

WHEN RECORDED RETURN TO:
Sweetwater Development Group, LC
273 N. East Capitol Street
Salt Lake City, Utah 84103

**FIRST AMENDMENT TO DECLARATION OF
DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR
MORNINGSIDE AT ROCK SPRINGS
(A Planned Unit Development)**

THIS FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR MORNINGSIDE AT ROCK SPRINGS (A Planned Unit Development) is made and executed by SWEETWATER DEVELOPMENT GROUP, LC, a Wyoming limited liability company, whose principal address is 273 N. East Capitol Street, Salt Lake City, Utah 84103 (hereinafter referred to as the "Declarant").

RECITALS


Whereas, the original Declaration of Covenants, Conditions, and Restrictions was recorded in the office of the County Recorder of Sweetwater County, Wyoming on the 29th day of June, 2009 as Entry No. 1562837 in Book 1146 at Page 821 of the Official Records of the County Recorder of Sweetwater County, Wyoming (the "Declaration"), for the Project which is described as "**Morningside at Rock Springs, A Planned Unit Development.**"

Whereas, the related Plat Map for Phase 1 of the Project has also been recorded in the office of the County Recorder of Sweetwater County, Wyoming.

Whereas, Declarant is the fee simple owner of record of the Project described in the Declaration in Sweetwater County, Wyoming and described with particularity on Exhibit "A" attached hereto and incorporated herein by this reference.

Whereas, under Article III, Section 46 of the Declaration, while the Declarant is in control of the Association and prior to the termination of the Period of Declarant's Control, the Declarant may amend the Declaration or Plat Map without any additional consent or approval required.

Whereas, Declarant desires to amend the provisions of Article I, Section 47 and Article III, Section 38 of the Declaration relating to Assessments for Single Family Services, in order to clarify the services provided by the Association for just the Owners of the Single Family Lots.


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Whereas, Declarant now intends that the language found in Article I, Section 7 and Article III, Section 38 of the Declaration shall be replaced in full by the following language which shall become subject to the Declaration and applicable to all of the Property described in Exhibit "A" attached hereto and incorporated herein.

NOW, THEREFORE, for the reasons recited above, and for the benefit of the Project and the Lot Owners thereof, Declarant hereby executes this First Amendment to Declaration of Covenants, Conditions, and Restrictions for Morningside at Rock Springs, a Planned Unit Development.

1. Article I, Section 47 of the Declaration shall be replaced with the following language:

Single Family Services shall mean services that may be provided by the Association to just Single Family Lot Owners by the Association. If the Association determines to provide Single Family Services, expenses for the services shall be assessed to Single Family Lot Owners as part of their assessment.

2. Article III, Section 38 of the Declaration shall be replaced with the following language:

Assessments for Single Family Services. The Association may provide certain services that benefit only the Owners of Single Family Lots. In the event, the Association determines to provide Single Family Services; each Single Family Lot Owner shall be liable for an equal share of the Expenses incurred by the Association for services provided exclusively for Single Family Lot Owners.

3. The effective date of this Amendment is the date it is recorded in the office of the County Recorder of Sweetwater County, Wyoming.

IN WITNESS WHEREOF, Declarant has executed this instrument the 16 day of February, 2011.

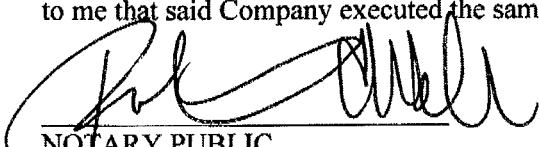
DECLARANT:

SWEETWATER DEVELOPMENT GROUP, LC a
Wyoming limited liability company

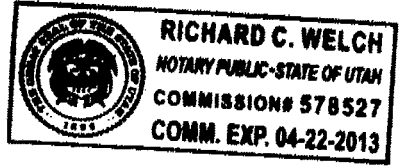

By: Bryson Garbett, Manager

STATE OF UTAH)
)ss:
COUNTY OF SALT LAKE)

On the 16 day of February, 2011 personally appeared before me Bryson Garbett, who by me being duly sworn, did say that he is the Manager of SWEETWATER DEVELOPMENT GROUP, LC, a Wyoming limited liability company, and that the within and foregoing instrument was signed in behalf of said Company by authority of a resolution of its board of directors or its Articles of Incorporation, and said Bryson Garbett, duly acknowledged to me that said Company executed the same.




NOTARY PUBLIC



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EXHIBIT "A"
LEGAL DESCRIPTION

MORNINGSIDE AT ROCK SPRINGS--Phase 1, a Planned Unit Development, according to the official plat thereof recorded in the office of the Sweetwater County Recorder.


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