

When Recorded Return To:
Fairfield Place LLC
2219 East Lorita Way
Cottonwood Heights, UT 84093

15-108-0001 thru 15-108-0019

**FIRST AMENDMENT TO
COVENANTS, CONDITIONS, AND RESTRICTIONS AND
RESERVATION OF EASEMENTS
for
FAIRFIELD PLACE TOWNHOMES**

KNOW ALL MEN BY THESE PRESENTS:

THAT WHEREAS, the undersigned collectively being the owner of the following described real property situated in Davis County, State of Utah, more particularly described as follows:

FAIRFIELD TOWNHOME DEVELOPMENT DESCRIPTION

PART OF LOT 1 AND ALL OF LOT 2, CHRISTENSEN DENTAL SUBDIVISION, RECORDED AS ENTRY #2153576 IN THE OFFICE OF THE DAVIS COUNTY RECORDER, FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY LINE OF THE ASPEN HEIGHTS SUBDIVISION AMENDED, SAID POINT IS SOUTH 00°02'40" WEST 1422.67 FEET (1430.50 FEET, BY RECORD) ALONG THE SECTION LINE AND SOUTH 87°30'00" EAST 122.67 FEET ALONG THE NORTH LINE OF SAID CHRISTENSEN DENTAL SUBDIVISION TO THE WEST LINE OF SAID ASPEN HEIGHTS SUBDIVISION AND SOUTH 01°03'57" EAST 169.83 FEET ALONG SAID WEST LINE FROM THE NORTHEAST CORNER OF SECTION 21, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE ALONG THE LOT LINES, AND EXTENSION THEREOF, OF SAID LOT 2 THE FOLLOWING FIVE (5) COURSES: 1) SOUTH 01°03'57" EAST 225.72 ALONG SAID WEST SUBDIVISION LINE; 2) SOUTH 89°10'44" WEST 256.63 FEET; 3) SOUTH 00°02'15" EAST 2.25 FEET; 4) SOUTH 89°57'45" WEST 2.25 FEET TO THE EAST LINE OF FAIRFIELD ROAD; 5) NORTH 00°04'33" EAST 200.42 FEET ALONG SAID EAST LINE TO THE NORTHWEST CORNER OF SAID LOT 2; THENCE NORTH 88°36'24" EAST 154.93 FEET ALONG THE NORTHERLY LINE OF SAID LOT 2; THENCE NORTH 56°41'37" EAST 47.29 FEET; THENCE NORTH 88°36'24" EAST 60.00 FEET TO THE POINT OF BEGINNING. SAID PROPERTY AS IS NOW DESCRIBED, BY VIRTUE OF A DEDICATION PLAT BEING RECORDED IS: ALL OF UNITS 1 THRU 19, FAIRFIELD PLACE TOWNHOMES, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD IN THE OFFICE OF THE DAVIS COUNTY RECORDER OF THE STATE OF UTAH.

CONTAINING 1.222 ACRES.

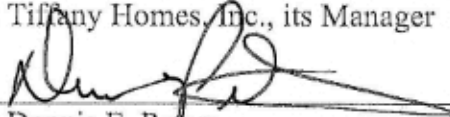
A DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS AND RESERVATION OF EASEMENTS, dated March 25, 2022, was previously recorded on April 13, 2022, as Entry #3469951 in Book 7987 and Page 380 with the Davis County Recorder (the "CC&Rs"). The undersigned does hereby desire to amend the CC&Rs as described below.

AMENDMENTS

1. Reinvestment Fee. The Association shall use the funds collected from the reinvestment fee to maintain, repair and/or replace the Common Areas and Facilities of the Association for the benefit of all Lots and Owners within the Association. The reinvestment fee is perpetual, and runs with the land and binds all successors in interest and assigns, and precludes the imposition of any other reinvestment fee. The reinvestment fee shall not exceed .25% of the value of the burdened property, and is to be paid directly to the Association by the purchaser / transferee of any Unit upon closing of any purchase, sale, or transfer. This provision shall apply to all sales subsequent to the original purchaser's acquisition of the property.
2. Name of Declarant. There are inconsistencies in the CC&Rs as to the name of the Declarant. The name of the Declarant is Fairfield Place LLC
3. Amendment. Except as specifically set forth herein, the CC&Rs remain unchanged and in full force and effect. Capitalized terms used but not otherwise defined herein shall have the meanings assigned to them in the CC&Rs.

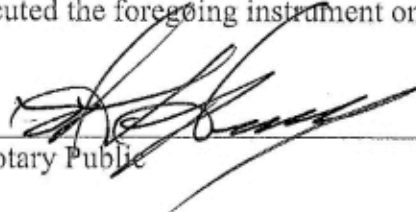
DATED this 10th day of November, 2022

Fairfield Place LLC
By: Tiffany Homes, Inc., its Manager


By: Dennis E. Peters
Its: President

STATE OF UTAH)
~~SMITH~~ : ss.
COUNTY OF ~~SMITH~~)
DAVIS

On the 10 day of November, 2022, personally appeared before me Dennis E. Peters, the President of Tiffany Homes, Inc., the Manager of Fairfield Place LLC, who being by me duly sworn did say that they executed the foregoing instrument on behalf of Fairfield Place LLC.


Notary Public

