

**AMENDMENT TO THE DECLARATION OF COVENANTS,
CONDITIONS, AND RESTRICTIONS OF EASEMENTS
FOR
PARKWAY FIELDS
(an Expandable Planned Unit Development)**

This Declaration of Covenants, Conditions, Restrictions and Reservations of Easements for Parkway Fields (the "Amendment") is made this 6 day of March, 2024 by the Declarant.

RECITALS

A. The Parkway Fields Owners Association ("Association") is governed by the Declaration of Covenants, Conditions, Restrictions and Reservations of Easements for Parkway Fields recorded, on or about March 31, 2023, in the Office of the Utah County Recorder, State of Utah, (the "Declaration") as Entry No. 20242:23.

B. This Amendment is subject to the Definitions of the Declaration at Article I, unless otherwise defined herein.

C. Pursuant to the Declaration at Sections 14.4 and 15.9, the necessary approvals to amend the Declaration were duly conducted and received to adopt and record this amendment.

NOW THEREFORE, the Association hereby amends the Declaration by replacing the language of Section 10.6 with the following:

10.6 Parking and Vehicular Restrictions. As set forth in Section 2.5, the Association may adopt Rules and Regulations relating to the parking of Vehicles and Recreational Vehicles within the Project including, without limitation: (1) the right to remove or cause to be removed any vehicles that are improperly parked; (2) restrictions on the type and condition of Vehicles in any customary or temporary parking; (3) restrictions for parking on the Streets in the Project; (4) restrictions on the time period and duration of temporary parking; and (5) the levying of fines to Owners who violate the Rules or Owners associated with people who violate such Rules. Unless otherwise permitted by the Association in the Rules and Regulations, the following restrictions apply to parking and Vehicles:

- (a) Parking:
 - (i) Each Owner shall maintain the Owner's garage in a manner which ensures that it is capable of accommodating at least one (1) Vehicle. All garage doors must remain closed, except when necessary for ingress or egress.
 - (ii) There shall be no parking on the Project's Streets, except Owners, Occupants, and their guests may temporarily park on the Streets for

the purpose of loading and unloading only and in no case overnight.

(iii) Guest parking shall be accommodated for on the driveway on the Lot and in any parking stalls or designated parking areas located in the Common Area.

(b) Vehicle Maintenance. Repair and restoration of a Vehicle or Recreational Vehicle is permitted only within an Owner's garage when the garage door is closed, provided that such activity may be prohibited entirely if the Board determines, in its discretion, that such activity constitutes a nuisance due to noise, odor, or other reasons. Owners may, on their driveways, wash the exteriors of any Vehicle or Recreational Vehicle, provided that any debris from the washing is promptly removed. No Person shall conduct any other repairs or restorations of any Vehicle or Recreational Vehicle upon any portion of the Properties, except as specifically provided in this subparagraph (b).

IN WITNESS WHEREOF, THE ASSOCIATION has executed this Amendment to the Declaration as of the 6th day of March 2024 in accordance with the Declaration.

Declarant: BCP Development, Inc.



Pete Evans
Co-Managing Partner

STATE OF UTAH)
)
:SS
COUNTY OF UTAH)



On this 6th day of March 2024, personally appeared before me Pete Evans who is known to me or who presented satisfactory identification, and has, while in my presence and while under oath or affirmation, voluntarily signed this document.



Notary Public

EXHIBIT A
Property Description

LEGAL DESCRIPTION

COMPOSITE SURVEYED DESCRIPTION

A portion of Sections 18 and 19, Township 6 South, Range 1 West, Salt Lake Base & Meridian, and Sections 13 and 24, Township 6 South, Range 1 West, Salt Lake Base & Meridian, being described by survey as follows:

Beginning at the South Quarter Corner of Section 18, Township 6 South, Range 1 West, Salt Lake Base & Meridian; thence N89°54'05"W along the Section Line 225.58 feet; thence S3°11'37"W 1462.55 feet; thence N89°09'35"W 5017.32 feet to the west line of that real property described in Deed Entry No. 45368:2000 (said west line also being the east line of Pony Express Parkway); thence N0°27'08"E along the east line of Pony Express Parkway 4143.61 feet to the westerly extension of the south line of **EAGLE POINT SUBDIVISION PLATS "B", "C" & "D"**; thence S89°13'23"E along the westerly extension and the south line of the above referenced subdivisions 4994.27 feet to the east line of that real property described in Deed Entry No. 92249:2019; thence S3°15'22"W along said real property 6.22 feet to the north line of that real property described in Deed Entry No.92396:2019; thence along said real property the following six (6) courses: S89°13'24"E 138.49 feet; thence S3°03'40"W 419.66 feet; thence S87°43'38"E 1163.84 feet to the west side of a county road; thence along said county road the following two (2) courses: S2°08'08"W 1130.21 feet; thence S3°07'51"W 1089.37 feet to the south line of Section 18; thence N89°56'00"W along the Section Line 879.69 feet to the point of beginning.

LESS AND EXCEPTING THEREFROM the following:

Beginning at a point North 840.51 feet and West 253.90 feet from the South quarter corner of Section 18, Township 6 South, Range 1 West, (Based on the Utah State Plane Coordinate System); thence North 25.00 feet; thence West 50.00 feet; thence South 50.00 feet; thence East 50.00 feet; thence North 25.00 feet to the point of beginning. (Parcel No. 59:018:0009)

Beginning at a point North 1316.37 feet and East 719.67 feet from the South quarter corner of Section 18, Township 6 South, Range 1 West, (Based on the Utah State Plane Coordinate System); thence North 25.00 feet; thence East 50.00 feet; thence South 50.00 feet; thence West 50.00 feet; thence North 25.00 feet to the point of beginning. (Parcel No. 59:018:0011)

Beginning at a point located North 89°54'05" West 303.90 feet along the section line and North 754.02 feet from the South quarter corner of Section 18, Township 6 South, Range 1 West, Salt Lake Base and Meridian; thence North 50.00 feet; thence East 50.00 feet; thence South 50.00 feet; thence West 50.00 feet to the point of beginning.

(Prior Parcel No. 59:018:0045)

(For Reference: Contains ±542.50 Acres)

ALSO: The following Subdivision plats have been recorded within the foregoing description:

Parkway Fields Phase A, Plat 1, recorded December 28, 2022, as Entry No. 127893-2022

Parkway Fields Phase A, Plat 2.1, recorded December 28, 2022, as Entry No. 127984-2022

Parkway Fields Phase B, Plat 1, recorded December 28, 2022, as Entry No. 127895-2022

(For reference: Parcel No. 59-018-0052; 49-991-0101 to 0173; 49-992-0201 to 0238; and 49-993-0101 to 0214)