

**When Recorded, Return To:**

Dwayne A. Vance  
VANCE LAW  
2700 Homestead Road, Suite 215  
Park City, UT 84098

**AMENDMENT  
TO THE  
DECLARATION  
OF  
COVENANTS, CONDITIONS, AND RESTRICTIONS  
FOR  
WESTFIELDS CENTRAL**

The Declaration of Covenants, Conditions, and Restrictions for Westfields Central, initially recorded in the office of the Utah County Recorder on February 24, 2023, as Entry No. 11248:2023, as amended and restated and recorded on August 11, 2023, Entry No. 52529:2023, with respect to the mixed-use development in Springville, Utah commonly known as Westfields Central (the “Master Declaration”), is hereby amended as follows.

*Section 2.07 of the Master Declaration is hereby amended and restated in its entirety to read as follows.*

**2.07 Common Area.** “Common Area” shall mean any areas of the Development (including the improvements thereto) that mutually benefit the Lots and Units within the Development, but specifically excluding the following: (a) the individual Lots/units within the Development; (b) any improvements located on any individual Lot; (c) any improvements that exclusively service any individual unit located on a Lot, such as driveways, walkways, and landscaping; (d) any improvement that are part of any unit, including, but not limited to, the exterior or roof; (e) any public roads and public infrastructure; (f) any areas, infrastructure, or improvements that are owned by, dedicated to, or maintained by the City of Springville or any other public entity, (g) any private roads or any infrastructure that is owned and maintained by a Neighborhood Association.

*Section 2.16 of the Master Declaration is hereby amended and restated in its entirety to read as follows.*

**2.16 Neighborhood Association.** “Neighborhood Association” shall mean each of the owners associations created for the development, maintenance, and management of Lots within the Development that abut a Private Lane as

depicted on the Plat Map, including the abutting Private Lane. A Neighborhood Association may include Lots that abut more than one Private Lane and may include Lots that abut a portion and not the entirety of a Private Lane.

*Section 6.02 of the Master Declaration is hereby amended to add the following additional language at the end of the existing Section 6.02.*

The Declarant and the Master Association desire that the Project shall become and remain an approved project by the U.S. Department of Housing and Urban Development (“HUD”) and the Federal Housing Administration (“FHA”) and comply with Fannie Mae lending guidelines. It is acknowledged that the requirements for approval by HUD and FHA and the Fannie Mae lending guidelines may change over time. In the event of any conflict between the terms and conditions of this Master Declaration and the HUD and/or FHA approval guidelines for the Development or the Fannie Mae lending guidelines, the terms and conditions of this Master Declaration shall be modified to be in compliance with the then existing requirements of FHA and HUD and the Fannie Mae lending guidelines subject to the Act and any applicable laws. In the event of any conflict between the Act (and any applicable laws), the Master Declaration, any HUD and/or FHA approval guidelines, and the Fannie Mae lending guidelines, the Act (and any applicable laws) shall control and govern.

*Section 10.06 of the Master Declaration is hereby amended and restated in its entirety to read as follows.*

**10.06 Amendment.** This Master Declaration may be amended in whole or in part by the affirmative vote of Owners of no less than 2/3 of the Lots present and voting at any meeting of the Owners. Any amendment must be recorded in the office of the Utah County Recorder. Notwithstanding anything to the contrary herein, provisions must be made in all events to ensure that the Common Area is maintained at all times. Notwithstanding anything to the contrary herein, during the Period of Administrative Control (Utah Code § 57-8a-502), only the Declarant may amend this Master Declaration.

Except as otherwise expressly set forth herein, the Master Declaration, as amended and restated and recorded on August 11, 2023, Entry No. 52529:2023, shall remain in full force and effect.

*{Certificate of Adoption and Acknowledgement on Following Page}*

*{Remainder of Page Intentionally Left Blank}*

**CERTIFICATE OF ADOPTION**

The Declarant, currently the owner 75% or more of all Lots within the Development, hereby certifies that the foregoing Amendment to the Declaration of Covenants, Conditions, and Restrictions for Westfields Central was duly adopted by the Declarant and will be in full force and effect immediately upon recordation in the office of the Utah County Recorder.

Dated: January 19<sup>th</sup>, 2024.

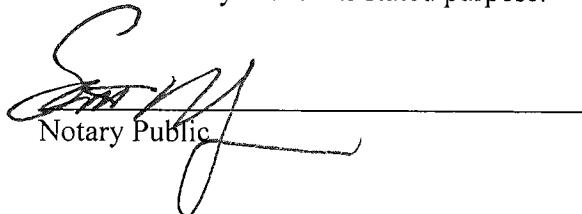
FOUNTAIN GATE LLC

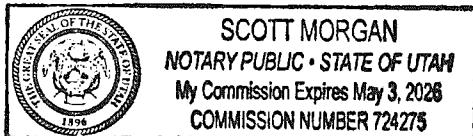
By:   
Tim Aalders, Manager

**Acknowledgement**

State of Utah              )  
                                  : ss  
County of Utah              )

On January 19, 2024, personally appeared before me, TIM AALDERS, whose identity is personally known to me or has been proven on the basis of satisfactory evidence, and being first duly sworn, acknowledged that he executed the foregoing document in his capacity as MANAGER of FOUNTAIN GATE LLC, and that he did so of his own voluntary act for its stated purpose.

  
Notary Public



## Exhibit A

COMMON AREAS, PRIVATE DRIVES AND LOTS A, B, C, 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 113, 114, AND 115, WESTFIELDS CENTRAL, a Residential Subdivision in Springville, Utah County, Utah, according to the Official Plat thereof, on file and recorded September 28, 2022 as Entry No. 104902:2022 as Map #18511 in the Office of the Recorder of Utah County, State of Utah.

AND

COMMON AREAS, PRIVATE DRIVES AND LOTS 78, 79, 80, 81, 82A, 82B, 82C, 83A, 83B, 83C, 84A, 84B, 84C, 85A, 85B, 85C, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103A, 103B, 103C, 104A, 104B, 104C, 105A, 105B, 105C, 106A, 106B, 106C, 107, 108, 109, 110, 111, 112, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, and 128 of WESTFIELDS CENTRAL PLAT "B", A PARTIAL AMENDMENT OF WESTFIELDS CENTRAL PLAT AMENDING LOTS 1, 78-112 & LOTS 116-128 in Springville, Utah County, Utah, as Entry No. 4669:2024 as Map #19087 in the Office of the Recorder of Utah County, State of Utah.

## Reference Tax ID's for Amendment to Master Declaration/Master HOA:

Unit/Lot A:	55-991-0129
Unit/Lot B:	55-991-0130
Unit/Lot C:	55-991-0131
Unit/Lot 1:	55-991-0001 (now 69-026-0001)
Unit/Lot 2:	55-991-0002
Unit/Lot 3:	55-991-0003
Unit/Lot 4:	55-991-0004
Unit/Lot 5:	55-991-0005
Unit/Lot 6:	55-991-0006
Unit/Lot 7:	55-991-0007
Unit/Lot 8:	55-991-0008
Unit/Lot 9:	55-991-0009
Unit/Lot 10:	55-991-0010
Unit/Lot 11:	55-991-0011
Unit/Lot 12:	55-991-0012
Unit/Lot 13:	55-991-0013
Unit/Lot 14:	55-991-0014
Unit/Lot 15:	55-991-0015
Unit/Lot 16:	55-991-0016
Unit/Lot 17:	55-991-0017
Unit/Lot 18:	55-991-0018
Unit/Lot 19:	55-991-0019
Unit/Lot 20:	55-991-0020
Unit/Lot 21:	55-991-0021
Unit/Lot 22:	55-991-0022
Unit/Lot 23:	55-991-0023
Unit/Lot 24:	55-991-0024
Unit/Lot 25:	55-991-0025
Unit/Lot 26:	55-991-0026
Unit/Lot 27:	55-991-0027
Unit/Lot 28:	55-991-0028
Unit/Lot 29:	55-991-0029
Unit/Lot 30:	55-991-0030
Unit/Lot 31:	55-991-0031
Unit/Lot 32:	55-991-0032
Unit/Lot 33:	55-991-0033
Unit/Lot 34:	55-991-0034
Unit/Lot 35:	55-991-0035
Unit/Lot 36:	55-991-0036
Unit/Lot 37:	55-991-0037
Unit/Lot 38:	55-991-0038
Unit/Lot 39:	55-991-0039
Unit/Lot 40:	55-991-0040
Unit/Lot 41:	55-991-0041
Unit/Lot 42:	55-991-0042
Unit/Lot 43:	55-991-0043
Unit/Lot 44:	55-991-0044

Unit/Lot 45:	55-991-0045
Unit/Lot 46:	55-991-0046
Unit/Lot 47:	55-991-0047
Unit/Lot 48:	55-991-0048
Unit/Lot 49:	55-991-0049
Unit/Lot 50:	55-991-0050
Unit/Lot 51:	55-991-0051
Unit/Lot 52:	55-991-0052
Unit/Lot 53:	55-991-0053
Unit/Lot 54:	55-991-0054
Unit/Lot 55:	55-991-0055
Unit/Lot 56:	55-991-0056
Unit/Lot 57:	55-991-0057
Unit/Lot 58:	55-991-0058
Unit/Lot 59:	55-991-0059
Unit/Lot 60:	55-991-0060
Unit/Lot 61:	55-991-0061
Unit/Lot 62:	55-991-0062
Unit/Lot 63:	55-991-0063
Unit/Lot 64:	55-991-0064
Unit/Lot 65:	55-991-0065
Unit/Lot 66:	55-991-0066
Unit/Lot 67:	55-991-0067
Unit/Lot 68:	55-991-0068
Unit/Lot 69:	55-991-0069
Unit/Lot 70:	55-991-0070
Unit/Lot 71:	55-991-0071
Unit/Lot 72:	55-991-0072
Unit/Lot 73:	55-991-0073
Unit/Lot 74:	55-991-0074
Unit/Lot 75:	55-991-0075
Unit/Lot 76:	55-991-0076
Unit/Lot 77:	55-991-0077
Unit/Lot 78:	55-991-0078 (later to be 69-026-0078)
Unit/Lot 79:	55-991-0079 (later to be 69-026-0079)
Unit/Lot 80:	55-991-0080 (later to be 69-026-0080)
Unit/Lot 81:	55-991-0081 (later to be 69-026-0081)
Unit/Lot 82:	55-991-0082 (later to be 69-026-0082) (now lot 82A) (later to be 69-026-0129) (now lot 82B) (later to be 69-026-0130) (now lot 82C)
Unit/Lot 83:	55-991-0083 (later to be 69-026-0083) (now lot 83A) (later to be 69-026-0131) (now lot 83B) (later to be 69-026-0132) (now lot 83C)
Unit/Lot 84:	55-991-0084 (later to be 69-026-0084) (now lot 84A) (later to be 69-026-0133) (now lot 84B) (later to be 69-026-0134) (now lot 84C)
Unit/Lot 85:	55-991-0085 (later to be 69-026-0085) (now lot 85A) (later to be 69-026-0135) (now lot 85B) (later to be 69-026-0136) (now lot 85C)
Unit/Lot 86:	55-991-0086 (later to be 69-026-0086)
Unit/Lot 87:	55-991-0087 (later to be 69-026-0087)
Unit/Lot 88:	55-991-0088 (later to be 69-026-0088)
Unit/Lot 89:	55-991-0089 (later to be 69-026-0089)
Unit/Lot 90:	55-991-0090 (later to be 69-026-0090)
Unit/Lot 91:	55-991-0091 (later to be 69-026-0091)
Unit/Lot 92:	55-991-0092 (later to be 69-026-0092)

Unit/Lot 93:	55-991-0093	(later to be 69-026-0093)
Unit/Lot 94:	55-991-0094	(later to be 69-026-0094)
Unit/Lot 95:	55-991-0095	(later to be 69-026-0095)
Unit/Lot 96:	55-991-0096	(later to be 69-026-0096)
Unit/Lot 97:	55-991-0097	(later to be 69-026-0097)
Unit/Lot 98:	55-991-0098	(later to be 69-026-0098)
Unit/Lot 99:	55-991-0099	(later to be 69-026-0099)
Unit/Lot 100:	55-991-0100	(later to be 69-026-0100)
Unit/Lot 101:	55-991-0101	(later to be 69-026-0101)
Unit/Lot 102:	55-991-0102	(later to be 69-026-0102)
Unit/Lot 103:	55-991-0103	(later to be 69-026-0103) (now lot 103A) (later to be 69-026-0137) (now lot 103B) (later to be 69-026-0138) (now lot 103C)
Unit/Lot 104:	55-991-0104	(later to be 69-026-0104) (now lot 104A) (later to be 69-026-0139) (now lot 104B) (later to be 69-026-0140) (now lot 104C)
Unit/Lot 105:	55-991-0105	(later to be 69-026-0105) (now lot 105A) (later to be 69-026-0141) (now lot 105B) (later to be 69-026-0142) (now lot 105C)
Unit/Lot 106:	55-991-0106	(later to be 69-026-0106) (now lot 106A) (later to be 69-026-0143) (now lot 106B) (later to be 69-026-0144) (now lot 106C)
Unit/Lot 107:	55-991-0107	(later to be 69-026-0107)
Unit/Lot 108:	55-991-0108	(later to be 69-026-0108)
Unit/Lot 109:	55-991-0109	(later to be 69-026-0109)
Unit/Lot 110:	55-991-0110	(later to be 69-026-0110)
Unit/Lot 111:	55-991-0111	(later to be 69-026-0111)
Unit/Lot 112:	55-991-0112	(later to be 69-026-0112)
Unit/Lot 113:	55-991-0113	
Unit/Lot 114:	55-991-0114	
Unit/Lot 115:	55-991-0115	
Unit/Lot 116:	55-991-0116	(later to be 69-026-0116)
Unit/Lot 117:	55-991-0117	(later to be 69-026-0117)
Unit/Lot 118:	55-991-0118	(later to be 69-026-0118)
Unit/Lot 119:	55-991-0119	(later to be 69-026-0119)
Unit/Lot 120:	55-991-0120	(later to be 69-026-0120)
Unit/Lot 121:	55-991-0121	(later to be 69-026-0121)
Unit/Lot 122:	55-991-0122	(later to be 69-026-0122)
Unit/Lot 123:	55-991-0123	(later to be 69-026-0123)
Unit/Lot 124:	55-991-0124	(later to be 69-026-0124)
Unit/Lot 125:	55-991-0125	(later to be 69-026-0125)
Unit/Lot 126:	55-991-0126	(later to be 69-026-0126)
Unit/Lot 127:	55-991-0127	(later to be 69-026-0127)
Unit/Lot 128:	55-991-0128	(later to be 69-026-0128)
Common Areas:	55-991-0132	(part later to be 69-026-0145 common area/private drives)