

When Recorded Return to:  
Sage Hen Mayflower, LLC  
84 West 4800 South, Suite 200  
Murray, Utah 84107

Ent 532686 Bk 1442 Pg 733 - 734  
MARCY M. MURRAY, Recorder  
WASATCH COUNTY CORPORATION  
2023 May 24 10:13AM Fee: \$40.00 KM  
For: Metro National Title  
ELECTRONICALLY RECORDED

**FIRST AMENDMENT TO THE  
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS  
FOR SAGE HEN HOMEOWNERS ASSOCIATION**

This First Amendment (the "Amendment") to the Declaration of Covenants, Conditions and Restrictions for the Sage Hen Homeowners Association (the "Association"), a Utah limited liability company is made as of May 23, 2023, and will be effective on and after May 23, 2023 (the "Effective Date"), by and among the persons and entities identified as the Homeowners.

NOW THEREFORE, the parties agree to accept the following Covenants, Conditions and Restrictions for the Sage Hen Homeowners Association that have been amended to modify and correct Section 2.4 as:

2.4 **SWIMMING POOLS AND HOT TUBS.** *No swimming pools, whether "in ground", "above ground" or other type, shall be permitted on any Lot. Hot tubs are permitted on the front or rear decks of homes that were engineered to support them and shall also be permitted on rear patios with walkouts. If Owner is unsure, it is Owner's responsibility to verify that the home was engineered and built to support a hot tub, and the Association assumes no responsibility.*

WITNESS the hand and seal of the Declarant hereto on the day herein above first written.

WITNESS/ATTEST:

  
\_\_\_\_\_

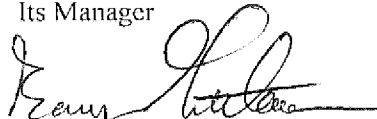
COURTESY RECORDING

This document is being recorded solely as a courtesy and an accommodation to the parties named herein. METRO EXPERIENCE TITLE hereby expressly disclaims any responsibility or liability to the accuracy of the content thereof.

DECLARANT:

SAGE HEN MAYFLOWER, LLC

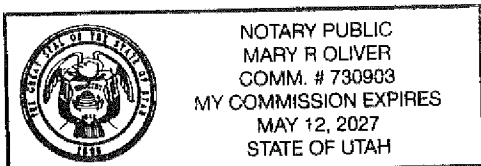
By: Hamlet Homes IV Corporation  
Its Manager

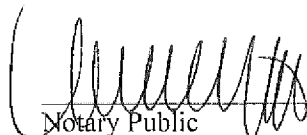
By:   
Barry Gittleman, President

STATE OF UTAH, COUNTY OF SALT LAKE, TO WIT:

I HEREBY CERTIFY that on this 23 day of May 2023 before, me, the subscriber, a Notary Public of the State of Utah, personally appeared Barry Gittleman, known to me or suitably proven, who acknowledged himself to be the President of Hamlet Homes IV Corporation, the Manager of Sage Hen Mayflower, LLC, the Declarant named in the foregoing Declaration of Covenants, Conditions and Restrictions, and who, being authorized to do so, in my presence, signed and sealed the same and acknowledged the same to be the act and deed of the Declarant.

AS WITNESS my hand and seal.



  
\_\_\_\_\_  
Notary Public

My Commission Expires: 5-12-27

**EXHIBIT A**  
**Description of the Property**

LOTS 1-41

**SAGE HEN HOLLOWAMENDED PARCEL D LEGAL DESCRIPTION**

A PARCEL OF LAND BEING A PART OF THE SOUTH HALF OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, WASATCH COUNTY, UTAH. THE BOUNDARY OF SAID PARCEL OF LAND IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT N87°04'35"E 2355.82 FEET ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER AND N00°00'00"E 1145.63 FEET FROM THE SOUTHWEST CORNER OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE N22°10'05"E 430.11 FEET; THENCE N09°29'13"W 289.51 FEET; THENCE N40°17'07"W 284.05 FEET; THENCE N60°48'21"W 610.83 FEET; THENCE N19°35'04"E 141.17 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 962.50 FEET, A DISTANCE OF 31.17 FEET, A CHORD DIRECTION OF N20°30'44"E AND A CHORD DISTANCE OF 31.17 FEET THENCE S60°48'21"E 1813.34 FEET; THENCE S29°11'39"W 457.45 FEET; THENCE S60°48'21"E 0.67 FEET; THENCE S29°11'39"W 465.00 FEET; THENCE N60°48'21"W 675.33 FEET TO THE POINT OF BEGINNING

CONTAINS 20.52 ACRES IN AREA

SAGE HEN HOLLOWAMENDED PARCEL D Lots & Parcel No.

Lot	Parcel	Lot	Parcel	Lot	Parcel
01	00-0021-7329	16	00-0021-7344	31	00-0021-7359
02	00-0021-7330	17	00-0021-7345	32	00-0021-7360
03	00-0021-7331	18	00-0021-7346	33	00-0021-7361
04	00-0021-7332	19	00-0021-7347	34	00-0021-7362
05	00-0021-7333	20	00-0021-7348	35	00-0021-7363
06	00-0021-7334	21	00-0021-7349	36	00-0021-7364
07	00-0021-7335	22	00-0021-7350	37	00-0021-7365
08	00-0021-7336	23	00-0021-7351	38	00-0021-7366
09	00-0021-7337	24	00-0021-7352	39	00-0021-7367
10	00-0021-7338	25	00-0021-7353	40	00-0021-7368
11	00-0021-7339	26	00-0021-7354	41	00-0021-7369
12	00-0021-7340	27	00-0021-7355		
13	00-0021-7341	28	00-0021-7356		
14	00-0021-7342	29	00-0021-7357		
15	00-0021-7343	30	00-0021-7358		