

WHEN RECORDED, RETURN TO:

Keetley Station Townhouse Homes
Homeowners Association, Inc.
12277 N. Deer Mountain Blvd.
Deer Mountain, UT 84036
Attention: Paul S. Taggart

Ent. 261436 Bk. 0644 Pg. 0782-0785
ELIZABETH M PALMIER, Recorder
WASATCH COUNTY CORPORATION
2003 AUG 6 12:29pm Fee 40.00 MWC
FOR KEETLEY STATION TOWNHOMES HOME

**FIRST AMENDMENT TO DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS
OF KEETLEY STATION TOWNHOUSE HOMES,
AN EXPANDABLE PLANNED UNIT DEVELOPMENT**

THIS FIRST AMENDMENT TO THE DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS OF KEETLEY STATION TOWNHOUSE
HOMES is executed this 4th Day of August, 2003, by Keetley Station ("Declarant").

RECITALS

- A. Declarant has heretofore filed for record on May 22, 2000, a Declaration of Covenants, Conditions and Restrictions of The Keetley Station Townhouse Homes, an expandable planned unit development ("Declaration") with the Wasatch County Recorder, as Entry No. 00224327 Book 00462 Page 00763-00806, together with a Record of Survey Map ("Map").
- B. At the time the Declaration and map were recorded, the lots and dwellings had not been constructed. Since that time the Phase II Plat has been amended from 81 Dwelling unit lots to 24 Dwelling unit lots. It is necessary and desirable to amend the Declaration to allow this change to be reflected in the Covenants, Conditions, and Restrictions.
- C. Section 15.18 on page 40 states that the Declarant reserves the unilateral right to amend all or any part of this deceleration to such an extent and with such language as may be requested by FNMA and to further amend

to the extent requested by any other federal, state or local governmental agency which requests such an amendment as a condition precedent to such agency's approval of the declaration.

D. Pursuant to such amendment provisions the declarant hereby executes the following amendments to the original Declaration.

AMENDMENTS

1. Article 4-Paragraph 4.1 Page 6 is hereby amended to state the following:
The improvements contained in the project are now located on the property, the major improvements contained in the project include 8 separate 2 level buildings with basements each of which have 3 separate lots. All other language in this paragraph to remain the same.
2. Exhibit "A" description of property Keetley Station Townhouse Homes, An expandable Planned Unit Development Within Deer Mountain Plat 2 and Plat 2-A will have the following lot numbers as legal description recorded in the Wasatch County recorders office. Lot T10 (ODM-2010-T-008-025), T11(ODM-2011-T-008-025, T12(ODM-2012-T-008-025), T13(ODM-2013-T-008-25), T14(ODM-2014-T-008-025), T15 (ODM-2015-T-008-025), T16(ODM-2016-T-008-025), T17(ODM-2017-T-008-025), T18(ODM-2018-T-008-025), T64(ODM-2064-T-008-025), T65(ODM-2065-T-008-025), T66(ODM-2066-T-008-025), T67(ODM-2067-T-008-025), T68(ODM-2068-T-008-025), T69(ODM-2069-T-008-025), T70(ODM-2070-T-008-025), T71(ODM-2071-T-008-025), T72(ODM-2072-T-008-025), T76(ODM-2076-T-008-025), T77(ODM-2077-T-008-025), T78(ODM-2078-T-008-025), T79(ODM-2079-T-008-25), T80(ODM-2080-T-008-025, & T81(ODM-2081-T-008-025).
3. This first amendment shall be considered supplemental to the declaration and to the map and any supplements or additions thereto, and except as expressly amended by this first amendment, the Declaration, the map and its

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supplements shall remain in full force and effect and shall not be cancelled, suspended or otherwise abrogated by the recording of the first amendment.

4. In the event of any conflict or inconsistency between the original Declaration or Map and the First Amendment, the terms, provisions and conditions of the First amendment shall control.

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Certificate of Secretary

I certify that I am the duly and elected acting Secretary of the Homes at Keetley Station Home Owners Association, Inc. A corporation organized under the Utah Nonprofit Corporation and Cooperative Association Act.

Executed as of 08-05-03, at Wasatch County, Utah

By: Paul S. Taggart

By: Paul S. Taggart
Paul S. Taggart, Secretary

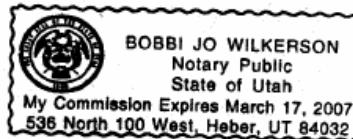
STATE OF UTAH

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COUNTY OF WASATCH

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On this 5 day of Aug., 2003 personally appeared before me, Paul S. Taggart, the signer of the above instrument, who duly acknowledged to me that he is the secretary of Keetly Station Townhouse Homes.

Bobbi Jo Wilkerson

Notary Public

Residing at: 536 N. 100W. Heber, UT 84032

My Commission Expires:

March 17, 2007

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