

When Recorded Return To:

Olympus Investments, LLC  
2637 N 400 E #127  
North Ogden, UT 84414

**RETURNED**

JUN 24 2019

09-432-0301 thru 0325  
09-119-0027, 0028, 0023  
09-425-0201 thru 0238  
09-424-0101 thru 0109

Davis County Parcel Nos.: **SEE EXHIBIT A**

**FIRST AMENDMENT TO AMENDED & RESTATED  
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS  
FOR THE VISTAS AT EASTGATE**

This *First Amendment to Amended & Restated Declaration of Covenants, Conditions and Restrictions for the Vistas at Eastgate* ("First Amendment") is made effective as of the date set forth in the signature page by Olympus Investments LLC, a Utah limited liability company ("Olympus").

**RECITALS**

A. Olympus is the "Declarant" as that term is used in the *Amended and Restated Declaration of Covenants, Conditions and Restrictions for the Vistas at Eastgate* ("Declaration").

B. The Declaration was recorded in Davis County on May 14, 2018, as Entry No. 3093086.

C. The Declaration is binding on the Covered Property, as that term is defined in the Declaration, and as further set forth on Exhibit A hereto.

D. Article XV, Section 6 of the Declaration provides for amendment of the Declaration by the Declarant.

E. Declarant wishes to amend the Declaration to include the provisions provided for below.

**AMENDMENT**

The Declaration is hereby amended as follows:

1. In addition to the Assessments provided for under Article III of the Declaration, Declarant hereby establishes a Reinvestment Fee Covenant pursuant to Utah Code § 57-1-46.

2. Pursuant to the Reinvestment Fee Covenant the initial purchaser of any Lot within the Covered Property, and each subsequent purchaser of such Lot, will be obligated to pay a fee ("**Reinvestment Fee**") to the Association identified in the Declaration.

3. The Reinvestment Fee will be used for the purposes of benefitting the Covered Property, which may include the purposes set forth in Utah Code § 57-1-46.

4. The amount of the Reinvestment Fee will be determined by the Association's board of directors and may be changed from time to time, subject to the limitations set forth in Utah Code § 57-1-46.

5. Except to the extend modified herein, the Declaration shall remain in full force and effect. In the event of any conflict between the Declaration and this First Amendment, that Amendment will control.

Dated this 20 day of June, 2019.

**DECLARANT**

Olympus Development LLC, a Utah limited liability company

By: 

Printed Name: Eric Thomas

Title: member

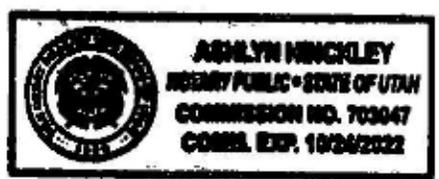
STATE OF UTAH )  
: ss.

COUNTY OF Weber )

The foregoing instrument was acknowledged before me this 20 day of June, 2019, by Eric Thomas in his/her capacity as Member of Olympus Development LLC (the "Declarant" above).

  
Notary Public

SEAL:



**EXHIBIT A**  
**(Covered Property)**

That certain real property situated in Davis County, Utah, more particularly described as follows:

A portion of the SE1/4 of Section 3, Township 4 North, Range 1 West, Salt Lake Base & Meridian, located in Layton, Utah, more particularly described as follows:

Beginning at a point located N0°07'20"E along the ¼ Section line 290.00 feet from the South ¼ Corner of Section 3, T4N, R1W, S.L.B.& M.; thence N89°39'40"W along the north line of lands of Layton City 238.46 feet to the southeast corner of Lot 28, SUN HILLS PARK Subdivision, as constructed, according to the Official Plat thereof on file in the Office of the Davis County Recorder; thence N0°19'12"E (record: N0°20'20"E) along said Plat and the extension thereof 393.52 feet to the southeasterly line of 3100 North Street as defined and described as part of NORTH HILLS ESTATES No. 4 Subdivision, according to the Official Plat thereof on file in the Office of the Davis County Recorder; thence along said Plat the following 3 (three) courses and distances: N69°41'12"E 144.47 feet; thence along the arc of a 163.16 foot radius curve to the left 159.81 feet through a central angle of 56°07'04" (chord: N41°37'40"E 153.49 feet) to said ¼ Section line; thence N0°07'20"E along the ¼ Section line and extension of said Plat 466.78 feet to the Northwest Corner of the SW1/4 of the SE1/4 of said Section 3; thence S89°30'17"E along the 1/16<sup>th</sup> Section (40 acre) line 1,342.43 feet to the Northeast Corner of the SW1/4 of the SE1/4 of said Section 3; thence S0°11'47"W along the 1/16<sup>th</sup> Section (40 acre) line 1,322.92 feet to the Southeast Corner of the SW1/4 of the SE1/4 of said Section 3; thence N89°14'02"W along the Section line 366.78 feet to the southeast corner of that Real Property described in Deed Book 2327 Page 469 of the Official Records of Davis County; thence

N0°50'58"E along said deed 525.00 feet; thence N89°14'02"W along said deed and extension thereof 980.66 feet to the ¼ Section line; thence S0°07'20"W 235.03 feet to the point of beginning.