



\*W3059170\*

E# 3059170 PG 1 OF 3  
Leann H. Kilts, WEBER COUNTY RECORDER  
04-Jun-20 0834 AM FEE \$40.00 DEP PC  
REC FOR: NELSON CHRISTENSEN HOLLINGWORTH &  
ELECTRONICALLY RECORDED

WHEN RECORDED, MAIL TO:  
Bruce J. Nelson  
Nelson Christensen Hollingworth & Williams  
5292 College Drive, Suite 203  
Murray, UT 84123

Space above for County Recorder's use  
Parcel ID Number: \_\_\_\_\_

**FIRST AMENDMENT TO  
COVENANTS, CONDITIONS, AND RESTRICTIONS  
OF  
GLOVER ESTATES PHASE 1  
(A PRIVATE SUBDIVISION)**

This FIRST AMENDMENT TO COVENANTS, CONDITIONS, AND RESTRICTIONS (“**Amendment**”) is made this 2nd day of June, 2020 by **Parke Way LLC**, a Utah limited liability company and **Dream Castle Homes, Inc.**, a Utah corporation (together the “**Owners**”).

The above referenced Owners own at least two-thirds (2/3) of the lots in the Glover Estates Subdivision Phase I described as a certain tract of real property (“**Property**”) located in Weber County, Utah, and more particularly described on the attached Exhibit “A”. The Property is currently subject to the Covenants, Conditions, And Restrictions of Glover Estates Phase 1, previously recorded as entry #3014322 in the Office of the Weber County Recorder (the “**Declarations**”). The Owners desire to amend the Declarations.

NOW, THEREFORE, it is hereby declared as follows:

**ARTICLE I**  
**Amendment**

1.1 Amendment. The Owners agree to accept and adopt additional Phases of the Glover Estates Subdivision, including each of Phases 2, 3 and 4, as part of the Subdivision, subject to the Declarations, including the provisions requiring lot owners to pay any HOA assessments and the requirements to be subject to the Architectural Control Committee described therein. Such new Phases shall also be subject to and receive all benefits from the Association created pursuant to the Declarations. The Owners’ approval herein, together with the recording, whether previously recorded or recorded in the future, by each Phase of declarations substantially similar to the Declarations, shall be conclusive evidence of the combination, adoption and acceptance of the future phases into the Glover Estates Subdivision.



-3-

EXHIBIT "A"  
Legal Description of Property

Part of Lot 3, of the Northwest Quarter of Section 2, Township 5 North, Range 2 West, Salt Lake Base and Meridian, said parcel also located in West Haven, Utah, more particularly described as follows:

Beginning at the intersection of the South line of Upper Dayspring Subdivision Phase 3, and the West line of 2400 West Street, said point being North 89°07'54" West 669.60 feet along the Section line and the Centerline of 3300 South Street, and South 660.07 feet from the North Quarter Corner of Section 2, Township 5 North, Range 2 West, Salt Lake Base and Meridian, said point of beginning also being on a curve to the left, and Running;

thence Southeasterly 253.49 feet along the arc of a 508.00-foot radius curve to the left (center bears North 89°02'25" East and the long chord bears South 15°15'17" East 250.87 feet with a central angle of 28°35'25") along the West line of said 2400 West Street;

thence North 89°07'54" West 595.01 feet;

thence South 00°41'38" West 12.57 feet;

thence North 89°15'57" West 136.50 feet to the West line of said Lot 3, being North 00°41'38" East 409.01 feet from the Southwest corner of said Lot 3;

thence North 00°41'38" East 253.89 feet along said West line of Lot 3, to the South line of Lot 217, Upper Dayspring Subdivision Phase 2;

thence South 89°07'54" East 662.58 feet along the South line of said Lot 217, to and along the South lines of Lots 218-220, Upper Dayspring Subdivision Phase 2, to and along the South line of Lot 229, Upper Dayspring Subdivision Phase 2 1<sup>st</sup> Amendment, to and along the South lines of Lots 309 and 308, Upper Dayspring Subdivision Phase 3 to the point of beginning.

Contains: 167,087 square feet or 3.836 acres and 19 Lots.