

When recorded mail to:
Destination Homes
VP of Land
67 South Main Street
Layton, Utah 84041

**SEVENTH AMENDMENT TO THE
DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS**

For Hill Farms Subdivision
In Davis County, Utah

This Seventh Amendment to the Declaration of Covenants, Conditions & Restriction for Hill Farms Subdivision (hereinafter "Seventh Amendment") hereby amends that certain Declaration of Covenants, Conditions & Restrictions for Hill Farms Subdivision, as amended, recorded in the Davis County Recorder's Office on November 26, 2013, as Entry No. 2778856 ("Enabling Declaration"), and is executed by Legacy Neighborhoods, LLC, a Utah limited liability company (hereinafter "Declarant").

RECITALS:

(A) This Seventh Amendment affects and concerns real property located in Davis County, Utah and more particularly described on **Exhibit "A"** attached hereto ("Property").

(B) The Project remains within the Class B Control Period, as defined in Article IX of the Enabling Declaration. Also, in accordance with Article 23.4 of the Enabling Declaration, Article 11.1 of the Bylaws, the Declarant may amend the Enabling Declaration and Bylaws at any time during the Class B Control Period at the sole discretion of the Declarant.

(C) The Bylaws of Hill Farms Subdivision Homeowner Association, Inc. ("Bylaws") were recorded on August 29, 2016, as Entry No. 2962280 in the office of the Davis County Recorder, Utah.

(D) A Re-Recorded First Amendment to the Declaration of Covenants, Conditions & Restrictions for Hill Farms Subdivision ("Re-recorded First Amendment") was recorded on August 29, 2016, as Entry No. 2962673 in the office of the Davis County Recorder, Utah.

(E) A Re-Recorded Notice of Reinvestment Fee Covenant was recorded on August 30, 2016, as Entry No. 2962278 in the office of the Davis County Recorder, Utah.

(F) The Second Amendment to the Declaration of Covenants, Conditions & Restrictions for Hill Farms Subdivision ("Second Amendment") was recorded on November 21, 2016, as Entry No. 2983551 in the office of the Davis County Recorder, Utah.

(G) The Third Amendment to the Declaration of Covenants, Conditions & Restrictions for Hill Farms Subdivision ("Third Amendment") was recorded on October 10, 2018, as Entry No. 3120222 in the office of the Davis County Recorder, Utah.

(H) The Fourth Amendment to the Declaration of Covenants, Conditions & Restrictions for Hill Farms Subdivision ("Fourth Amendment") was recorded on December 27, 2018, as Entry No. 3135609 in the office of the Davis County Recorder, Utah.

(I) The Fifth Amendment to the Declaration of Covenants, Conditions & Restrictions for Hill Farms Subdivision ("Fifth Amendment") was recorded on January 7, 2019, as Entry No. 3137139 in the office of the Davis County Recorder, Utah.

(J) The Sixth Amendment to the Declaration of Covenants, Conditions & Restrictions for Hill Farms Subdivision ("Sixth Amendment") was recorded on July 22, 2020 as Entry No. 3274024 in the office of the Davis County Recorder, Utah.

NOW, THEREFORE, the Enabling Declaration, as amended, is hereby further amended as follows:

COVENANTS, CONDITIONS AND RESTRICTIONS

1. Recitals. The above Recitals are incorporated herein by reference and made a part hereof.
2. Effective Date. The Seventh Amendment will take effect on the date recorded at the office of the Davis County Recorder's Office (the "Effective Date").
3. No Other Changes. Except as otherwise expressly provided in this Seventh Amendment, the Enabling Declaration, as amended, remains in full force and effect.
4. Conflicts. In the case of any conflict between the provisions of this Seventh Amendment and the provisions of the Enabling Declaration, as amended, the provisions of this Seventh Amendment shall in all respect govern and control. In the case of any existing provisions that could be interpreted as prohibiting the modification set forth in this Seventh Amendment, such provision is hereby modified in order to accomplish the purpose and intent of this Seventh Amendment.

AMENDMENT

5. Article 5 of First Amendment is hereby deleted in its entirety and replaced with the following:

Reinvestment Fee. With the exception of those Lots conveyed by Declarant or Declarant's Related Entities, the Association shall levy a one-time reinvestment fee when a change in ownership of a Lot occurs in an amount as established by the Board of Directors from time to time, up to a maximum of one-half (1/2) of one percent (0.05%) of the gross sales price of the Lot/Dwelling. The purpose of this reinvestment fee is to benefit the burdened property by facilitating the maintenance of the Association Common Areas, facilities and/or Association expenses.

6. Article 14 of the Enabling Declaration is hereby modified and supplemented to allow for the appointment of multiple Architectural Review Boards in addition to other committees, which respective authority and responsibility may be governed by resolution of the Board.

IN WITNESS WHEREOF, the undersigned have executed this instrument on the year and date indicated below.

DECLARANT:
LEGACY NEIGHBORHOODS, LLC

By:

David Bailey
Its: MANAGER

STATE OF UTAH)
): ss
COUNTY OF Davis)

On the 11th day of February, 2020, personally appeared before me, David Bailey, who being by me duly sworn did say that he/she is an authorized agent of Legacy Neighborhoods, LLC, and that the within and foregoing instrument was signed in behalf of said limited liability company and duly acknowledged to me that he/she executed the same.

Beth B. Pinnau
NOTARY PUBLIC

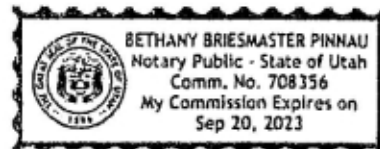


Exhibit A

Hill Farms Homeowner Association Tax I.D. Numbers:

Phases 1A-1E

11-731-0101 through 11-731-0102
11-731-0103 through 11-731-0104
11-732-0103 through 11-732-0105
11-732-0126 through 11-732-0129
11-732-0130 through 11-732-0131
11-734-0106 through 11-734-0115
11-734-0118 through 11-734-0125
11-738-0138 through 11-738-0157
11-738-0158 through 11-738-0161
11-741-0116 through 11-741-0117
11-741-0130
11-741-0132 through 11-741-0137
11-741-0138
11-741-0139
11-741-0140
11-741-0141
11-753-0158 through 11-753-0173

- 81 Parcels

Phase 2

11-761-0201 through 11-761-0214
11-761-0215
11-761-0216
11-776-0215 through 11-776-0239
11-776-0240 through 11-776-0243
11-776-244 through 11-776-0245

- 47 Parcels

Phase 3

11-795-0301 through 11-795-0316
11-795-0319 through 11-795-0329
11-795-0330 through 11-795-0333
11-839-0317
11-839-0318

- 33 Parcels

Phase 2C

11-797-0241 through 11-797-0247

11-797-0249 through 11-797-0256
11-797-0259
-16 Parcels

Phase 4

11-807-0401 through 11-807-0428
11-807-0429 through 11-807-0433
-33 Parcels

Phase 5

11-825-0501 through 11-825-0531
11-825-0535 through 11-825-0538
11-841-0532 through 11-841-0534
-38 Parcels

Phase 6

11-846-0601 through 11-846-0627
11-846-0628
11-846-0629
-29 Parcels

Phase 7

11-091-0071
11-076-0086
-2 Parcels

Contains 279 Parcels