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DOC # 20160012083

Amended Restrictive Covenants
Russell Shirts Washington County Recorder
04/07/2016 04:46:40 PM Fee \$ 21.00
By BRACKEN JAKE

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When recorded please return to:

Jake Bracken
5662 W. Clubhouse Dr.
Hurricane, Utah 84737

**First Amendment to the Declaration of Covenants, Conditions and Restrictions for
The Villas at Sand Hollow**

This FIRST AMENDMENT to the Declaration of Covenants, Conditions and Restrictions of The Villas at Sand Hollow (the "Declaration"), that was recorded April 7, 2010, as Document No. 20100011276 of the records of the Washington County Utah Recorders Office is made and executed this 6th day of April, 2016, pursuant to Section 14.2 of the Declaration, and which affects the real property described in Exhibit "A" that is attached hereto and incorporated herein by this reference (the "Property").

AMENDMENT

Article 1, Section 1.11. of the Declaration is hereby amended in its entirety to read as follows:

1.11. "Declarant Control Period" shall continue for 15 years from the date of recording of the Declaration, and shall automatically renew for successive five year periods until Declarant expressly and voluntarily surrenders all of its rights to control the activities of the Association, which surrender must be in a written instrument signed and recorded by Declarant in the records of the Washington County Utah Recorders Office. If the instrument specifies no date, the surrender date shall be the date of recording of the instrument. Declarant has the sole and absolute discretion to determine any voluntary date of its surrender.

Article 4, Section 4.2. of the Declaration is hereby amended in its entirety to read as follows:

4.2. **Declarant's Right to Appoint.** Notwithstanding any contrary provision in the Bylaws, the Declarant shall have the right to appoint and remove all the members of the Management Committee, all officers of the Association, and exercise all powers and responsibilities delegated by this Declaration, the Act, and the Project Documents to the Association, its officers and the Management Committee during the Declarant Control Period.

Article 13, Section 13.1. of the Declaration is hereby amended in its entirety to read as follows:

13.1 Right to Expand. Declarant reserves the right at its sole election to expand the Property to include additional property more particularly described below (in the Declaration) by unilateral action of Declarant without the consent of Unit Owners at any time during the Declarant Control Period.

IN WITNESS WHEREOF, the undersigned, being the Declarant under the Declaration and the Declarant under the Master Declaration (as defined in the Declaration), has hereunto set its hand this 6th day of April, 2016.

DECLARANT:

Sand Hollow Development Group L.L.C.
A Utah limited liability company

By: [Signature]
Jacob Bracken, Manager

STATE OF UTAH)
) ss.
COUNTY OF Washington

On this 6 day of April, 2016, before me personally appeared **Jacob Bracken** whose identity is personally known to me or proved to me on the basis of satisfactory evidence, and who, being by me duly sworn (or affirmed), did say that he is a Manager of **Sand Hollow Development Group L.L.C.**, a Utah limited liability company and that the foregoing document was signed by him on behalf of that limited liability company by proper authority and he acknowledged before me that the Company executed the document and the document was the act of the Company for its stated purpose.

[Signature]
NOTARY PUBLIC

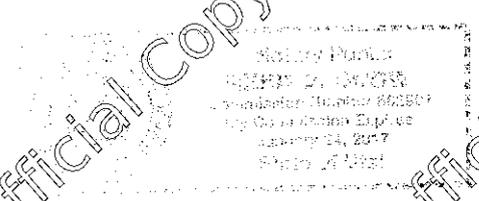


Exhibit A

Property Description

THE VILLAS AT SAND HOLLOW

PHASE 1

Commencing at the Southeast Corner of Section 22, Township 42 south, Range 14 West, Salt Lake Base and Meridian; Thence North $89^{\circ}59'33''$ West, along the South Section Line, a distance of 1,192.25 feet; Thence North, a distance of 889.25 feet to a point on the South Right of Way of 3580 South (Villas North Drive) and the Point of Beginning; said point being on a non-tangent curve to the right, of which the radius point lies North $00^{\circ}13'21''$ West, a radial distance of 975.00 feet; Thence the following (6) courses along the said Right of Way; Thence Westerly along said arc, through a central angle of $03^{\circ}52'36''$, a distance of 65.97 feet; Thence North $86^{\circ}20'44''$ West, a distance of 182.96 feet, to the beginning of a curve to the left having a radius of 160.00 feet, and a central angle of $50^{\circ}22'31''$; Thence Southerly along said arc, a distance of 140.67 feet; Thence South $43^{\circ}16'45''$ West, a distance of 119.31 feet to the beginning of a curve to the right having a radius of 125.00 feet and a central angle of $18^{\circ}46'30''$; Thence Southwesterly along the arc of said curve, a distance of 40.96 feet to the beginning of a reverse curve to the left having a radius of 20.00 feet and a central angle of $74^{\circ}26'50''$; Thence Southwesterly along the arc of said curve, a distance of 25.99 feet; Thence South $77^{\circ}36'25''$ West, a distance of 50.00 feet; Thence North $12^{\circ}23'35''$ West, a distance of 66.64 feet to the beginning of a curve to the left having a radius of 375.00 feet and a central angle of $11^{\circ}10'13''$; Thence Northerly along the arc of said curve a distance of 73.11 feet to the beginning of a compound curve to the left having a radius of 20.00 feet and a central angle of $90^{\circ}44'54''$; Thence Westerly along the arc of said curve, a distance of 31.68 feet, to a point on the Southeasterly line of 3600 South Street (Club House Drive); Document #20080029912, Washington County Official Records; Thence along said road the following 3 courses: Thence North $65^{\circ}41'18''$ East, a distance of 47.89 feet to the beginning of a curve to the left having a radius of 625.00 feet and a central angle of $45^{\circ}44'47''$; Thence northeasterly along the arc of said curve a distance of 499.02 feet to the beginning of a reverse curve to the right having a radius of 20.00 feet and a central angle of $85^{\circ}29'30''$; Thence Northeasterly along the arc of said curve, a distance of 29.84 feet, to a point on the South line of 3400 South Second Extended (Sand Hollow Resort Parkway) Document #20080027515 Washington County Official Records, and to the beginning of a non-tangent curve to the left having a radius of 1,040.00 feet and a central angle of $07^{\circ}27'41''$ the radius point of which lies South $15^{\circ}26'01''$ West; Thence along said road the following 2 courses: Easterly along the arc of said curve, a distance of 135.43 feet; Thence South $82^{\circ}01'40''$ East, a distance of 129.54 feet; Thence leaving said road and running South $13^{\circ}44'50''$ West, a distance of 143.54 feet; Thence North $87^{\circ}49'50''$ East, a distance of 13.08 feet; Thence South $12^{\circ}33'48''$ West, a distance of 121.26 feet; Thence South $00^{\circ}29'41''$ East, a distance of 50.00 feet, to the Point of Beginning.

Containing 3.35 acres, more or less.

Annexation Parcel 1

Beginning at a point on the southerly line of Sand Hollow Resort Parkway, said point being on the section line, said point also being South 00°04'33" West 1,446.65 feet along the section line from the East Quarter Corner of Section 22, Township 42 South, Range 14 West, Salt Lake Base & Meridian, and running; thence South 00°04'33" West 246.54 feet along said section line to the north line of Villas North Drive; thence westerly the following (10) courses along said northerly line of Villas North Drive; thence North 85°37'32" West 23.54 feet; thence westerly 98.91 feet along an arc of a 525.00 foot radius curve to the left (center bears South 04°22'28" West, long chord bears South 88°58'37" West 98.77 feet with a central angle of 10°47'42"); thence South 83°34'46" West 167.59 feet; thence westerly 240.38 feet along an arc of a 775.00 foot radius curve to the right (center bears North 06°25'14" West, long chord bears North 87°32'06" West 239.42 feet with a central angle of 17°46'16"); thence westerly 164.95 feet along an arc of a 425.00 foot radius curve to the left (center bears South 11°21'02" West, long chord bears North 89°46'05" West 163.91 feet with a central angle of 22°14'14"); thence South 79°06'47" West 51.98 feet; thence westerly 158.80 feet along an arc of a 375.00 foot radius curve to the right (center bears North 10°53'13" West, long chord bears North 88°45'19" West 157.62 feet with a central angle of 24°15'49"); thence westerly 160.16 feet along an arc of a 525.00 foot radius curve to the left (center bears South 13°22'36" West, long chord bears North 85°21'46" West 159.54 feet with a central angle of 17°28'44"); thence South 85°53'52" West 71.85 feet; thence westerly 62.81 feet along an arc of a 925.00 foot radius curve to the right (center bears North 04°06'08" West, long chord bears South 87°50'36" West 62.80 feet with a central angle of 03°53'27") to the easterly line of the Villas at Sand Hollow; thence northerly the following (3) courses along said easterly line of the Villas at Sand Hollow; thence North 12°33'48" East 121.23 feet; thence South 87°49'50" West 13.08 feet; thence North 13°44'50" East 143.54 feet to the southerly line of said Sand Hollow Resort Parkway; thence easterly the following (4) courses along said southerly line of Sand Hollow Resort Parkway; thence South 82°01'40" East 20.69 feet; thence easterly 244.31 feet along an arc of a 1,540.00 foot radius curve to the left (center bears North 07°58'20" East, long chord bears South 86°34'21" East 244.05 feet with a central angle of 09°05'22"); thence North 88°52'58" East 874.76 feet; thence easterly 8.36 feet along an arc of a 20.00 foot radius curve to the right (center bears South 01°07'02" East, long chord bears South 79°08'36" East 8.30 feet with a central angle of 23°56'52") to the Point of Beginning.

Containing 291,697 square feet or 6.70 acres.

Annexation Parcel 2

Beginning at a point being South 00°04'33" West 1,743.31 feet along the section line from the West Quarter Corner of Section 23, Township 42 South, Range 14 West, Salt Lake Base & Meridian, and running; thence easterly 141.54 feet along an arc of a 1,025.00 foot radius curve to the left (center bears North 04°15'05" East, long chord bears South 89°42'16" East 141.42 feet with a central angle of 07°54'42"); thence North 86°20'23" East 71.01 feet; thence easterly 162.81 feet along an arc of a 1,475.00 foot radius curve to the right (center bears South 03°39'37" East, long chord bears North 89°30'07" East 162.73 feet with a central angle of 06°19'28"); thence South 00°04'33" West 250.00 feet; thence West 375.00 feet to the section line; thence North 00°04'33" East 244.78 feet along the section line to the Point of Beginning.

Containing 92,597 square feet or 2.13 acres.

Phase 2 Boundary

Commencing at the Southeast Corner of Section 22, Township 42 South, Range 14 West, Salt Lake Base and Meridian, Thence North $89^{\circ}59'33''$ West, a distance of 1,192.25 feet; Thence North, 889.25 feet to the Point of Beginning, said point also being the Southeast Corner of The Villas At Sand Hollow Phase 1. Thence along the east boundary of said subdivision the following 4 courses: North $00^{\circ}29'41''$ West, a distance of 50.00 feet; Thence North $12^{\circ}33'48''$ East, a distance of 121.26 feet; Thence South $87^{\circ}49'50''$ West, a distance of 13.08 feet; Thence North $13^{\circ}44'50''$ East, a distance of 143.54 feet to a point on the south line of 3400 South Second Extended Dedication Plat, Doc # 20080027515, Washington County Official Records; Thence South $82^{\circ}01'40''$ East, a distance of 20.69 feet along said south line to the beginning of a 1,540.00 foot radius curve to the left with a central angle of $05^{\circ}31'31''$; Thence Easterly, 148.51 feet along the arc of said curve and said south line; Thence South $00^{\circ}29'32''$ West, a distance of 128.93 feet; Thence South $31^{\circ}45'39''$ West, a distance of 52.99 feet; Thence South $00^{\circ}08'26''$ West, a distance of 58.32 Feet, to the beginning of a non tangent curve to the right, of which the radius point lies South $01^{\circ}35'52''$ West, a radial distance of 525.00 Feet, thence easterly along the arc of said curve, through a central angle of $11^{\circ}46'55''$, a distance of 107.96 feet to the beginning of a reverse curve to the left having a radius of 375.00 feet and a central angle of $24^{\circ}15'49''$; thence easterly along the arc of said curve, a distance of 158.81 feet, Thence North $79^{\circ}06'38''$ East, a distance of 51.98 feet, to the beginning of curve to the right having a radius of 425.00 feet and a central angle of $22^{\circ}14'14''$, thence easterly along the arc of said curve a distance of 164.95 feet to the beginning of a reverse curve to the left having a radius of 775.00 feet and a central angle of $17^{\circ}46'16''$; thence easterly along the arc of said curve, a distance of 240.38 feet. Thence North $83^{\circ}34'56''$ East, a distance of 167.59 feet, to the beginning of curve to the right having a radius of 525 feet and a central angle of $08^{\circ}44'00''$, thence easterly along the arc of said curve a distance of 80.02 feet; Thence South $02^{\circ}18'56''$ West a distance of 50.00 feet, to the beginning of a non tangent curve to the left, of which the radius point lies South $02^{\circ}18'56''$ West, a radial distance of 475.00 feet, thence westerly along the arc of said curve, through a central angle of $08^{\circ}44'00''$, a distance of 72.40 feet; Thence South $83^{\circ}34'56''$ West, a distance of 167.59 feet, to the beginning of a curve to the right having a radius of 825.00 feet and a central angle of $17^{\circ}46'16''$, thence westerly along the arc of said curve a distance of 255.88 feet to the beginning of a reverse curve to the left having a radius of 375.00 feet and a central angle of $22^{\circ}14'14''$; thence westerly along the arc of said curve, a distance of 145.54 feet; Thence South $79^{\circ}06'58''$ West a distance of 51.98 feet, to the beginning of a curve to the right, having a radius of 425.00 feet and a central angle of $24^{\circ}15'49''$, thence westerly along the arc of said curve a distance of 179.98 feet; to the beginning of a reverse curve to the left, having a radius of 475.00 feet, and a central angle of $17^{\circ}28'44''$, thence westerly along the arc of said curve a distance of 144.91 feet; Thence South $85^{\circ}54'04''$ West, a distance of 71.85 feet, to the beginning of a curve to the right, having a radius of 975.00 feet, and a central angle of $05^{\circ}52'36''$ thence westerly along the arc of said curve, a distance of 65.97 feet to the Point of Beginning.

Containing 2.35 acres, more or less.

Also described as:

Also described as:

Tax ID No:

H-VAS-1-1-A1, H-VAS-1-1-B1, H-VAS-1-1-C1, H-VAS-1-1-D1, H-VAS-1-1-E2, H-VAS-1-1-F2, H-VAS-1-1-G2, H-VAS-1-1-H2, H-VAS-1-1-J3, H-VAS-1-1-K3

H-VAS-1-2-A1, H-VAS-1-2-B1, H-VAS-1-2-C1, H-VAS-1-2-D1, H-VAS-1-2-E2, H-VAS-1-2-F2, H-VAS-1-2-G2, H-VAS-1-2-H2, H-VAS-1-2-J3, H-VAS-1-2-K3

H-VAS-2-3-101, H-VAS-2-3-101, H-VAS-2-3-102, H-VAS-2-3-103, H-VAS-2-3-104, H-VAS-2-3-201, H-VAS-2-3-202, H-VAS-2-3-203, H-VAS-2-3-204, H-VAS-2-3-301, H-VAS-2-3-302, H-VAS-2-3-303, H-VAS-2-3-304

All of Units A1, B1, C1, D1, E2, F2, G2, H2, J3, K3, Building # 1, THE VILLAS AT SAND HOLLOW PHASE 1, according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.

All of Units A1, B1, C1, D1, E2, F2, G2, H2, J3, K3, Building # 2, THE VILLAS AT SAND HOLLOW PHASE 1, according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.

All of Units 3-101, 3-102, 3-103, 3-104, 3-201, 3-202, 3-203, 3-204, 3-301, 3-302, 3-303, 3-304, Building # 3, THE VILLAS AT SAND HOLLOW PHASE 2, according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah