

When recorded return to:  
 Stephen G. Stoker  
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 Salt Lake City, Utah 84111

**FIRST AMENDMENT TO  
 DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS  
 FOR THE RANCHES NO. 1 and NO. 2 SUBDIVISIONS  
 A PLANNED UNIT DEVELOPMENT**

This First Amendment to Declaration of Covenants, Conditions and Restrictions for the Ranches No. 1 and No. 2 Subdivisions (the "Declaration") is made this 28TH day of May, 2004, by Ranches at Stone Creek, L.L.C., a Utah limited liability company (the "Declarant").

RECITALS

A. The Declarant, as the owner of certain land in Salt Lake County, Utah, shown on the plats entitled "The Ranches at Stone Creek No. 1 Subdivision" and "The Ranches No. 2 Subdivision" recorded in the Salt Lake County Recorder's Office (the "Recorder's Office") in Salt Lake County, Utah, in Plat Book 2002, No. 220, Folio 8322420, and in Plat Book 2003, No. 199, Folio 8732531, previously recorded the Declaration of Covenants, Conditions and Restrictions for The Ranches No. 1 and No. 2 Subdivisions, a Planned United Development, on November 20, 2002, as Entry No. 8900981, Book 8914, Pages 571-601 in the Recorder's Office ("The Ranches No. 1 and No. 2 CC&R's").

B. The Declarant is also the owner of certain additional land in Salt Lake County, Utah, described in Exhibit "A" attached hereto ("The Ranches No. 3 Property"), and shown on the Plat entitled "The Ranches No. 3 Subdivision" recorded in the Recorder's Office in Plat Book 2004P, No. 133, Folio N/A. The Ranches No. 3 Property is part of the Additional Property defined in Paragraph 3.2(a) of The Ranches No. 1 and No. 2 CC&R's, and Declarant, therefore, has the right to make this Amendment to expand the number of lots with the Community without the consent of any other owner of land within The Ranches No. 1 or No. 2 Subdivisions.

C. It is the intention of the Declarant to add The Ranches No. 3 Property to the Community and the Property, as those terms are defined in The Ranches No. 1 and No. 2 CC&R's, and to develop The Ranches No. 3 Property as a residential community in the form of a planned unit development which is in every way, submitted to, subject to and governed by The Ranches No. 1 and No. 2 CC&R's.

FIRST AMENDMENT TO  
COVENANTS, CONDITIONS AND RESTRICTIONS

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

1. Submission of The Ranches No. 3 Property to the CC&R's. The Declarant does hereby submit The Ranches No. 3 Property to The Ranches No. 1 and No. 2 CC&R's, and hereafter all of The Ranches No. 3 Property shall be subject to and governed by all provisions of The Ranches No. 1 CC&R's, which shall hereafter be known and referred to as The Ranches No. 1, 2 and 3 CC&R's.

2. Definitions of Community and Property Expanded to Include The Ranches No. 3 Property. The Definitions of Community and Property in The Ranches No. 1, 2 and 3 CC&R's are hereby amended and expanded to include The Ranches No. 3 Property. All other defined terms in The Ranches No. 1, 2 and 3 CC&R's shall also apply to and include The Ranches No. 3 Property.

DATED this 28~~th~~ day of MAY, 2004.

RANCHES AT STONE CREEK, L.L.C.

By   
Justin Peterson, Member

By   
Barrett Peterson, Member



EXHIBIT "A"

Real Property Located in Salt Lake County, Utah:

Beginning at a point that is North 89°55'35" West 254.84 feet along the section line and South 690.91 feet from the North quarter corner of Section 36, Township 2 South, Range 2 West, Salt Lake Base and Meridian;

Thence along the arc of a 15.00 foot radius curve to the right through a central angle of 86°10'08" for 22.56 feet (chord bears South 00°22'39" West 20.49 feet); thence South 43°27'43" West 170.00 feet; thence along the arc of a 15.00 foot radius curve to the right through a central angle of 90°00'00" for 23.56 feet (chord bears South 88°27'43" West 21.21 feet); thence South 43°27'43" West 50.00 feet; thence South 46°32'17" East 215.00 feet; thence along the arc of a 15.00 foot radius curve to the right through a central angle of 90°00'00" for 23.56 feet (chord bears South 01°32'17" East 21.21 feet); thence South 46°32'17" East 50.00 feet; thence South 43°27'43" West 190.00 feet; thence along the arc of a 15.00 foot radius curve to the left through a central angle of 90°00'00" for 23.56 feet (chord bears South 01°32'17" East 21.21 feet); thence South 43°27'43" West 50.00 feet; thence North 46°32'17" West 180.00 feet; thence along the arc of a 15.00 foot radius curve to the left through a central angle of 90°00'00" for 23.56 feet (chord bears South 88°27'43" West 21.21 feet); thence North 46°32'17" West 85.00 feet; thence along the arc of a 15.00 foot radius curve to the left through a central angle of 90°00'00" for 23.56 feet (chord bears North 01°32'17" West 21.21 feet); thence North 46°32'17" West 343.00 feet; thence along the arc of a 15.00 foot radius curve to the left through a central angle of 90°00'00" for 23.56 feet (chord bears South 88°27'43" West 21.21 feet); thence North 46°32'17" West 60.00 feet; thence along the arc of a 15.00 foot radius curve to the left through a central angle of 90°00'00" for 23.56 feet (chord bears North 01°32'17" West 21.21 feet); thence North 46°32'17" West 228.00 feet; thence North 43°27'43" East 320.00 feet; thence South 46°32'17" East 228.00 feet; thence along the arc of a 15.00 foot radius curve to the left through a central angle of 90°00'00" for 23.56 feet (chord bears North 88°27'43" East 21.21 feet); thence North 43°27'43" East 120.95 feet; thence along the arc of a 380.00 foot radius curve to the right through a central angle of 10°50'02" for 71.85 feet (chord bears North 48°52'44" East 71.75 feet); thence along the arc of a 25.00 foot radius curve to the left through a central angle of 76°12'34" for 33.25 feet (chord bears North 16°11'28" East 30.86 feet); thence along the arc of a 383.00 foot radius curve to the left through a central angle of 24°37'27" for 164.60 feet (chord bears South 34°13'33" East 163.34 feet); thence South 46°32'17" East 266.78 feet to the point of beginning.

Area contained: 8.6622 acres (25 building lots)

- POOR COPY -  
CO. RECORDER