

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}

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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 19th, 2024.

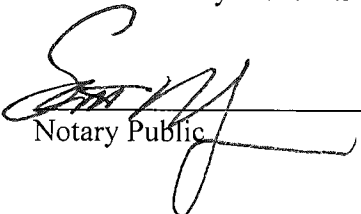
FOUNTAIN GATE LLC

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

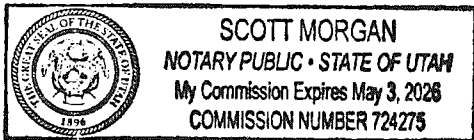


Exhibit A

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 | |

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|--------------|-------------|---|
| 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) |

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| 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) |