

After Recording Return To:
SEB Legal
2225 East Murray Holladay Rd., Suite 111
Salt Lake City, UT 84117

**AMENDMENT TO THE
DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS
OF KAYS LANDING TOWN HOME ASSOCIATION, A PUD**

Parcel Ids: 11-691-0016; 11-691-0017; 11-691-0018; 11-691-0019; 11-691-0020; 11-691-0033; 11-691-0034;
11-691-0035; 11-691-0036; 11-691-0037; 11-695-0001; 11-695-0002; 11-695-0003; 11-695-0004; 11-695-0005;
11-695-0006; 11-695-0007; 11-695-0008; 11-695-0009; 11-695-0010; 11-695-0011; 11-695-0012; 11-695-0013;
11-695-0014; 11-695-0015; 11-695-0021; 11-695-0022; 11-695-0023; 11-695-0024; 11-695-0025; 11-695-0026;
11-695-0027; 11-695-0028; 11-695-0029; 11-695-0030; 11-695-0031; 11-695-0032

This Amendment to the Declaration is executed on the date set forth below by The Kays Landing Town Home Owners Association ("Association").

RECITALS

A. Real property in Davis County, Utah, known as Kays Landing Town Home Association, A Planned Unit Development was subjected to covenants, conditions, and restrictions recorded December 9, 2011, as Entry No. 2631632, in the Davis County Recorder's Office, Utah ("Declaration");

B. This amendment shall be binding against the property described in EXHIBIT A and the Declaration, any amendment, annexation, or supplement thereto;

C. This amendment is intended to authorize the Association to charge a reinvestment fee at the time a Unit is transferred;

D. Declarant is the sole owner of all Units. Under Declaration Article XIII, Section 13.2, the Board of Directors certifies that this amendment have been approved by at affirmative vote of at least 2/3 majority of the Owners. Additionally, in accordance with Article XIII, Section 13.2, Declarant gives written consent to this amendment;

NOW, THEREFORE, the Association hereby amends the Declaration as follows:

Declaration Article V, Section 5.6 is amended to add (d) to the list of acceptable Special Assessments on Specific Units, the period after (c) shall be changed to a semi-colon and followed by this language:

and (d) on every Unit at the time the Unit is transferred as a reinvestment fee not to exceed ½% of the sale price of the Unit for the purpose of covering Association expenses, including without limitation: administrative expenses; purchase, ownership, leasing, construction, operation, use, administration, maintenance, improvement, repair, or replacement of association facilities, including expenses for taxes, insurance, operating reserves, capital reserves, and emergency funds; common planning, facilities, and infrastructure expenses; obligations arising from an environmental covenant; community programming; resort facilities; open space; recreation amenities; or charitable expenses.

IN WITNESS WHEREOF, the Board and Declarant have executed this Amendment to the Declaration as of the 11 day of JUNE, 2012.

THE KAYS LANDING TOWN HOME OWNERS ASSOCIATION

[Signature]
By: TARGHEE CHILD
Its: President

DECLARANT:
Taylor Scott Partners, LLC
[Signature]
By: Scott Kobrin
Its: Manager

STATE OF UTAH)
County of Davis) :SS

On the 11 day of June, 2012, personally appeared Targhee Child who, being first duly sworn, did that say that they are the president and secretary of the Association authorized to sign this instrument and that said instrument was signed and sealed on behalf of the Association, certified that the Amendment was authorized by more than 2/3 majority of the Owners, and acknowledged said instrument to be their voluntary act and deed.



[Signature]
Notary Public for Utah

STATE OF UTAH)
County of Salt Lake) :SS

On the 11 day of June, 2012, personally appeared Scott Kobrin who, being first duly sworn, did that say that he is the manager of Declarant authorized to sign this instrument and that said instrument was signed and sealed on behalf of Declarant, certified that the Amendment was authorized by Declarant, and acknowledged said instrument to be his voluntary act and deed.



[Signature]
Notary Public for Utah

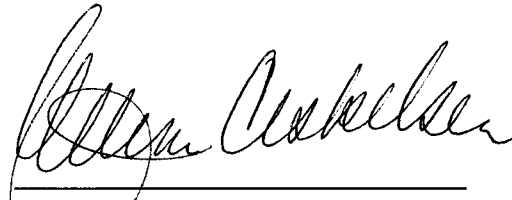
WITNESS the hand of said Grantor(s) this day of June, 2012.


Clint Wallace

State of Utah }
 }ss.
County of Davis }

On the *12* day of June, 2012, personally appeared before me Clint Wallace, the signer(s) of the above instrument, who duly acknowledged to me that such person(s), executed the same.

Witness my hand and official seal.



Notary Public

EXHIBIT A
Legal Description

ALL UNITS WITHIN KAYS LANDING PHASE 1 PRUD AS SHOWN ON THE OFFICIAL PLAT THEREOF ON FILE WITH THE DAVIS COUNTY RECORDER, STATE OF UTAH.

ALL UNITS WITHIN KAYS LANDING PHASE 2 PRUD AS SHOWN ON THE OFFICIAL PLAT THEREOF ON FILE WITH THE DAVIS COUNTY RECORDER, STATE OF UTAH.