

UW-14293

**FIRST AMENDMENT TO THE
DECLARATION OF COVENANTS, CONDITIONS, and RESTRICTIONS
FOR FIELDS AT LAKEVIEW HOMEOWNERS' ASSOCIATION and
FIELDS AT LAKEVIEW MEADOWGATE HOMEOWNERS'
ASSOCIATION and RELEASE FROM COVENANTS AND EASEMENTS**

(DE-ANNEXATION OF A PARCEL)

This First Amendment to the Declaration of Covenants, Conditions, and Restrictions for Fields at Lakeview Homeowners' Association and Fields at Lakeview Meadowgate Homeowners' Association (the "First Amendment") is made and executed by the Fields at Lakeview Homeowners' Association and Fields at Lakeview Meadowgate Homeowners' Association (the "Association") on the date set forth below and shall be effective upon recording in the Office of the Utah County Recorder.

RECITALS

A. The subdivision known as Fields at Lakeview Plat A (the "Project") was made subject to that certain Declaration of Covenants, Conditions, and Restrictions for Fields at Lakeview Homeowners' Association and Fields at Lakeview Meadowgate Homeowners' Association recorded in the Utah County Recorder's Office on March 12, 2019 as Entry No. 20164:2019 and November 5, 2021 as Entry No. 187845:2021 ("Declaration").

B. Declaration was recorded against the Project Parcel (described in Exhibit "A") subjecting the Subject Parcel to Association authority.

C. The purpose of this amendment is to entirely disassociate the Subject Parcel from the Association.

D. Pursuant to Section 2.24 in Entry 20164:2019 and 2.5 in Entry 187845:2021 of the Declarations, during the Declarant Control Period, Declarant has the right to unilaterally amend, modify, extend or revoke the Declaration for any purpose. At the time of this amendment, the Declarant Control Period has not yet expired.

FIRST AMENDMENT TO THE DECLARATION

NOW, THEREFORE, the Association hereby amends the Declaration as follows:

1. The following parcel is hereby de-annexed from the Fields at Lakeview subdivision:
Utah County Parcel No. 39:293:0347
Parcel "A", Plat "A", FIELDS AT LAKEVIEW SUBDIVISION, according to the
Official Plat thereof as recorded in the Office of the Utah County Recorder, State of Utah.
(The "Subject Parcel")
2. The Subject Parcel is hereby released from the Declaration of Covenants, Conditions,
and Restrictions for Fields at Lakeview Homeowners' Association and Fields at Lakeview
Meadowgate Homeowners' Association recorded against it in the Utah County Recorder's Office on
March 12, 2019 as Entry No. 20164:2019 and November 5, 2021 as Entry No. 187845:2021, and
any and all amendments thereto.
3. All remaining Lots shall continue to be subject to the Declaration of Covenants,
Conditions, and Restrictions for Fields at Lakeview Homeowners' Association and Fields at
Lakeview Meadowgate Homeowners' Association recorded with the Utah County Recorder's Office
as aforementioned.

CERTIFICATION

IN WITNESS WHEREOF, this First Amendment to the Declaration is signed and adopted by the Declarant on behalf of the Association.

**FIELDS AT LAKEVIEW HOMEOWNERS' ASSOCIATION and
FIELDS AT LAKEVIEW MEADOWGATE HOMEOWNERS' ASSOCIATION**

By: Boardwalk Industries LLC
Its: Declarant



By: Jeff Mansell
Its: Manager

FIELDS AT LAKEVIEW HOMEOWNERS' ASSOCIATION

By: Lakeview Fields Cottages LLC
Its: Declarant



By: Jeff Mansell
Its: Manager

STATE OF UTAH

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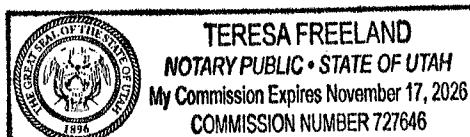
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COUNTY OF Utah

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October 4th

On the 8 day of AUGUST, 2024, personally appeared before me, Jeff Mansell, Manager of Boardwalk Industries LLC, Declarant of FIELDS AT LAKEVIEW HOMEOWNERS' ASSOCIATION and FIELDS AT LAKEVIEW MEADOWGATE HOMEOWNERS' ASSOCIATION the signer(s) of the within instrument, who duly acknowledged to me that he executed the same.



Teresa Freeland
Notary Public

STATE OF UTAH

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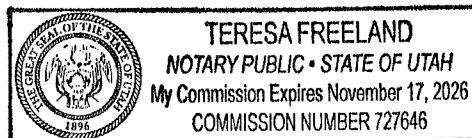
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COUNTY OF Utah

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October 4th

On the 8 day of AUGUST, 2024, personally appeared before me, Jeff Mansell, Manager of Lakeview Fields Cottages, LLC, Declarant of FIELDS AT LAKEVIEW HOMEOWNERS' ASSOCIATION the signer(s) of the within instrument, who duly acknowledged to me that he executed the same.



Teresa Freeland
Notary Public

EXHIBIT "A"

BOUNDARY DESCRIPTION

Beginning at a point located North 89°31'44" West along section line 736.29 feet and North 34.10 feet from the Southeast corner of Section 28, Township 6 South, Range 2 East, Salt Lake Base and Meridian;

thence North 27°35'14" West, a distance of 977.43 feet; thence along the arc of a 20.00 feet radius curve to the left through a central angle of 33°22'01" for 11.65 feet (chord bears South 79°05'47" West 11.48 feet); thence South 62°24'46" West, a distance of 70.00 feet; thence South 73°22'01" West, a distance of 63.15 feet; thence South 62°24'46" West, a distance of 155.88 feet; thence South 27°35'14" East, a distance of 17.50 feet; thence South 62°24'46" West, a distance of 46.00 feet; thence North 27°35'14" West, a distance of 17.50 feet; thence South 62°24'46" West, a distance of 19.03 feet; thence along the arc of a 221.00 feet radius curve to the right through a central angle of 14°21'04" for 55.35 feet (chord bears South 69°35'18" West 55.21 feet); thence South 76°45'50" West, a distance of 6.95 feet; thence South 13°14'10" East, a distance of 17.50 feet; thence South 76°45'50" West, a distance of 82.00 feet; thence North 13°14'10" West, a distance of 17.50 feet; thence South 76°45'50" West, a distance of 72.38 feet; thence along the arc of a 171.00 feet radius curve to the right through a central angle of 31°56'48" for 95.35 feet (chord bears North 87°15'46" West 94.12 feet); thence South 20°13'07" West, a distance of 17.51 feet; thence along the arc of a 188.50 feet radius curve to the right through a central angle of 18°16'11" for 60.11 feet (chord bears North 62°00'52" West 59.85 feet); thence North 35°45'09" East, a distance of 17.45 feet; thence North 54°14'51" West, a distance of 58.97 feet; thence along the arc of a 116.00 feet radius curve to the left through a central angle of 03°53'36" for 7.88 feet (chord bears North 56°11'39" West 7.88 feet); thence South 77°07'36" West, a distance of 131.44 feet; thence South 42°56'36" West, a distance of 49.89 feet; thence South 87°33'00" West along a fence line called out in a boundary line agreement recorded as Entry 122779:2009 in the office of the Utah County Recorder a distance of 586.27 feet; thence North 00°00'34" East, a distance of 529.19 feet; thence North 88°33'31" East, a distance of 116.04 feet; thence North 00°00'34" East, a distance of 17.34 feet; thence East, a distance of 58.27 feet; thence North 00°00'34" East, a distance of 7.65 feet; thence East, a distance of 21.25 feet; thence South 00°00'34" West, a distance of 22.99 feet; thence North 88°33'31" East, a distance of 134.93 feet; thence North 89°17'38" East, a distance of 232.96 feet; thence North 77°04'51" East, a distance of 8.66 feet; thence North 88°41'15" East, a distance of 105.88 feet; thence South 00°42'22" East, a distance of 97.78 feet; thence North 89°17'38" East, a distance of 12.15 feet; thence South 00°42'22" East, a distance of 78.13 feet; thence North 88°42'07" East, a distance of 70.75 feet; thence South 01°17'53" East, a distance of 209.81 feet; thence South 54°14'51" East, a distance of 86.50 feet; thence North 35°45'09" East, a distance of 18.00 feet; thence South 54°14'51" East, a distance of 32.38 feet; thence along the arc of a 111.00 feet radius curve to the left through a central angle of 15°43'07" for 30.45 feet (chord bears South 62°06'24" East 30.36 feet); thence South 22°36'56" West, a distance of 18.02 feet; thence along the arc of a 129.00 feet radius curve to the left through a central angle of 33°37'50" for 75.72 feet (chord bears South 86°25'15" East 74.64 feet); thence North 76°45'50" East, a distance of 126.87 feet; thence along the arc of a 179.00 feet radius curve to the left through a central angle of 14°21'04" for 44.83 feet (chord bears North 69°35'18" East 44.72 feet); thence North 62°24'46" East, a distance of 202.41 feet; thence North 36°32'37" West, a distance of 126.42 feet; thence North 28°18'34" East, a distance of 66.14 feet; thence North 12°21'40" East, a distance of 196.88 feet; thence North 84°27'44" East, a distance of 16.31 feet; thence South 26°51'00" East, a distance of 344.56 feet; thence South 27°48'10" East, a distance of 988.19 feet; thence South 31°02'28" West, a distance of 16.87 feet to the point of beginning.

Containing 474,568 square feet or 10.8946 acres, more or less.