he, through the above-referenced managing entities, is an authorized representative of Richmond American Homes of Utah, Inc., a Colorado corporation, and that the foregoing instrument is signed on behalf of said company and executed with all necessary authority.

Notary Public \_\_\_\_\_  
Chase Freebairn



**EXHIBIT A**  
**LEGAL DESCRIPTION OF PROPERTY**

Affecting Parcel Nos.: 00-0093-0119 to and including 00-0093-0153;

More particularly described as:

**Phase 1 Townhomes – Amended:**

A parcel of land, situated in the Northwest Quarter of Section 25 and the Northeast Quarter of Section 26, 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°55'16" East 320.00 feet along the section line and South 00°04'44" West 689.03 feet from the Northwest Corner of said Section 25 and running thence:

South 84°21'31" East 27.00 feet;  
 thence South 05°38'29" West 45.93 feet;  
 thence southerly 25.36 feet along the arc of a 163.50-foot radius tangent curve to the right (center bears North 84°21'31" West and the long chord bears South 10°05'03" West 25.33 feet with a central angle of 08°53'08");  
 thence South 70°39'00" East 79.68 feet;  
 thence southerly 333.07 feet along the arc of a 1971.60-foot radius non-tangent curve to the right (center bears North 74°05'37" West and the long chord bears South 20°44'45" West 332.68 feet with a central angle of 9°40'46");  
 thence South 25°48'38" West 15.49 feet;  
 thence westerly 21.96 feet along the arc of a 15.00-foot radius curve to the right (center bears North 63°57'22" West and the long chord bears South 67°58'31" West 20.05 feet with a central angle of 83°51'46")  
 thence westerly 8.39 feet along the arc of a 225.50-foot radius non-tangent curve to the right (center bears North 19°23'10" East and the long chord bears North 69°32'52" West 8.39 feet with a central angle of 02°07'55")  
 thence South 21°31'37" West 38.00 feet;  
 thence northwesterly 81.76 feet along the arc of a 263.50-foot radius non-tangent curve to the right (center bears North 21°31'11" East and the long chord bears North 59°35'27" West 81.43 feet with a central angle of 17°46'42");  
 thence northwesterly 82.34 feet along the arc of a 236.50-foot radius curve to the left (center bears South 39°17'54" West and the long chord bears North 60°40'33" West 81.93 feet with a central angle of 19°56'54")  
 thence North 70°39'00" West 307.65 feet;  
 thence South 19°21'00" West 5.50 feet;  
 thence westerly 12.11 feet along the arc of a 101.49-foot radius non-tangent curve to the right (center bears North 17°38'35" East and the long chord bears North 68°56'20" West 12.10 feet with a central angle of 06°50'10");  
 thence North 24°28'45" East 0.45 feet;

thence northwesterly 24.32 feet along the arc of a 58.00-foot radius non-tangent curve to the right (center bears North 25°20'34" East and the long chord bears North 52°38'45" West 24.14 feet with a central angle of 24°01'22");  
 thence South 49°21'56" West 36.46 feet;  
 thence North 78°30'51" West 119.29 feet;  
 thence North 11°22'31" East 206.39 feet to the easterly right-of-way line of Trappers Loop Road (Highway 167);  
 thence North 54°00'26" East 361.14 feet along the easterly right-of-way line of Trappers Loop Road (Highway 167);  
 thence South 35°48'37" East 126.34 feet;  
 thence North 54°11'23" East 88.81 feet;  
 thence South 35°48'37" East 27.00 feet;  
 thence southerly 59.92 feet along the arc of a 27.50-foot radius non-tangent curve to the left (center bears South 35°48'37" East and the long chord bears South 08°13'49" East 48.75 feet with a central angle of 124°50'24");  
 thence South 70°39'00" East 150.92 feet;  
 thence northeasterly 49.78 feet along the arc of a 27.50-foot radius tangent curve to the left (center bears North 19°21'00" East and the long chord bears North 57°29'44" East 43.25 feet with a central angle of 103°42'30" to the Point of Beginning.

Contains: 269,950 square feet or 6.197 acres, 60 units and 4 parcels.

Phase 2 Townhomes:

A parcel of land, situated in the Northwest Quarter of Section 25 and the Northeast Quarter of Section 26, 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 418.93 feet along the section line South 00°16'25" West 151.46 feet from the Northwest Corner of said Section 25 and running thence:

thence South 39°45'59" East 34.71 feet;  
 thence North 69°02'40" East 15.70 feet to the westerly right-of-way line of 5000 West Street;  
 thence along said westerly right-of-way line the following five (5) courses and distances:  
 1) southerly 160.11 feet along the arc of a 340.00-foot radius non-tangent curve to the left (center bears South 69°45'34" East and the long chord bears South 06°44'59" West 158.64 feet with a central angle of 26°58'56");  
 2) South 06°44'28" East 195.97 feet;  
 3) southerly 95.00 feet along the arc of a 271.61-foot radius tangent curve to the right (center bears South 83°15'32" West and the long chord bears South 03°16'43" West 94.51 feet with a central angle of 20°02'19");  
 4) South 13°17'54" West 83.57 feet;  
 5) southerly 89.75 feet along the arc of a 1971.60-foot radius tangent curve to the right (center bears North 76°42'06" West and the long chord bears South 14°36'08" West 89.74 feet with a central angle of 02°36'29") to the northerly line of Roam Phase 1 Townhomes  
 Subdivision;

thence along Roam Phase 1 Townhomes Subdivision the following ten (10) courses and distances:

- 1) North 70°39'00" West 79.68 feet;
- 2) northerly 25.36 feet along the arc of a 163.50-foot radius non-tangent curve to the left (center bears North 75°28'22" West and the long chord bears North 10°05'03" East 25.33 feet with a central angle of 08°53'08");
- 3) North 05°38'29" East 45.93 feet;
- 4) North 84°21'31" West 27.00 feet;
- 5) southwesterly 49.78 feet along the arc of a 27.50-foot radius non-tangent curve to the right (center bears North 84°21'31" West and the long chord bears South 57°29'44" West 43.25 feet with a central angle of 103°42'30");
- 6) North 70°39'00" West 150.92 feet;
- 7) northerly 59.92 feet along the arc of a 27.50-foot radius tangent curve to the right (center bears North 19°21'00" East and the long chord bears North 08°13'49" West 48.75 feet with a central angle of 124°50'24");
- 8) North 35°48'37" West 27.00 feet;
- 9) South 54°11'23" West 88.81 feet;
- 10) North 35°48'37" West 127.43 feet to the easterly right-of-way of Trappers Loop Road (Highway 167);

Thence along said right-of-way the following three (3) courses and distances:

- 1) North 54°11'41" East 126.43 feet;
- 2) along section of a spiral curve, having a long chord bearing of North 49°59'43" East 370.62 feet;
- 3) northeasterly 97.09 feet along the arc of a 918.51-foot radius non-tangent curve to the left (center bears North 48°05'17" West and the long chord bears North 38°53'11" East 97.05 feet with a central angle of 06°03'23") to the Point of Beginning.

Contains: 155,900 square feet or 3.579 acres, 35 units and 4 parcels.

Phase 1A Single Family Homes – Amended:

A parcel of land, situated 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°55'16" East 455.83 feet along the section line and South 00°04'44" West 172.38 feet from the Northwest Corner of said Section 25;

thence running North 68°51'25" East 88.68 feet;

thence southerly 192.56 feet along the arc of a 280.00-foot radius non-tangent curve to the left (center bears South 57°20'38" East and the long chord bears South 12°57'15" West 188.79 feet with a central angle of 39°24'14");

thence South 06°44'28" East 195.97 feet;

thence southerly 115.98 feet along the arc of a 331.61-foot radius non-tangent curve to the right (center bears South 83°15'44" 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 71.38 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 582.74 feet;  
 thence South 00°06'33" East 14.99 feet;  
 thence North 89°53'43" East 163.77 feet to the westerly line of Rollins Ranch Phase 4B;  
 thence along said westerly line of Rollins Ranch Phase 4B, to and continuing along the  
 westerly line of Rollins Ranch Phase 4A the following two (2) courses and distances:  
 1) southeasterly 203.17 feet along the arc of a 356.50-foot radius non-tangent curve to the  
 left (center bears North 63°22'46" East and the long chord bears South 42°56'50" East 200.43  
 feet with a central angle of 32°39'11");  
 2) South 04°27'11" 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) North 89°59'35" West 87.99 feet;  
 2) South 00°00'10" West 61.67 feet to the North line of Paul Warner Subdivision - First  
 Amendment;  
 thence along the North and West lines of Paul Warner Subdivision - First Amendment the  
 following two (2) course and distances:  
 1) South 89°48'19" West 389.73 feet;  
 2) South 00°21'21" East 123.62 feet;  
 thence South 89°43'47" West 131.47 feet;  
 thence South 00°16'13" East 524.98 feet;  
 thence southeasterly 15.70 feet along the arc of a 15.00-foot radius non-tangent curve to  
 the left (center bears North 89°43'35" East and the long chord bears South 30°15'21" East 14.99  
 feet with a central angle of 59°57'52") 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 59.39 feet along the arc of a 1472.70-foot radius non-tangent curve to the left  
 (center bears South 05°12'06" East and the long chord  
 bears South 83°38'35" West 59.38 feet with a central angle of 02°18'38");  
 2) South 82°29'17" West 14.31 feet;  
 thence northeasterly 13.60 feet along the arc of a 15.00-foot radius non-tangent curve to  
 the left (center bears North 38°19'59" West and the long chord bears North 25°41'52" East 13.14  
 feet with a central angle of 51°56'18");  
 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°42'39" 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 southwesterly 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-foot radius non-tangent 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 20.69 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 47°05'30" East 19.09 feet with a central angle of 79°00'52") to the northerly right-of-way line of Old Highway Road;  
 thence South 82°29'17" West 86.82 feet along said northerly right-of-way line;  
 northerly 29.31 feet along the arc of a 38.18-foot radius non-tangent curve to the left (center bears North 53°40'24" West and the long chord bears North 14°19'54" East 28.60 feet with a central angle of 43°59'24");  
 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°25'43" 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-foot radius non-tangent curve to the right (center bears South 62°15'54" East 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 left (center bears North 21°31'06" East and the long chord bears South 69°32'52" East 8.39 feet with a central angle of 02°07'55");  
 thence easterly 21.98 feet along the arc of a 14.94-foot radius non-tangent curve to the left (center bears North 20°07'29" East and the long chord bears North 67°58'06" East 20.05 feet with a central angle of 84°18'46");  
 thence North 25°48'39" 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 non-tangent curve to the left (center bears North 76°42'07" West and the long chord bears North 03°16'42" East 94.51 feet with a central angle of 20°02'22");  
 thence North 06°44'28" West 195.97 feet;  
 thence northerly 161.70 feet along the arc of a 340.00-foot radius non-tangent curve to the right (center bears North 83°15'31" East and the long chord bears North 06°52'58" East 160.18 feet with a central angle of 27°14'54") to the Point of Beginning.

Contains: 545,292 square feet or 12.518 acres, 37 lots and 3 parcels.

Phase 2A Single Family Homes – Amended:

A parcel of land, situated in the Northwest Quarter of Section 25 and the Southwest Quarter of Section 24, 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 on the North line of said Section 25, said point being South 89°55'16" East 899.75 feet along the section line from the Northwest Corner of said Section 25 and running thence:

North 68°51'25" East 389.82 feet to the westerly line of Rollins Ranch Phase 4B;  
thence along said westerly line the following six (6) courses and distances:

- 1) South 05°25'34" East 192.19 feet;
- 2) South 41°57'03" East 110.48 feet;
- 3) North 72°35'16" East 66.68 feet;
- 4) South 05°32'52" East 122.44 feet;
- 5) southerly 218.22 feet along the arc of a 442.00-foot radius tangent curve to the right (center bears South 84°27'07" West and the long chord bears South 08°35'45" West 216.01 feet with a central angle of 28°17'15");
- 6) southerly 307.12 feet along the arc of a 356.50-foot radius curve to the left (center bears South 67°15'39" East and the long chord bears South 01°56'27" East 297.71 feet with a central angle of 49°21'35") to the northerly line of Roam Phase 1 Single Family - First Amended Subdivision;

thence along the northerly and westerly lines of said Roam Phase 1 Single Family the following nine (9) course and distances:

- 1) South 89°53'43" West 163.77 feet;
  - 2) North 00°06'33" West 15.00 feet;
  - 3) South 89°53'25" West 582.74 feet;
  - 4) South 13°17'54" West 9.68 feet;
  - 5) North 76°42'06" West 168.38 feet;
  - 6) North 13°17'54" East 71.38 feet;
  - 7) northerly 115.98 feet along the arc of a 331.61-foot radius tangent curve to the left (center bears North 76°42'07" West and the long chord bears North 03°16'42" East 115.39 feet with a central angle of 20°02'22");
  - 8) North 06°44'28" West 195.97 feet;
  - 9) northerly 192.56 feet along the arc of a 280.00-foot radius tangent curve to the right (center bears North 83°15'08" East and the long chord bears North 12°57'15" East 188.79 feet with a central angle of 39°24'14");
- thence North 68°51'25" East 387.53 feet to the Point of Beginning.

Contains: 640,333 square feet or 14.70 acres, 51 lots and 2 parcels.