

FIRST AMENDMENT TO THE DECLARATION OF PROTECTIVE
COVENANTS, CONDITIONS AND RESTRICTIONS
OF ENGLISH OAKS ESTATES PHASE 1 P.U.D., LOCATED IN
WASHINGTON CITY, UTAH

This amendment to the Declaration of Protective Covenants, Conditions and Restrictions of English Oaks Estates Phase 1 P.U.D., located in Washington City, Utah, is made by ENGLISH OAKS, L.L.C., a Utah limited liability company, the "Developer" under that Declaration.

RECITALS

A. The Developer caused to be recorded the Declaration of Protective Covenants, Conditions and Restrictions of English Oaks Estates Phase 1 P.U.D., located in Washington City, Utah, on September 24, 1999, as Entry No. 662521, in Book 1347, at pages 616-626, of the official records of the Washington County Recorder, State of Utah (the "Declaration").

B. Section 2 of Article VIII of the Declaration authorizes the amendment of the Declaration by either 67% of the members of English Oaks Property Owners Association, Inc., if it has been formed, or unilaterally by the Developer if that association has not been formed.

C. English Oaks Property Owners Association, Inc., has not yet been formed.

D. Under the authority of Section 2 of Article VIII of the Declaration, the Developer now unilaterally amends the existing legal description contained in the current Exhibit A of the Declaration. The legal description that was described in the original filing of the Covenants, Conditions and Restrictions and which is being amended by this instrument is as follows:

Beginning at a point North 89°58'56" East along the Center Section line 1352.48 feet, and North 0°58'50" West 663.24 feet, and South 89°40'45" East 601.23 feet from the West 1/4 Corner of Section 13, Township 42 South, Range 15 West, Salt Lake Base & Meridian, Washington County, Utah; and running thence South 89°40'45" East along the North line of KING'S ROW DEVELOPMENT a distance of 711.16 feet to the Center Section line; thence North 0°17'10" West along said Center Section line 980.09 feet; thence North 89°40'45" West 69.68 feet; thence South

KAH

22°33'18" West 79.64 feet to a point on a 50.00 foot radius curve concave to the Southwest, the radius of which bears South 22°33'18" West from said point; thence Northwesterly along the arc of said curve 19.40 feet; thence South 0°19'15" West 35.00 feet; thence North 89°40'45" West 55.16 feet; thence South 0°17'10" East 70.00 feet; thence North 89°40'45" West 394.465 feet; thence South 36°02'10" East 741.63 feet; thence South 53°57'50" West 35.00 feet; thence North 89°40'45" West 97.27 feet to a point on a 67.50 foot radius curve concave to the Southwest, the radius of which bears South 82°44'04" West from said point; thence Southeasterly along the arc of said curve 8.22 feet to the point of tangency; thence South 0°17'10" East 46.28 feet; thence South 89°42'50" West 35.00 feet; thence North 0°17'10" West 46.28 feet to the point of a 32.50 foot radius curve to the left; thence Northwesterly along the arc of said curve 13.32; thence South 89°42'50" West 307.12 feet; thence South 0°17'10" East 55.58 feet; thence South 89°42'50" West 35.00 feet to the point of a 15.00 foot radius curve concave to the Northwest, the radius of which bears South 89°42'50" West from said point; thence Southwesterly along the arc of said curve 23.72 feet to the point of tangency; thence North 89°40'45" West 54.84 feet; thence South 0°17'10" East 117.03 feet to the point of beginning.

Contains 8.295 acres, more or less.

WHEREFORE, Developer makes the following amendment:

AMENDMENT

Developer hereby amends the legal description in Exhibit A of the Declaration, in its entirety, by replacing it with the following legal description:

Beginning at a point North 89°58'56" East along the Center Section line 1352.48 feet, and North 00°58'50" West 663.24 feet, and South 89° 40'45" East 1201.26 feet from the West Quarter Corner of Section 13, Township 42 South, Range 15 West, Salt Lake Base and Meridian, Washington County, Utah; and running thence South 89°40'45" East along the North line of KING'S ROW DEVELOPMENT a distance of 111.13 feet to the Center Section line; thence North 00°17'10" West along said Center Section line 980.09 feet; thence North 89°40'45" West 613.99 feet to the Northeast Corner of PINE VALLEY TOWNHOMES PHASE 2 P.U.D.; thence South 05°04'30" East 129.06 feet along the East boundary line of said P.U.D.; thence South 36°02'10" East 852.69 feet along said East P.U.D. boundary line and the extension of said line; thence South 00°17'10" East 32.66 feet to a point of curvature with a 15.00 foot radius curve to the right; thence 23.72 feet Southwesterly along the arc of said curve through a central angle of 90°36'25"; thence South 00°19'15" West 35.00 feet to a point on a non-tangent 50.00 foot radius curve to the left

KAH

