

E 3541180 B 8321 P 785-790
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
8/22/2023 3:50 PM
FEE 46.00 Pgs: 6
DEP MEC REC'D FOR CW
THE LANE LLC

WHEN RECORDED, RETURN TO:

CW The Lane, LLC
Attn: Legal Department
610 N 800 West
Centerville, UT 84014

Affecting Parcel Number(s): 03-292-0001; 03-292-0002; 03-292-0003; 03-292-0004; 03-292-0005; 03-292-0006; 03-292-0007; 03-292-0008; 03-292-0009; 03-292-0010; 03-292-0011; 03-292-0012; 03-292-0013

**FIRST AMENDMENT TO DECLARATION OF
COVENANTS, CONDITIONS, AND RESTRICTIONS,
AND RESERVATION OF EASEMENTS FOR THE LANE**

This FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, AND RESERVATION OF EASEMENTS FOR THE LANE ("**Amendment**"), is made and executed as of the date first written below on the signature page and is effective when recorded in the office of the Davis County Recorder by CW The Lane, LLC, a Utah limited liability company ("**Declarant**").

RECITALS

A. Declarant is the fee title owner of that certain real property located in Centerville, Utah, Davis County, as more particularly described on Exhibit A attached hereto (the "**Property**").

B. On June 8, 2022, the Declaration of Covenants, Conditions, and Restrictions, and Reservation of Easements for The Lane was recorded in the office of the Davis County Recorder as Entry No. 3485165 in Book 8040 on Page 1057 (the "**Declaration**").

C. Following the recordation of the Declaration, the Declarant and its affiliates determined it to be in the best interest of the Association to amend the Declaration to address, among other things, changes to vehicle parking on one's shared driveway (as defined and described herein).

D. Declarant hereby desires to amend the Declaration as set forth herein.

E. Under Section 12.2 of the Declaration, during the Period of Declarant's Control, the Declarant has the right to amend the Declaration without the consent of any other Owner. As of the effective date, the Period of Declarant's Control remains in full force and effect.

F. Capitalized terms used but not otherwise defined herein shall have the meanings ascribed to such capitalized terms in the Declaration.

AMENDMENTS

NOW, THEREFORE, for the reasons recited above and subject to the restrictions set forth below and established in the Declaration, the Declarant hereby adopts this Amendment. The Recitals above are incorporated into and made a part of this Amendment.

1. AMENDMENTS

a. Article 9 of the Declaration is hereby amended by adding one additional subsection (new section 9.8 titled **Driveway Parking**) as follows:

9.8 **Driveway Parking**. Parking shall not obstruct traffic or access to another person's garage or space. It shall be a violation of this Declaration for any Owner or other person to park, or permit others to park, any motorized automobile or vehicle in any shared driveway within the Property.

[Remainder of page intentionally left blank]

IN WITNESS WHEREOF, the Declarant has caused this Amendment to be executed by a duly authorized representative.

DATED as of the 21 day of August, 2023.

DECLARANT

CW THE LANE, LLC,
a Utah limited liability company

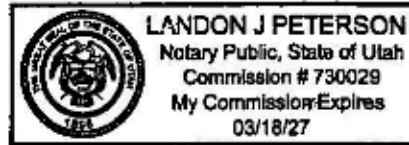
By: *Darlene Carter*
Name: *Darlene Carter*
Its: Authorized Representative

STATE OF UTAH)
 §
COUNTY OF DAVIS)

On the 21 day of AUGUST, 2023, personally appeared before me DARLENE CARTER who by me being duly sworn, did say that she / he is an Authorized Representative of CW The Lane, LLC, and that the foregoing instrument is signed on behalf of said limited liability company and executed with all necessary authority.

WITNESS MY HAND AND OFFICIAL SEAL

[Handwritten Signature]
(Notary Signature)



(Seal)

EXHIBIT A

Property Legal Description

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 18 AND THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SECTION 18, SAID POINT BEING NORTH 89°40'15" EAST ALONG SAID SECTION LINE 687.29 FEET FROM THE NORTHWEST CORNER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 00°03'10" EAST 125.40 FEET; THENCE NORTH 89°40'15" EAST 143.75 FEET TO THE WEST LINE OF CENTERVILLE MARKETPLACE SUBDIVISION PHASE 2 AS RECORDED WITH ENTRY NO. 1378702 IN BOOK 2235 AT PAGE 350 DAVIS COUNTY RECORDER'S OFFICE; THENCE SOUTH 00°03'10" WEST ALONG THE WEST LINE 45.40 FEET TO THE NORTHWEST CORNER OF PORTER WALTON TOWNHOMES P.U.D. AS RECORDED WITH ENTRY NO. 2916378 IN BOOK 6434 AT PAGE 783 DAVIS COUNTY RECORDER'S OFFICE; THENCE SOUTH 00°03'06" WEST ALONG THE WEST LINE OF SAID PORTER WALTON TOWNHOMES P.U.D. 645.19 FEET TO THE NORTH RIGHT-OF-WAY LINE OF PORTER LANE; THENCE NORTH 89°52'05" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE 70.35 FEET; THENCE NORTH 00°19'45" WEST 133.00 FEET; THENCE NORTH 89°52'05" WEST 70.00 FEET; THENCE NORTH 00°12'21" WEST 164.23 FEET; THENCE NORTH 00°19'45" WEST 266.81 FEET TO THE POINT OF BEGINNING. (NAD83 ROTATION IS 00°19'28" CLOCKWISE)
CONTAINS 88,895.79 SQ/FT OR 2.04 ACRES AND ONE (1) PRIVATE ROAD AND TWELVE (12) LOTS.

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TIME OF RECORDING
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