

FIRST AMENDI  
DECLARATION OF COVENANTS, CC  
RIVERSTONE !Amended Restrictive Covenants  
Russell Shirts Washington County Recorder  
10/14/2015 03:36:50 PM Fee \$ 16.00  
By FACTION LLC

FACTION, LLC, a Utah limited liability company (hereinafter "Declarant") hereby amends the following portions of the Declaration of Covenants, Conditions and Restrictions for Riverstone Subdivision (hereinafter "Declaration") as set forth herein, pursuant to its authority under Article 7 of said Declaration, which Declaration was recorded on the 13<sup>th</sup> day of November, 2013, as DOC No. 20130042180 in the records of the Washington County Recorder, and affecting the real property located in Washington County, Utah, more particularly described as set forth in "Exhibit A" hereto, which is incorporated herein by this reference:

1. Article 3, Section 3.4, Sub Section (z), first paragraph shall be deleted from the Declaration, which language currently reads as follows:

"Front and side-yard landscaping (side-yard shall extend from the front foundation line to the rear foundation line of the Home) shall be installed by Declarant as part of the initial construction of the Home; the cost of said landscaping shall be the sole responsibility of the "to-be Owner" of the Home. Such landscaping shall be completed prior to occupancy of a Home on a Lot."

The foregoing language shall be replaced with the following modified language:

"Front and side-yard landscaping (side-yard shall extend from the front foundation line to the rear foundation line of the Home) shall be installed by Declarant, or its agent, as part of the initial construction of the Home on a Lot. Not less than 20% of the front-yard area shall be sod. The cost of said landscaping shall be the sole responsibility of the "to-be Owner" of the Lot/Home. Such landscaping shall be completed prior to the date of a City-issued Certificate of Occupancy ("CO") or occupancy of a Home on a Lot, whichever first occurs."

The remainder of Sub Section (z) shall remain unchanged.

IN WITNESS WHEREOF, Declarant has executed this Amendment as of the 9<sup>th</sup> day of October, 2015.

Declarant: FACTION LLC

By: Troy Ence, Manager

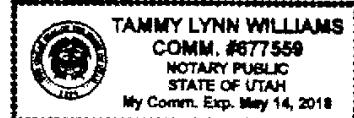
ACKNOWLEDGMENT

STATE OF UTAH )  
ss.  
COUNTY OF WASHINGTON )

On this 14<sup>th</sup> day of October, 2015, before me personally appeared Troy Ence, whose identity is personally known to me, and who, being by me duly sworn did say that he is the Manager of FACTION, LLC, a Utah limited liability company, and that the foregoing document was signed by him on behalf of said company by proper authority and he acknowledged before me that the company executed the document and the document was the act of the company for its stated purpose.

Tammy Lynn Williams

Notary Public, Residing in Washington County, UT



**Exhibit "A"**  
Riverstone Subdivision  
Legal Descriptions

Phase 1 Lots: per the Official Plat of Riverstone Subdivision, Phase 1, being Lots SG-RIV-1 through SG-RIV-1-10; and SG-RIV-1-12 through SG-RIV-1-15; and SG-RIV-1-26, inclusive; and

Phase 2 Lots: per the Official Plat of Riverstone Subdivision , Ph 2, being Lots SG-RIV-2-23 through SG-RIV-2-25; and SG-RIV-2-58; and SG-RIV-2-82 through SG-RIV-2-86; and SG-RIV-2-107 through SG-RIV-2-113, inclusive; and

Phase 3 Lots: per the Official Plat of Riverstone Subdivision, Phase 3, being Lots SG-RIV-3-1, SG-RIV-3-2, SG-RIV-3-11; and SG-RIV-3-16 through SG-RIV-3-22; and SG-RIV-3-56 and SG-RIV-3-57, inclusive; and

Phase 4 Lots: per the Official Plat of Riverstone Subdivision, Ph 4, being Lots SG-RIV-4-27 through SG-RIV-4-37; and SG-RIV-4-46 through SG-RIV-4-55, inclusive; and

Phase 5 Lots: per the Official Plat of Riverstone Subdivision, Phase 5, being Lots SG-RIV-5-59 through SG-RIV-5-64; and SG-RIV-5-76 through SG-RIV-5-81; and SG-RIV-5-87 through SG-RIV-5-106; and SG-RIV-5-74, inclusive.

Future Phases: All other future Phases, and Lots thereof, if any, as may hereafter be expanded or annexed by the Declarant into Riverstone Subdivision, in keeping with provisions of the Declaration thereof, as cited above.