

**AMENDMENT TO THE  
DECLARATION OF  
COVENANTS, CONDITIONS AND RESTRICTIONS  
OF SCOTCH FIELDS, P.U.D.**

**(An Expandable Planned Unit Development – which is not a Cooperative)**

The Declaration of Covenants, Conditions and Restrictions of Scotch Fields, P.U.D., recorded on the 3<sup>rd</sup> day of February, 2016, is hereby amended as follows:

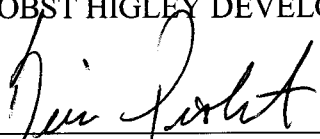
Section 7.17 Rental Restriction, is hereby replaced in its entirety with the following paragraph:

7.17 Rental Restriction. Overnight, weekly and monthly rentals are expressly prohibited. Owners may rent their homes for periods of no less than sixty (60) days. In accordance with Utah Code Ann. section 57-8a-209 the restrictions of rentals for less than a year will not apply for the following reasons: a) for the period of a lot owner's deployment if the lot owner is in the military; b) if a lot is occupied by a lot owner's parent, child or sibling; c) a lot owner whose employer has relocated the lot owner for no less than two years; d) a lot owned by a trust or other entity created for estate planning purposes if the trust or other estate planning entity was created for the estate of a current resident of the lot, or the parent, child, or sibling of the current resident of the lot. The Association shall adopt appropriate rules to assure this provision is consistently enforced. All other provisions of section 57-8a-209 shall apply.

All other provisions of the original CCRs shall remain in full force and effect.

EXECUTED this 6 day of June, 2017.

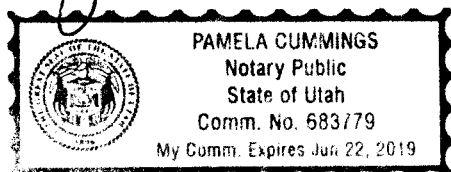
Declarant:  
PROBST HIGLEY DEVELOPERS, LLC

  
\_\_\_\_\_  
By: Bill Probst  
Its: Manager

STATE OF UTAH )  
 ) ss.  
COUNTY OF WASATCH )

The foregoing instrument was acknowledged before me this 6 day of June, 2017 by Bill Probst, Manager of Probst Higley Developers, LLC, who personally appeared before me and duly acknowledged to me that he had executed the instrument.

  
\_\_\_\_\_  
NOTARY PUBLIC



The document is recorded against the following parcel numbers:

00-0021-1210

00-002101207

00-0021-1209

00-0021-1580

00-0021-1579

Scotch Fields PUD

00-0021-1562  
00-0021-1563  
00-0021-1564  
00-0021-1565  
00-0021-1566  
00-0021-1567  
00-0021-1568  
00-0021-1569  
00-0021-1570  
00-0021-1571  
00-0021-1572  
00-0021-1573  
00-0021-1574  
00-0021-1575  
00-0021-1576  
00-0021-1577  
00-0021-1578

EXHIBIT A

LEGAL DESCRIPTION (excluding mineral rights)

BEGINNING AT A POINT WHICH IS SOUTH 89°19'57" WEST 701.31 FEET AND SOUTH 1,439.20 FEET FROM A FOUND BRASS CAP MONUMENT REFERENCING THE NORTH EAST CORNER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN (FROM SAID BRASS CAP MONUMENT THE 1995 WASATCH COUNTY SURVEY MONUMENT FOR THE NORTH ONE-QUARTER CORNER OF SAID SECTION 27 BEARS SOUTH 89°19'57" WEST FOR 2671.56 FEET);

THENCE SOUTH 767.63 FEET; THENCE WEST 430.44 FEET; THENCE SOUTH 19°57'38" WEST 26.27 FEET; THENCE ALONG THE ARC OF A 266.00 RADIUS CURVE TO THE LEFT 92.67' FEET (CENTRAL ANGLE OF 19°57'38" AND A CHORD BEARING SOUTH 09°58'49" WEST 92.20 FEET); THENCE SOUTH 338.85 FEET; THENCE WEST 165.89 FEET; THENCE NORTH 01°08'19" WEST 118.87 FEET; NORTH 73°53'09" EAST 34.47 FEET; THENCE ALONG THE ARC OF A 125.00 FOOT RADIUS CURVE TO THE LEFT 35.16 FEET (CENTRAL ANGLE OF 16°06'51" AND A CHORD BEARING NORTH 81°56'34" EAST 35.04 FEET); THENCE EAST 27.60 FEET; THENCE ALONG THE ARC OF A 17.00 FOOT RADIUS CURVE TO THE LEFT 26.70 FEET (CENTRAL ANGLE OF 90°00'00" AND A CHORD BEARING NORTH 45°00'00" EAST 24.04 FEET); THENCE NORTH 189.25 FEET; THENCE ALONG THE ARC OF A 322.00 FOOT RADIUS CURVE 65.95 FEET TO THE RIGHT (CENTRAL ANGLE OF 11°44'09" AND A CHORD BEARING NORTH 05°52'04" EAST 65.84 FEET); THENCE WEST 3.52 FEET; THENCE NORTH 19°57'38" EAST 330.69 FEET; THENCE NORTH 01°17'22" WEST 880.73 FEET; THENCE WEST 240.00 FEET; THENCE SOUTH 01°17'22" EAST 424.11 FEET; THENCE WEST 995.25 FEET; THENCE NORTH 59.00 FEET; THENCE NORTH 00°28'17" WEST 200.00 FEET; THENCE WEST 327.39 FEET; THENCE NORTH 259.36 FEET; THENCE NORTH 89°51'11" EAST 460.05 FEET; THENCE ALONG THE ARC OF A 116.00 FOOT RADIUS CURVE TO THE LEFT 44.71 FEET (CENTRAL ANGLE OF 22°04'55" AND A CHORD BEARING NORTH 78°48'43" EAST 44.43 FEET); THENCE ALONG THE ARC OF A 234.00 FOOT RADIUS CURVE TO THE RIGHT 223.69 FEET (CENTRAL ANGLE OF 54°46'16" AND A CHORD BEARING SOUTH 84°50'37" EAST 215.27 FEET); THENCE SOUTH 57°27'29" EAST 37.07 FEET; THENCE ALONG THE ARC OF A 122.00 FOOT RADIUS CURVE TO THE LEFT 69.29 FEET (CENTRAL ANGLE OF 32°32'31" AND A CHORD BEARING SOUTH 73°43'44" EAST 68.36 FEET); THENCE EAST 37.06 FEET; THENCE ALONG THE ARC OF A 1028.00 FOOT RADIUS CURVE TO THE RIGHT 106.87 FEET (CENTRAL ANGLE OF 05°57'22" AND A CHORD BEARING SOUTH 87°01'19" EAST 106.82 FEET); THENCE ALONG THE ARC OF A 272.00 FOOT RADIUS CURVE TO THE LEFT 326.77 FEET (CENTRAL ANGLE OF 68°50'01" AND A CHORD BEARING NORTH 61°32'22" EAST 307.47 FEET); THENCE ALONG THE ARC OF A 178.00 FOOT RADIUS CURVE TO THE RIGHT 261.93 FEET (CENTRAL ANGLE OF 84°18'41" AND A CHORD BEARING NORTH 69°16'42" EAST 238.93 FEET); THENCE SOUTH 68°33'58" EAST 244.93 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT 29.24 FEET (CENTRAL ANGLE OF 111°40'49" AND A CHORD BEARING NORTH 55°35'38" EAST 24.82 FEET); THENCE NORTH 89°45'14" EAST 56.00 FEET; THENCE SOUTH 00°14'46" EAST 313.58 FEET; THENCE ALONG THE ARC OF A 472.00 FOOT RADIUS CURVE TO THE LEFT 228.35 FEET (CENTRAL ANGLE OF 27°43'08" AND A CHORD BEARING SOUTH 14°06'20" EAST 226.13 FEET); THENCE ALONG THE ARC OF A 243.00 FOOT RADIUS CURVE TO THE RIGHT 63.39 FEET (CENTRAL ANGLE OF 14°56'50" AND A CHORD BEARING SOUTH 20°29'30" EAST 63.21 FEET); THENCE NORTH 76°54'10" EAST 98.81 FEET; THENCE EAST 38.11 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING FUTURE PARCELS 1 AND 2

CONTAINING: 22.15 ACRES

## FUTURE PARCEL 1

BEGINNING AT A POINT WHICH IS SOUTH 89°19'57" WEST 969.05 FEET AND SOUTH 1165.52 FEET FROM A FOUND BRASS CAP MONUMENT REFERENCING THE NORTH EAST CORNER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN (FROM SAID BRASS CAP MONUMENT THE 1995 WASATCH COUNTY SURVEY MONUMENT FOR THE NORTH ONE-QUARTER CORNER OF SAID SECTION 27 BEARS SOUTH 89°19'57" WEST FOR 2671.56 FEET); THENCE WEST 108.75 FEET; THENCE SOUTH 282.26 FEET; THENCE EAST 180.47 FEET; THENCE ALONG THE ARC OF A 187.00 FOOT RADIUS CURVE TO THE LEFT 24.43 FEET (CENTRAL ANGLE OF 07°29'04" AND A CHORD BEARING NORTH 24°13'22" WEST 24.41 FEET); THENCE ALONG THE ARC OF A 528.00 FOOT RADIUS CURVE TO THE RIGHT 255.44 FEET (CENTRAL ANGLE OF 27°43'08" AND A CHORD BEARING NORTH 14°06'20" WEST 252.96 FEET) THENCE NORTH 00°14'46" WEST 14.67 FEET TO THE POINT OF BEGINNING.

CONTAINING: 0.85 ACRES

## FUTURE PARCEL 2

BEGINNING AT A POINT WHICH IS SOUTH 89°19'57" WEST 969.53 FEET AND SOUTH 1053.52 FEET FROM A FOUND BRASS CAP MONUMENT REFERENCING THE NORTH EAST CORNER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN (FROM SAID BRASS CAP MONUMENT THE 1995 WASATCH COUNTY SURVEY MONUMENT FOR THE NORTH ONE-QUARTER CORNER OF SAID SECTION 27 BEARS SOUTH 89°19'57" WEST FOR 2671.56 FEET); THENCE SOUTH 89°45'14" WEST 146.91 FEET; THENCE NORTH 67°53'04" WEST 303.50 FEET; THENCE SOUTH 37°23'49" WEST 49.27 FEET; THENCE SOUTH 00°14'46" EAST 204.22 FEET; THENCE SOUTH 68°30'21" WEST 105.22 FEET; THENCE SOUTH 89°45'14" WEST 169.90 FEET; THENCE SOUTH 00°24'11" EAST 69.82 FEET; THENCE WEST 165.90 FEET; THENCE NORTH 00°24'11" WEST 219.77 FEET; THENCE ALONG THE ARC OF A 178.00 FOOT RADIUS CURVE TO THE LEFT 5.09 FEET (CENTRAL ANGLE OF 01°38'22" AND A CHORD BEARING SOUTH 89°10'49" EAST 5.09 FEET); THENCE EAST 37.06 FEET; THENCE ALONG THE ARC OF A 972.00 FOOT RADIUS CURVE TO THE RIGHT 101.04 FEET (CENTRAL ANGLE OF 05°57'22" AND A CHORD BEARING SOUTH 87°01'19" EAST 101.00 FEET); THENCE ALONG THE ARC OF A 328.00 FOOT RADIUS CURVE TO THE LEFT 394.05 FEET (CENTRAL ANGLE OF 68°50'01" AND A CHORD BEARING NORTH 61°32'22" EAST 370.78 FEET); THENCE ALONG THE ARC OF A 122.00 FOOT RADIUS CURVE TO THE RIGHT 179.52 FEET (CENTRAL ANGLE OF 84°18'41" AND A CHORD BEARING NORTH 69°16'42" EAST 163.76 FEET); THENCE SOUTH 68°33'58" EAST 247.06 FEET; THENCE ALONG THE ARC OF A 178.00 FOOT RADIUS CURVE TO THE LEFT 28.77 FEET (CENTRAL ANGLE OF 09°15'38" AND A CHORD BEARING SOUTH 73°11'46" EAST 28.74 FEET); THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT 20.31 FEET (CENTRAL ANGLE OF 77°34'49" AND A CHORD BEARING SOUTH 39°02'11" EAST 18.79 FEET); THENCE SOUTH 00°14'46" EAST 97.05 FEET TO THE POINT OF BEGINNING.

CONTAINING: 3.25 ACRE

EXHIBIT B

ADDITIONAL LAND

A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 22 AND THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 EAST, S.L.B.&M., WASATCH COUNTY, UTAH; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE ZENGLER PROPERTY, SAID POINT BEING LOCATED WEST 700.91 FEET and SOUTH 4.20 FEET FROM THE NORTHEAST CORNER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE MERIDIAN; THENCE SOUTH 00°20'36" EAST 346.50 FEET, ALONG SAID WILSON PROPERTY; THENCE WEST 2.43 FEET; THENCE SOUTH 1864.30 FEET, ALONG THE WEST LINE OF THE MIDWAY VILLAGE SUBDIVISION; THENCE WEST 430.44 FEET, ALONG THE NORTH LINE OF THE LDS CHURCH PROPERTY; THENCE SOUTH 19°57'38" WEST 26.27 FEET, ALONG THE WEST LINE OF THE LDS CHURCH PROPERTY; THENCE ALONG THE ARC OF A 266.00 RADIUS CURVE TO THE LEFT 92.67' FEET (CENTRAL ANGLE OF 19°57'38" AND A CHORD BEARING SOUTH 09°58'49" WEST 92.20 FEET), ALONG THE WEST LINE OF THE LDS CHURCH PROPERTY; THENCE SOUTH 338.85 FEET, ALONG THE WEST LINE OF THE LDS CHURCH PROPERTY; THENCE WEST 165.89 FEET, ALONG THE NORTH LINE OF BURGI LANE; THENCE NORTH 01°08'19" WEST 118.87 FEET, ALONG THE EAST LINE OF THE MAYNES PROPERTY; NORTH 73°53'09" EAST 34.47 FEET, ALONG THE SOUTH LINE OF THE GERTSCH PROPERTY; THENCE ALONG THE ARC OF A 125.00 FOOT RADIUS CURVE TO THE LEFT 35.16 FEET (CENTRAL ANGLE OF 16°06'51" AND A CHORD BEARING NORTH 81°56'34" EAST 35.04 FEET), ALONG THE SOUTH LINE OF THE GERTSCH PROPERTY; THENCE EAST 27.60 FEET, ALONG THE SOUTH LINE OF THE GERTSCH PROPERTY; THENCE ALONG THE ARC OF A 17.00 FOOT RADIUS CURVE TO THE LEFT 26.70 FEET (CENTRAL ANGLE OF 90°00'00" AND A CHORD BEARING NORTH 45°00'00" EAST 24.04 FEET), ALONG THE EAST LINE OF THE GERTSCH PROPERTY; THENCE NORTH 189.25 FEET, ALONG THE EAST LINE OF THE GERTSCH PROPERTY; THENCE ALONG THE ARC OF A 322.00 FOOT RADIUS CURVE 65.95 FEET TO THE RIGHT (CENTRAL ANGLE OF 11°44'09" AND A CHORD BEARING NORTH 05°52'04" EAST 65.84 FEET), ALONG THE EAST LINE OF THE GERTSCH PROPERTY; THENCE WEST 3.52 FEET, ALONG THE EAST LINE OF THE GERTSCH PROPERTY; THENCE NORTH 19°57'38" EAST 330.69 FEET, ALONG THE EAST LINE OF THE GERTSCH PROPERTY; THENCE NORTH 01°17'22" WEST 880.73 FEET, ALONG THE EAST LINE OF THE GERTSCH PROPERTY; THENCE WEST 240.00 FEET, ALONG THE NORTH LINE OF THE GERTSCH PROPERTY; THENCE SOUTH 01°17'22" EAST 424.11 FEET, ALONG THE WEST LINE OF THE GERTSCH PROPERTY; THENCE WEST 995.52 FEET, ALONG THE NORTH LINE OF THE PROBST AND HUBER PROPERTY; THENCE NORTH 59.00 FEET, ALONG THE EAST LINE OF THE HUBER PROPERTY; THENCE NORTH 00°28'17" WEST 200.00 FEET, ALONG THE EAST LINE OF THE HUBER SUBDIVISION; THENCE WEST 327.39 FEET, ALONG THE NORTH LINE OF THE HUBER SUBDIVISION; THENCE NORTH 259.35 FEET; THENCE NORTH 89°51'11" EAST 453.34 FEET, ALONG THE NORTH LINE OF THE MORGAN PROPERTY; THENCE NORTH 00°05'26" WEST 202.26 FEET, ALONG THE EAST LINE OF THE MORGAN PROPERTY; THENCE NORTH 89°36'30" EAST 856.97 FEET, ALONG THE SOUTH LINE OF THE CLARK ASSET MANAGEMENT CORP. PROPERTY; THENCE NORTH 00°57'10" WEST 106.67 FEET, ALONG THE EAST LINE OF THE CLARK ASSET MANAGEMENT CORP. PROPERTY; THENCE NORTH 02°06'21" WEST 264.98 FEET, ALONG THE EAST LINE OF THE CLARK ASSET MANAGEMENT CORP. PROPERTY; THENCE NORTH 89°43'00" WEST 240.30 FEET, ALONG THE NORTH LINE OF THE CLARK ASSET MANAGEMENT CORP. PROPERTY; THENCE NORTH 00°19'00" WEST 378.59 FEET, ALONG THE EAST LINE OF THE CLARK ASSET MANAGEMENT CORP. PROPERTY; THENCE SOUTH 89°19'57" WEST 177.86 FEET, ALONG THE NORTH LINE OF THE CLARK ASSET MANAGEMENT CORP. PROPERTY; THENCE NORTH 27°39'24" EAST 374.49 FEET, ALONG THE EAST LINE OF THE ZENGLER PROPERTY; THENCE NORTH 79°54'24" EAST 231.00 FEET, ALONG THE SOUTH LINE OF THE ZENGLER PROPERTY; THENCE SOUTH 81°50'36" EAST 147.18 FEET, ALONG THE SOUTH LINE OF THE ZENGLER PROPERTY; THENCE SOUTH 82°04'08" EAST 542.29 FEET, ALONG THE SOUTH LINE OF THE ZENGLER PROPERTY; THENCE SOUTH 01°48'38" EAST 259.92 FEET, ALONG THE WEST LINE OF THE ZENGLER PROPERTY TO THE POINT OF BEGINNING.

AREA = 55.36 ACRES