

**FIRST AMENDMENT
TO
DECLARATION OF RESTRICTIVE COVENANTS**

THIS FIRST AMENDMENT TO DECLARATION OF RESTRICTIVE COVENANTS is made as of the 9th day of January, 2015, by Rivers Bend Development Corporation, a North Dakota corporation.

RECITALS

- A. Declarant made a Declaration of Restrictive Covenants dated as of October 3, 2013, and recorded October 4, 2013, in the office of the Recorder for Cass County, North Dakota as Doc. No. 1401422 (the "Declaration"), affecting the real property described as follows:

Lots 1-21, Block 1; and Lots 1-5 and Lot 7, Block 2; Lots 1-5 and Lots 8-17, Block 3; Lots 1-15, Block 4; Lots 1-16, Block 5; Lots 1-32, Block 6; Lot 1, Block 7; Lot 1, Block 8; and Lots 1-10, Block 9; all in River's Bend at the Preserve First Addition to the City of West Fargo, Cass County, North Dakota.

- B. Pursuant to Section 24(d) of the Declaration, Declarant wishes to add the following described property adjacent to the Property to the Association and thereby subject such following described additional property to all of the terms and conditions of the Declarations:

Lots 1-11, Block 1; Lots 1-13 and Lots 15 and 16, Block 2; Lots 1-10, Block 3; Lots 1-17, Block 4; and Lots 1-19, Block 5; all in River's Bend at the Preserve Second Addition to the City of West Fargo, Cass County, North Dakota.

- C. Defined terms used but not otherwise specifically defined in this Amendment shall have the meaning ascribed to them in the Declaration.

AGREEMENTS

In consideration of the Recitals, the Declarant hereby amends the Declaration as follows:

1. **Property.** The real property described at Recital B above is hereby included within the term "Property" as defined in, and is otherwise made subject to, the Declaration.
2. **Common Area Lots.** Lot 6, block 3; Lot 17, Block 4; and Lot 19, Block 5; all in the Property are hereby included within the term "Common Area Lots" as defined in the Declaration.
3. **Public Lots.** Lot 14, Block 2; and Lot 20, Block 5; all in the Property are hereby included within the term "Public Lots" as defined in the Declaration.

4. **Dwelling Size.** The table set forth at Section 3(a) of the Declaration is supplemented with the following table, thus subjecting the Single Family Lots made subject to the Declaration pursuant to this Amendment to the following minimum square footage requirements set out below, unless waived in writing by Developer.

Lots	Three or More Level Split	Rambler or Single Level	Two Story	Bi-Level
A. Lots 1-16, Block 4.	Not Permitted	1,800 sq. ft. on level entirely above grade	Not Permitted	Not Permitted
C. Lots 3-11, Block 1; Lots 6-13, Block 2; and Lots 4-13 Block 5.	2,500 sq. ft. for top 3 levels	1,900 sq. ft. on level entirely above grade	1,150 sq. ft. on first level entirely above ground grade or total of 2,200 sq. ft. on all levels entirely above grade	2,700 sq. ft. total on both levels
E. Lots 1 and 2, Block 1; Lots 1-5, 15 and 16, Block 2; Lots 7-10, Block 3; and Lots 1-3 and 14-18, Block 5.	2,700 sq. ft. for top 3 levels	2,000 sq. ft. on level entirely above grade	1,300 sq. ft. on first level entirely above ground grade or total of 2,400 sq. ft. on all levels entirely above grade	Not Permitted
F. Lots 1-5, Block 3	3,000 sq. ft. for top 3 levels	2,200 sq. ft. on level entirely above grade	1,300 sq. ft. on first level entirely above ground grade or total of 2,600 sq. ft. on all levels entirely above grade	Not Permitted

5. **Effect.** Except as expressly amended hereby, the terms and conditions of the Declaration remain unmodified and in full force and effect.

IN WITNESS WHEREOF the Declarant has executed this Amendment as of the date first above written.

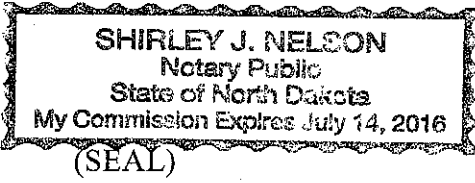
RIVERS BEND DEVELOPMENT
CORPORATION

By: Steve Stoner

Its: Vice president

STATE OF NORTH DAKOTA)
) ss.
COUNTY OF CASS)

The foregoing instrument was acknowledged before me this 10 day of February, 2015,
by Steve Stoner, the Vice-President, of Rivers Bend
Development Corporation, a North Dakota corporation, on behalf of the corporation.



Shirley J. Nelson
Notary Public

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