

When recorded mail to:
Destination Homes
67 South Main Street
Layton, Utah 84041

E 3034845 B 6815 P 539-543
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
07/27/2017 01:08 PM
FEE \$50.00 Pgs: 5
DEP RTT REC'D FOR KAYSVILLE CITY C
ORP

**SUPPLEMENTAL DECLARATION OF PHASE 4 TO THE
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS**

For Hill Farms Subdivision

Davis County, Utah

11-807-0401 → 0433

D

This Supplemental Declaration of Phase 4 to the Declaration of Covenants, Conditions and Restrictions for Hill Farms Subdivision (the "Supplemental Declaration - Phase 4") is executed by Golden Land Management, Inc., a Utah corporation and Legacy Neighborhoods, LLC, a Utah limited liability company (Legacy Neighborhoods, LLC being the "Declarant"), and hereby supplements that certain Declaration of Covenants, Conditions & Restrictions for Hill Farms Subdivision, as amended, recorded in the Davis County Recorder's Office on November 26, 2013, as Entry No. 2778856, as amended ("Declaration").

RECITALS:

- A. This Supplemental Declaration - Phase 4 is hereby submitted for the purpose of confirming the annexation of portions of the Undeveloped Land, as contained within the Phase 4 Plat, identified herein, and as provided for generally within Declaration and specifically within Article XXII of the Declaration.
- B. For any real property owned by Golden Land Management, Inc. that becomes annexed into the Subdivision, Golden Land Management, Inc. has appointed Legacy Neighborhoods, LLC as the Declarant for the Subdivision, with all the corresponding rights and administrative functions.
- C. At the time of the recordation of the Phase 4 Plat, the Declarant and/or Golden Land Management, Inc. was the owner of record of all real property within Phase 4, which real property and Lots are more particularly described in **Exhibit "A"** attached hereto and by this reference made a part hereof. It is anticipated that the Plat for Phase 4 will be recorded contemporaneously with this Supplemental Declaration - Phase 4.
- D. Declarant and Golden Land Management, Inc. desires to submit and subject the Lots and real property within the Phase 4 Plat to the covenants, conditions, restrictions, easements, charges and liens created by that certain Declaration, as supplemented hereby.
- E. In addition, the Declarant, in accordance with Article 23.4, may at its sole direction during the Class B Control Period modify and/or supplement the Declaration, including the annexation of additional property within the Undeveloped Land.

NOW, THEREFORE, BE IT DECLARED:

COVENANTS, CONDITIONS AND RESTRICTIONS

1. Recitals. The above Recitals are specifically incorporated herein by reference and made a part hereof.
2. Definitions. All terms used but not defined herein shall have the meanings given them under the Declaration of Covenants, Conditions & Restrictions for Hill Farms Subdivision, as amended ("Declaration").
3. Effective Date. This Supplemental Declaration - Phase 4 will take effect on the date recorded at the office of the Davis County Recorder's Office (the "Effective Date").
4. Title. This instrument is titled and shall hereinafter be referred to as the Supplemental Declaration of Phase 4 to the Declaration of Covenants, Conditions and Restrictions for Hill Farms Subdivision ("Supplemental Declaration - Phase 4").
5. Identification of Annexed Lots. The Lots to be annexed to the Property, as confirmed by the recordation of this Supplemental Declaration - Phase 4, are the Lots comprising Phase 4 and more particularly described in **Exhibit "A"** attached hereto. The Lot Type for each of the Lots being annexed hereby is identified in **Exhibit "B"** attached hereto.
6. Annexation. To the extent not already completed, the Lots described in **Exhibit "A"** and the Phase 4 Plat are hereby annexed to the Property and shall hereafter be held, sold, conveyed, encumbered, leased, occupied and improved as part of the Property subject to the covenants, conditions, restrictions, easements, charges and liens set forth in the Declaration, the full text of which is incorporated herein by reference and made a part hereof, as the same may be supplemented hereby.
7. General Restrictions and Requirements. All general restrictions and requirements of the Declaration shall apply to the Lots, without exception.
8. Land Classification. The real property annexed herewith, as set forth in the Phase 4 Plat, does create separate Lots and Common Areas, as depicted in the Plat, which shall all be governed by and made subject to the covenants, conditions, restrictions, easements, charges and liens provided for in the Declaration.
9. Conflict. If any provisions of this Supplemental Declaration - Phase 4 conflict with any terms set forth in the Declaration, the terms of this Supplemental Declaration - Phase 4, as to Phase 4, shall govern.

IN WITNESS WHEREOF, the undersigned have executed this instrument on the year and date indicated below.

Legacy Neighborhoods, LLC, the Declarant

By:

Its:

X. S. Bailey
MANAGER

STATE OF UTAH)

: SS

COUNTY OF WEBER)

On the 2 day of May, 2017, personally appeared before me, _____, who being by me duly sworn did say that he/she is an authorized agent of Legacy Neighborhoods, LLC, and that the within and foregoing instrument was signed in behalf of said limited liability company and duly acknowledged to me that he/she executed the same.



CATHY J COE
Notary Public
State of Utah
03/08/2021
693917

Cathy J. Coe
NOTARY PUBLIC

IN WITNESS WHEREOF, the undersigned have executed this instrument on the year and date indicated below.

Golden Land Management, Inc.

By:

Its:

Kam F. Marriott
manager

STATE OF UTAH)

: SS

COUNTY OF WEBER)

On the 26 day of April, 2017, personally appeared before me, Kami F. Marriott, who being by me duly sworn did say that she is manager of Golden Land Management, Inc. and that the within and foregoing instrument was signed in behalf of said corporation and the said he duly acknowledged to me that he executed the same.



CATHY J COE
Notary Public
State of Utah
03/08/2021
693917

Cathy J. Coe
NOTARY PUBLIC

EXHIBIT "A"
(Legal Description)

BEGINNING AT THE NORTHEAST CORNER OF SCHICK CLUSTER FARM PHASE 1 AS RECORDED WITH THE OFFICE OF THE DAVIS COUNTY RECORDER AND ROTATED TO THE BASIS OF BEARING, SAID POINT BEING LOCATED NORTH 00°05'30" EAST ALONG SECTION LINE 1943.13 FEET AND EAST 872.52 FEET FROM THE SOUTHWEST CORNER OF SECTION 32, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; SAID POINT ALSO BEING ON A BOUNDARY LINE AGREEMENT LOCATED AT BOOK 3316 PAGE 689, AND RUNNING THENCE NORTH 50°26'59" EAST ALONG THE SOUTH LINE OF THE PROPOSED 200 NORTH STREET RIGHT OF WAY (AS POSITIONED BY PLACING THE NORTHEAST CORNER OF THE CHARLY'S ACRES #2 ~~SUBDIVISION~~ AMENDED AT THE FIELD LOCATED CENTERLINE MONUMENT LOCATED FOR SCHICK LANE AND PROJECTING SAID SOUTH LINE WESTERLY) 568.51 FEET TO THE WEST LINE OF SAID CHARLY'S ACRES #2 SUBDIVISION AMENDED; THENCE SOUTH 39°28'06" EAST 807.76 FEET ALONG SAID WEST LINE AND THE WEST LINE OF CHARLY'S ACRES #1 AMENDED AS RE-ESTABLISHED IN THE FIELD RELATIVE TO PHASE 2, TO A POINT ON A LINE RECORDED AS A SPECIAL WARRANTY DEED WITH ENTRY NUMBER 2438516 AT BOOK 4747 AND PAGE 1475-1476; THENCE SOUTHWESTERLY ALONG SAID DEED THE FOLLOWING THREE CALLS: SOUTH 51°29'06" WEST 177.68 FEET; SOUTH 47°31'51" WEST 198.59 FEET; SOUTH 51°30'42" WEST 190.18 FEET TO THE SOUTHEAST CORNER OF SAID SCHICK CLUSTER FARM PHASE 1 AND A POINT ON SAID BOUNDARY LINE AGREEMENT; THENCE NORTH 39°38'15" WEST ALONG THE EAST LINE OF SAID SUBDIVISION AND BOUNDARY LINE AGREEMENT 811.13 FEET TO SAID SOUTH LINE AND THE POINT OF BEGINNING.

*Third

① Subd.

EXHIBIT "B"
("Lot Types")

Cottage Lots	Garden Lots	Preserve Lots
401	403	
402	404	
419	405	
423	406	
424	407	
425	408	
426	409	
427	410	
428	411	
	412	
	413	
	414	
	415	
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	417	
	418	
	420	
	421	
	422	