

**AMENDMENT NO. ONE
TO DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS OF
BATEMAN FARMS PLANNED UNIT DEVELOPMENT**

THIS AMENDMENT TO THE DECLARATION of Covenants Conditions and Restrictions of BATEMAN FARMS PLANNED UNIT DEVELOPMENT is executed this 10 day of JULY, 2000, AND AMENDS the DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF BATEMAN FARMS PLANNED UNIT DEVELOPMENT and is made pursuant to Section 10.2 of Article X of said Declaration, which was recorded February 2, 2000, as Entry No. 7567924, in Book 8340, at Pages 1362 et. seq., in the records of the Salt Lake County Recorder, which affected all the property described in Exhibit A, attached hereto.

AMENDMENT

The Declaration of Covenants Conditions and Restrictions of Bateman Farms Planned Unit Development referenced above is hereby amended to modify the contents of Article VII USE RESTRICTIONS, at Sections 7.3(d) and 7.5 which, as amended, shall read as set forth below. This Amendment shall supersede and replace any inconsistent provisions of the Declaration of Covenants Conditions and Restrictions of Bateman Farms Planned Unit Development.

Subsection (d) of section 7.3 entitled "Building Features and Materials" shall appear as follows:

(d) Fences and Walls. Subject to the exceptions set forth below and except as to fences installed by Declarant, fencing shall be installed by each Lot Owner on rear and side yards and shall be constructed of wrought iron, wood or vinyl in accordance with the guidelines established by the Architectural Control Committee.

Fences shall not extend past the front of any Living Unit. On corner Lots, the fence on the side Lot line adjacent to the street shall not be closer than 5 feet to that side Lot line.

Section 7.5 entitled "Recreational and Other Large Vehicles" shall appear as follows:

7.5. Recreational and Other Large Vehicles. Unless stored in a fenced yard or an enclosed garage, no boats, trailers, large trucks and commercial vehicles belonging to Owners, their guests and invitees, or other residents of the Property shall be parked within the Development, except temporary parking not to exceed forty-eight (48) hours. No motor vehicles of any kind shall be repaired within the Development; provided, however, that such restrictions shall not apply to emergency repairs to vehicles. Any motor or recreational vehicle must be kept in an enclosed garage or fenced yard.

7682491

BK8376 Pg 1059

This Amendment to the Declaration of Covenants Conditions and Restrictions of Bateman Farms Planned Unit Development, shall take effect upon recording in the office of the County Recorder of Salt Lake County, Utah by McARTHUR HOMES AT BATEMAN FARMS, LC.

IN WITNESS WHEREOF, the undersigned being the Declarant, has caused this instrument to be executed and its seal be affixed hereto on the day and year first above written.

McARTHUR HOMES AT BATEMAN FARMS, LC
a Utah Limited Liability Company

By: McARTHUR HOMES, Inc.
It's Manager

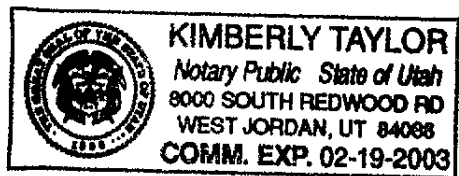
By: *Donald R. McArthur*
DONALD R. McARTHUR, President

STATE OF UTAH }
 } ss.
COUNTY OF SALT LAKE }

On the 10 day of JULY, 2000, personally appeared before me Donald R. McArthur, who being by me duly sworn, did say that he is the President of McArthur Homes, Inc., which is the Manager of McArthur Homes at Bateman Farms, LC, and that said instrument was acknowledged on behalf of said McArthur Homes at Bateman Farms, LC, by authority, and said Donald R. McArthur duly acknowledged to me that he as such President of said corporation and executed the same on behalf of McArthur Homes, Inc. as manager of McArthur Homes at Bateman Farms, LC.

Kimberly Taylor 8000 S Redwood Rd
NOTARY PUBLIC, Residing at:

My Commission Expires:
08.19.2003



BK8376PG1060

EXHIBIT A

LEGAL DESCRIPTION

Beginning at a point that is North 00° 00'50" East 467.450 feet and South 89°59'10" East 47.000 feet from the Southwest corner of Section 23, Township 2 South, Range 1 West, Salt Lake Base and Meridian, and running thence North 00°00'50" East 673.796 feet; thence South 89°59'10" East 133.000 feet; thence South 00°00'50" West 324.000 feet; thence South 89°59'10" East 270.000 feet; thence North 00°00'50" East 324.000 feet; thence North 05°29'17" West 124.574 feet; thence North 07°17'41" West 189.501 feet; thence North 85°36'06" West 46.877 feet; thence 122.606 feet along a 285.000 foot radius curve to the left (bearing to radius point bears South 04°23'54" West, with a turned angle of 24°38'55"); thence South 69°44'59" West 3.955 feet; thence 51.159 feet along a 215.000 foot radius curve to the right (bearing to radius point bears North 20°15'01" West, with a turned angle of 13°38'01"); thence 19.926 feet along a 94.394 foot radius curve to the left (bearing to radius point bears South 06°37'00" East, with a turned angle of 12°05'41"); thence South 71°17'19" West 27.133 feet; thence 21.109 feet along a 100.000 foot radius curve to the right (bearing to radius point bears North 18°42'41" West, with a turned angle of 12° 05'41"); thence South 83°23'00" West 69.054 feet; thence 13.194 feet along a 25.000 foot radius curve to the left (bearing to radius point bears South 06°37'00" East, with a turned angle of 30°14'22"); thence North 00°00'05" East 81.836 feet; thence 42.163 feet along a 25.000 foot radius curve to the left (bearing to radius point bears South 89°59'10" East, with a turned angle of 96°37'50"); thence North 83°23'00" East 114.624 feet; thence 41.641 feet along a 175.00 foot radius curve to the left (bearing to radius point bears North 06°37'00" west, with a turned angle of 13°38'01"); thence North 69°44'59" East 3.955 feet; thence 139.814 feet along a 325.000 foot radius curve to the right, with a turned angle of 24°38'55"); thence South 85°36'06" East 38.599 feet; thence North 07°17'41" West 101.515 feet; thence North 83°23'00" East 420.223 feet; thence South 14°25'03" East 53.964 feet; thence South 32°22'11" East 193.403 feet; thence South 50°54'30" East 129.661 feet; thence South 63°39'32" East 372.141 feet; thence South 55°46'58" East 118.209 feet; thence South 26°34'14" East 286.032 feet; thence South 13°31'37" East 179.535 feet; thence South 02°52'10" West 44.667 feet; thence South 00°31'47" West 231.954 feet to the North line of Spring Hollow at Bateman Farms Phase 1 Subdivision; thence North 75°40'05" West 228.790 feet; thence North 83°45'38" West 333.083 feet; thence South 72°48'10" West 396.349 feet; thence North 66°24'06" West 86.117 feet; thence North 42°43'13" West 83.001 feet; thence North 06°38'01" East 63.975 feet; thence South 84°42'56" West 119.226 feet; thence West 252.976 feet; thence South 00°00'50" West 63.102 feet; thence North 89°59'10" West 150.000 feet to the point of beginning.

SITUATE IN SALT LAKE COUNTY

7682491
07/20/2000 02:57 PM 59.00
Book - 8376 Pg - 1059-1061
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
MCARTHUR HOMES
9948 S REDWOOD RD
S JORDAN UT 84095
BY: ZJM, DEPUTY - WI 3 P.

BK8376PG1061