

WHEN RECORDED, RETURN TO:

CW Land Co., LLC
Attn: Legal Department
1222 W. Legacy Crossing Blvd., STE 6
Centerville, UT 84014

Affecting Parcel Nos.: 22-027-0-0501 through 22-027-0-0526

**SECOND AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR WELLS CROSSING PHASES 5 – 7**

THIS SECOND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR WELLS CROSSING PHASES 5 – 7 OWNERS ASSOCIATION, INC (“**Amendment**”) is made as of the Effective Date (defined below) by CW Land Co., LLC, a Utah limited liability company (“**Declarant**”).

RECITALS

A. This Amendment affects the Project commonly known as Wells Crossing Phases 5 – 7 located in Grantsville City (“**City**”), Tooele County (“**County**”), State of Utah.

B. The Declaration of Covenants, Conditions, and Restrictions for Wells Crossing Phases 5 – 7 was recorded in the Tooele County Recorder’s office on September 29, 2022, as Entry No. 580377 (“**Declaration**”).

C. The First Amendment to Declaration of Covenants, Conditions, and Restrictions for Wells Crossing Phases 5-7 was recorded in the Tooele County Recorder’s Office on November 29, 2022 as Entry No. 582734 (“**First Amendment**”).

D. The Declarant desires to amend the Declaration as set forth in this Amendment.

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 (defined below), the Period of Declarant’s Control remains in full force and effect.

AMENDMENTS

NOW, THEREFORE, in consideration of the foregoing Recitals and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Declaration is further amended as follows:

1. **Recitals and Exhibits.** The above Recitals, and the attached exhibits, are incorporated by reference herein.

2. **Change in Minimum Square Footage of Dwelling.** Under Section 9.9.1 in the Declaration, as amended by the First Amendment: “The minimum living floor area, exclusive of garages, balconies, porches, decks, and patios is as follows: (a) a minimum of 1500 ft² for single-story Units, and (b) a minimum of 2,000 ft² for two-story Units.”

(a) Section 9.9.1 of the Declaration is hereby amended to read as follows(all changes are *italicized* and underlined for reference purposes only): “The minimum living floor area, exclusive of garages, balconies, porches, decks, and patios is as follows: (a) a minimum of *1400 ft²* for single-story Units, and (b) a minimum of 2,000 ft² for two-story Units.”

3. **Capitalized Terms.** Capitalized terms used, but not otherwise defined herein, shall have the meaning and definition given to such terms in the Declaration.

4. **Conflicts.** All remaining provisions of the Declaration and any prior amendments not specifically amended in this Amendment shall remain in full force and effect. In the case of any conflict between the provisions of this Amendment and the provisions of the Declaration or any prior amendments, the provisions of this Amendment shall in all respects govern and control. Unless specifically modified herein, all remaining provisions of the Declaration are to apply to this Amendment and are made a part hereof as though they were expressly rewritten, incorporated, and included herein.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Declarant has executed this Declaration as of the 30 day of January 2023 (the "Effective Date").

DECLARANT

CW Land Co., LLC,
a Utah limited liability company

By: *[Signature]*

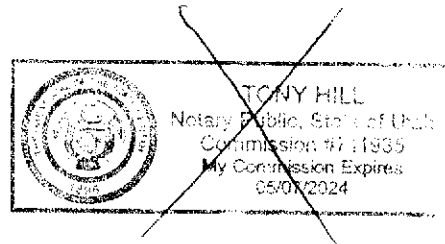
Name: Darlene Carter

Its: Manager

STATE OF UTAH)
 §
COUNTY OF DAVIS)

On the 30 day of January 2023, personally appeared before me Darlene Carter who by me being duly sworn, did say that she is the Manager of CW Land Co., LLC, a Utah limited liability company and that the foregoing instrument is signed on behalf of said limited liability company and executed with all necessary authority.

[Signature]
(Notary Public)



(Seal)

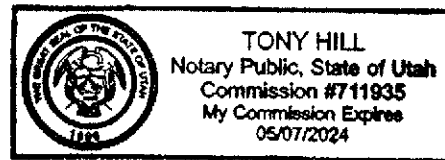


EXHIBIT A
Legal Description

ALL OF LOTS 501 THROUGH 526 AS SHOWN ON THE WELLS CROSSING
SUBDIVISION PHASE 5 FINAL PLAT RECORDED IN THE OFFICE OF THE TOOELE
COUNTY RECORDER ON JUNE 8, 2022, AS ENTRY NO. 574220 IN BOOK 22 ON PAGE
27.