

2599698  
BK 5278 PG 269

137  
/52

E 2599698 B 5278 P 269-320  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
05/20/2011 01:02 PM  
FEE \$137.00 Pgs: 52  
DEP RTT REC'D FOR SCP HOLDINGS



## Davis County Recorder's Office

Amendment 2 to declaration of Covenants  
Conditions, and Restrictions of the Tuscany  
Village Subdivision. Farmington, Utah

AMENDMENT 2 TO DECLARATION OF COVENANTS, CONDITIONS, AND  
RESTRICTIONS OF THE TUSCANY VILLAGE SUBDIVISION

THIS AMENDMENT is made this 19 day of May, 2011, by SCP Land Holdings 1 LLC, a Utah Limited Liability Company, hereinafter referred to as "Declarant."

WITNESSETH:

WHEREAS, Declarant is the owner of certain real property located in Farmington City, Davis County, State of Utah more particularly described as follows:

**All of Lots 1-4, 6-10, 12, 16, 19-22, 24, 25, 27, 29, 34-38, 40,42, and 43 in the Tuscany Village P.U.D. Subdivision. "The Property"**

WHEREAS, Declarant desires to amend or modify the CCR's in order to define certain conditions under which Henry Walker Homes will build on the "The Property", including attachments outlining the front elevations of the homes.

The CCR's are hereby amended and modified as follows:

1. Stucco shall not be used on any of the exteriors of the homes.
2. Side and rear elevations of homes shall consist of fiber cement (sometimes referred to as Hardie board or Hardie plank) or rock or brick or any combination thereof.
3. Front Elevations shall be rock or brick or "hardie" or any combination thereof.
4. Henry Walker Homes shall limit the number of Barcelona plans to be built in Tuscany Village to no more than three.
5. Henry Walker Homes will not use the Barcelona or Vienna plans as its model home.
6. Henry Walker Homes shall limit the number of Vienna plans to be built in Tuscany Village to no more than three.
7. Only the homes attached (Henry Walker Homes Tuscany Village Packet) to this amendment will be constructed on "The Property".
8. If Henry Walker Homes desires to submit plans in the future that aren't a part of the attached homes it must receive written consent from more than half of the homeowners that owned lots in the community on May 6, 2011 and that still live in Tuscany at time of submittal.

The Following attachment coincides with this Amendment # 2 and is a "petition" signed and agreed to by Henry Walker Homes and 100% of owners within Tuscany Village on May 6, 2011. The attachment contains the homes that Henry Walker

Homes will build in the community as well as the aforementioned conditions (items 1-8) agreed to by HWH and Tuscany residents.

SEE ATTACHMENT (HENRY WALKER HOMES TUSCANY VILLAGE PACKET)

IN WITNESS WHEREOF, the undersigned has executed this AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, AND RESTIRCTIONS OF THE TUSCANY VILLAGE SUBDIVISION the 19 day of May 2011.

DECLARANT:

SCP Land Holdings I, LLC., a Utah Limited Liability Corporation.

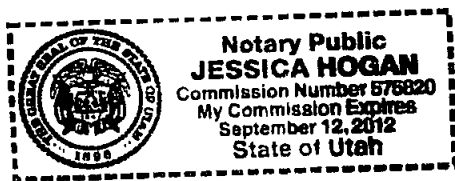


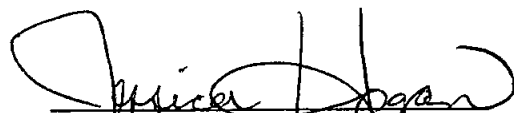
By: Chad Bessinger  
Its: Manager

State of Utah            )  
                                      :SS  
County of Davis        )

The Foregoing instrument was acknowledged before me this 19 of MAY, 2011, by CHAD BESSINGER, as MANAGER of SCP Land Holdings I, LLC.

SEAL:



  
NOTARY PUBLIC  
Residing at:  
WEST JORDAN, UT

May 6, 2011

We, the undersigned residents of Tuscany Village in Farmington, Utah and Henry Walker Homes hereby certify that Henry Walker Homes will build only the floor plans that are attached to this letter (See Attached: Henry Walker Homes Tuscany Village) within Tuscany Village. We certify the homes based upon the following conditions:

- Stucco shall not be used on any of the exteriors of the home.
- Side and rear elevations of homes shall consist of fiber cement (sometimes referred to as Hardie board or Hardie plank) or rock or brick or any combination thereof.
- Front elevations shall be rock or brick or "hardie" or any combination thereof.
- Henry Walker Homes shall limit the number of Barcelona plans to be built in Tuscany Village to no more than three.
- Henry Walker will not use the Barcelona or Vienna plans as its model home.
- Henry Walker Homes shall limit the number of Vienna plans to be built in Tuscany Village to no more than three.
- If Henry Walker wants to submit plans in the future that aren't a part of the attached homes it must receive written consent from more than half of the current homeowners as of the date of this letter that still live in Tuscany at time of submittal.

This document will coincide with the Tuscany Village CC&Rs and addendum number two will be drafted to include the preceding conditions.

If the terms and conditions of this letter are acceptable, please indicate so with a signature where provided below.

Henry Walker Homes:  
BY: Colin Wright

Colin Wright

Tuscany Village Residents:  
BY:

1 Carol H. Shupe  
Name: Carol H. Shupe  
Address: 1608 S. 100 E

2 Brent R. Lee  
Name: Brent R. Lee  
Address: 153 E. 1600 S. (Yellow)

3 K. B. Miller

Name: Kevin Miller  
Address: 9144 S 100E

4 Neil Sorle  
Name: Neil Sorle  
Address: 1639S 100E

5 MAJ  
Name: Mich Stephens  
Address: 52 E. 1600 S

6 Ben Frank  
Name: Ben Frank  
Address: 53 E. 1600 S.

7 Alice Palmer  
Name: ALICE PALMER  
Address: 111 East 1600 South

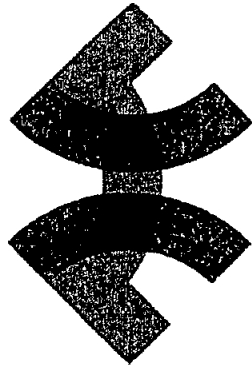
8 Rob Bachman  
Name: 137 E. 1600 S  
Address: ROB BACHMAN

9 Brock Johnston  
Name: Brock Johnston  
Address: Rainey Homes

10 Ryan Davis  
Name: Ryan Davis  
Address: 171 E. 1600 S.

11 Charlie Fuller  
Name: Charlie Fuller  
Address: 186 E 1600 S

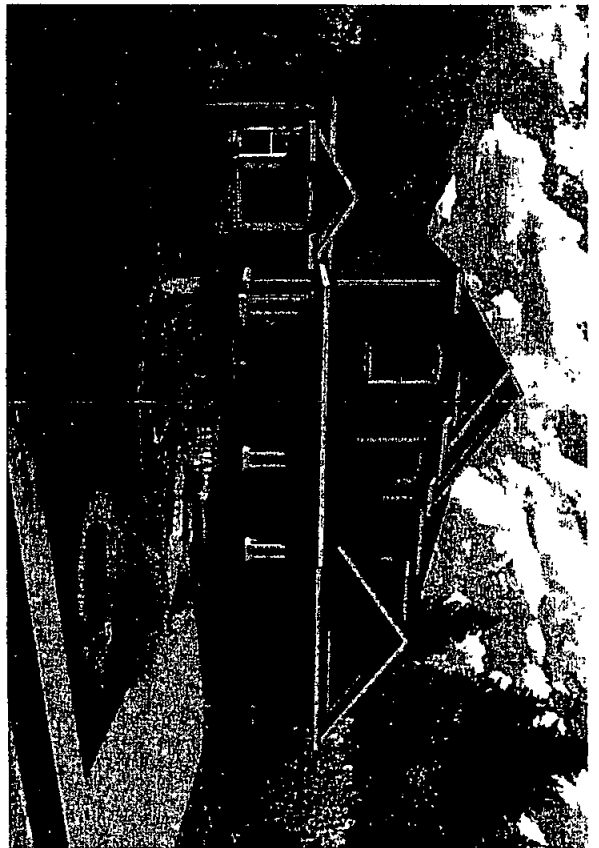
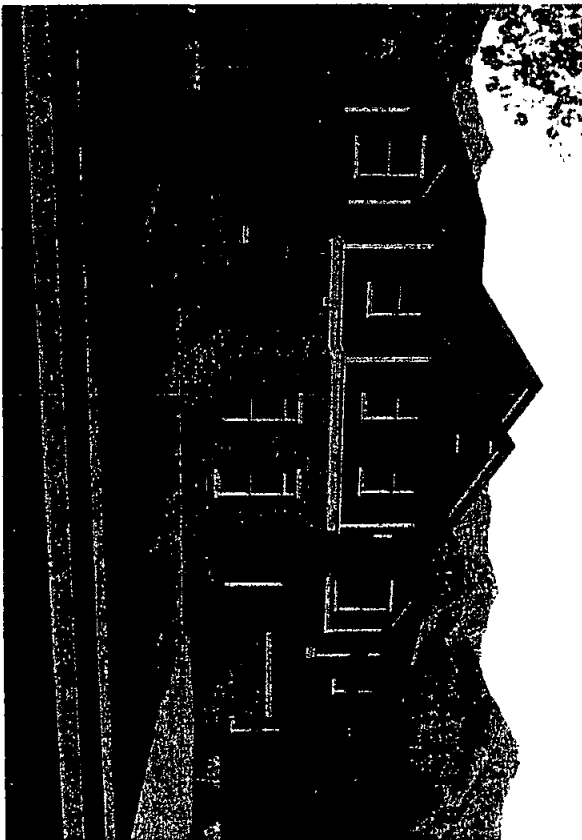
12 \_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_



**HENRY  
WALKER**

H O M E S

TUSCANY VILLAGE  
PACKET





# HENRY WALKER H O M E S

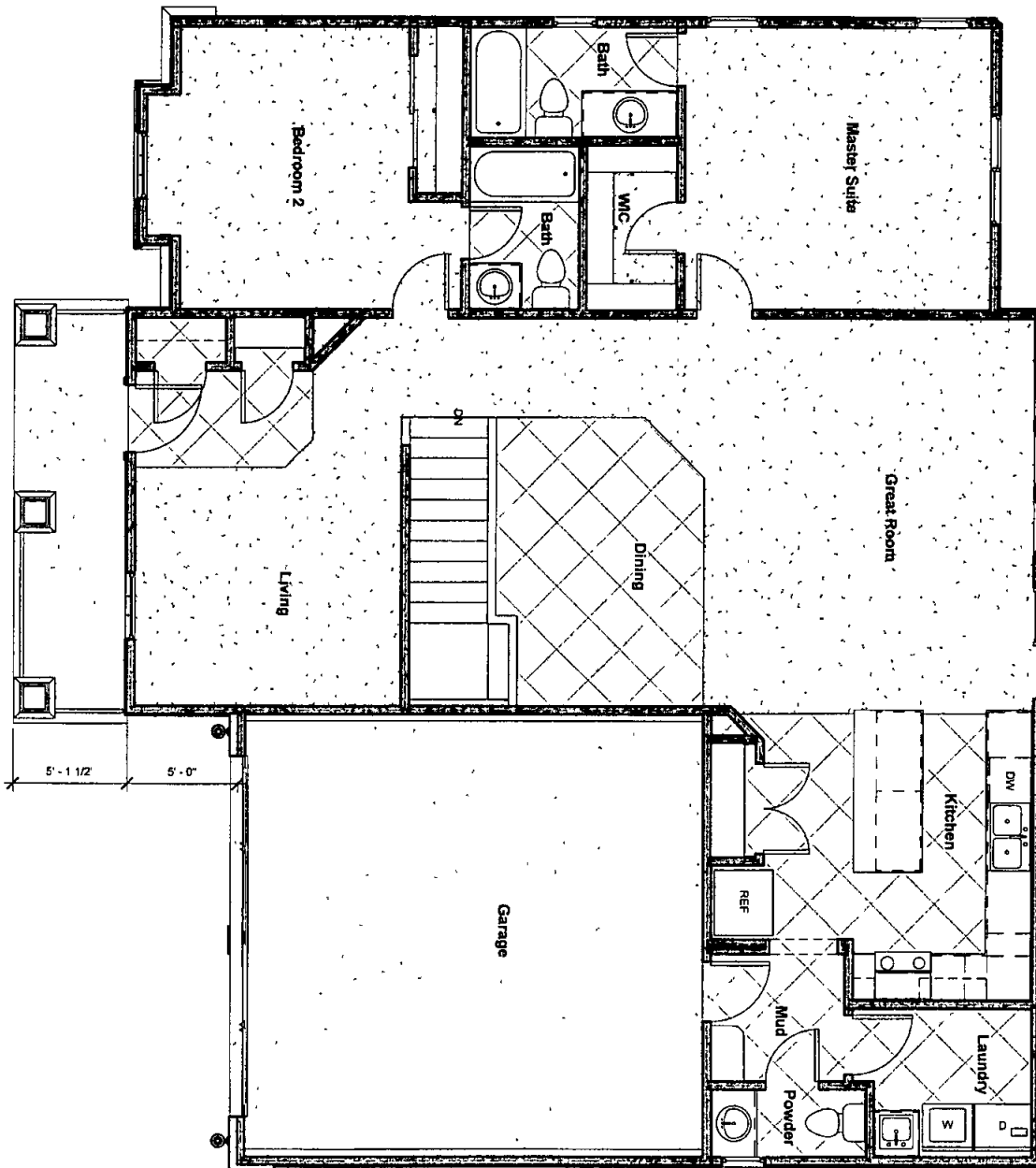
Tuscany Village Floor Plans

Model	Plan	Rambler/2 story	Finished	Unfinished	Total	CR requirements?	Exterior
HWH	Vienna C	Rambler	1515	1383	2866	Yes	Yes
Rainey	The Madison	Rambler	1821	1821	3642	Yes	Yes
HWH	The Barcelona	2 story	1835	630	2465	Yes	Yes
Rainey	The Bridgeport	Rambler	2101	2101	4202	Yes	Yes
HWH	Saint Augustine	2 story	2190	1860	4050	Yes	Yes
HWH	The Berlin	2 story	2236	1149	3385	Yes	Yes
Rainey	The Stratford	2 story	2244	1122	3366	Yes	Yes
HWH	Columbia	2 story	2348	1221	3569	Yes	Yes
HWH	The Ocean Pines	2 story	2417	2160	4577	Yes	Yes
Rainey	The Covington	2 story				Yes	Yes
Rainey	The Bellevue	2 story	2622	1311	3933	Yes	Yes
HWH	The Dublin	2 story	2631	1304	3935	Yes	Yes
Rainey	The Ridgfield	2 story	2769	1380	4149	Yes	Yes
HWH	Copenhagen	2 story	3012	1878	4890	Yes	Yes
Rainey	The Lismore	2 story	3056	2088	5144	Yes	Yes
HWH	Nantucket	2 story	3171	1256	4427	Yes	Yes
HWH	Bridge Port	2 story	3440	1855	5295	Yes	Yes
HWH	Hilton Head	2 story	3476	1578	5054	Yes	Yes

\* Sorted based on finished sq ft

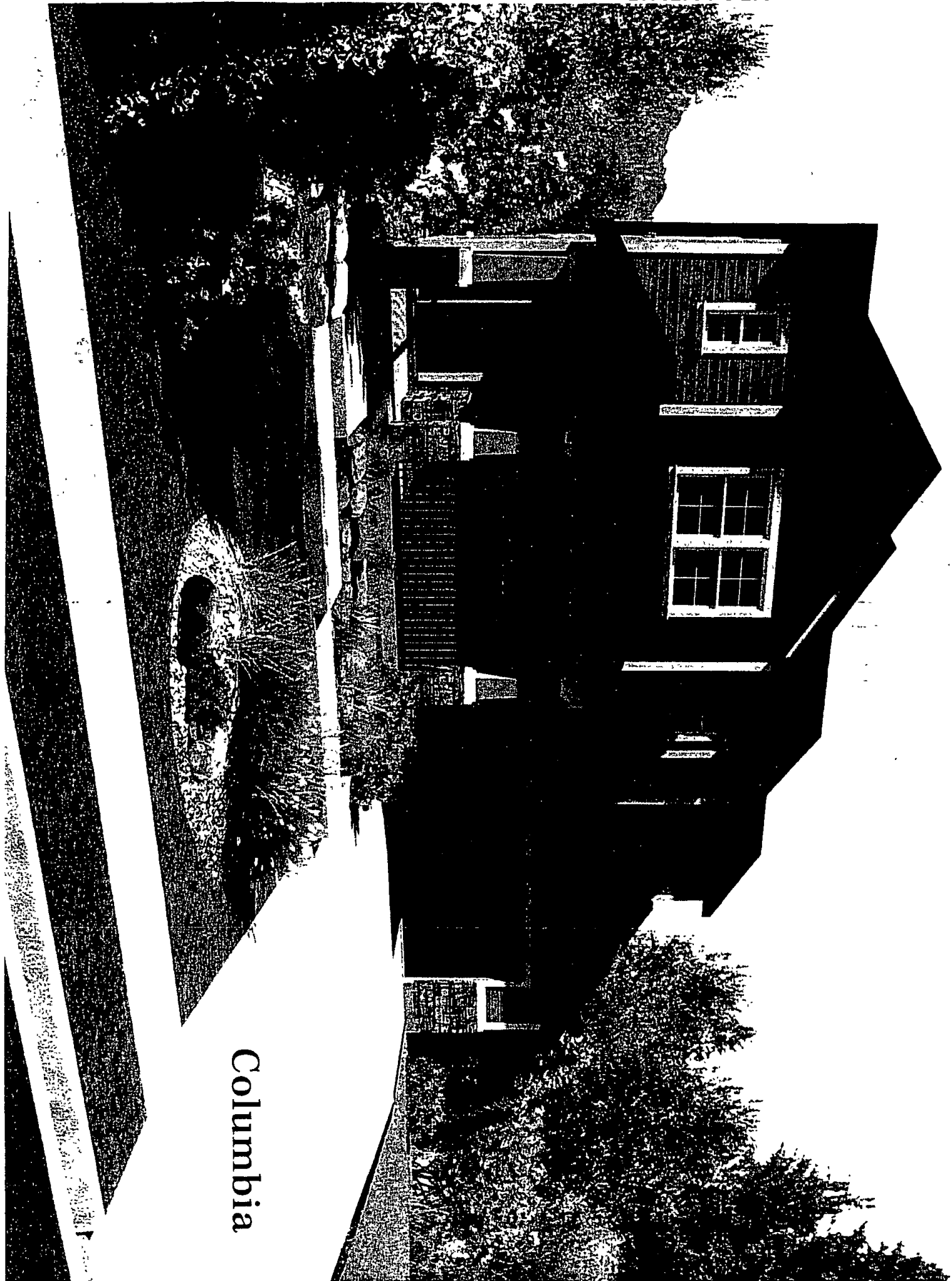






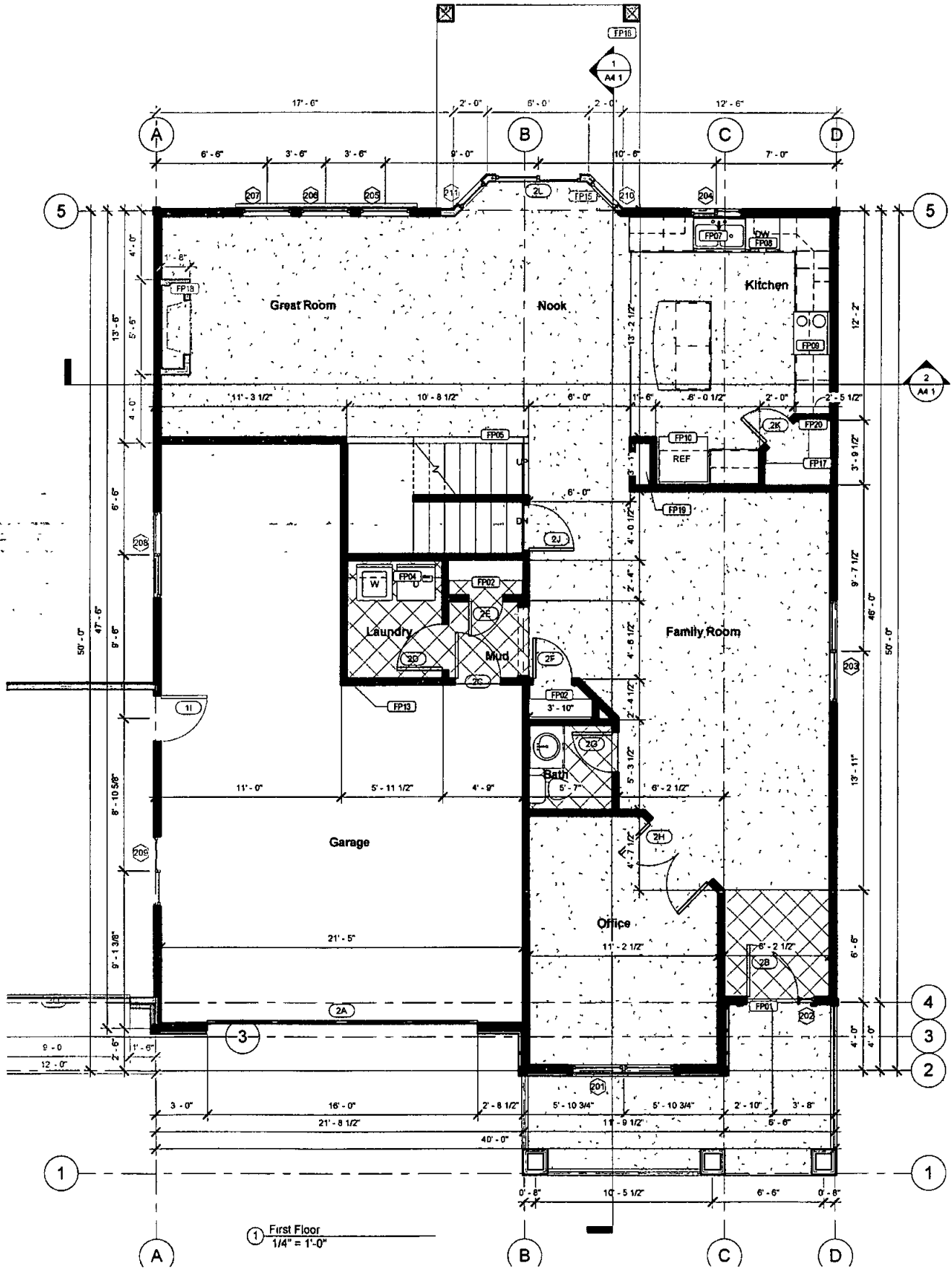


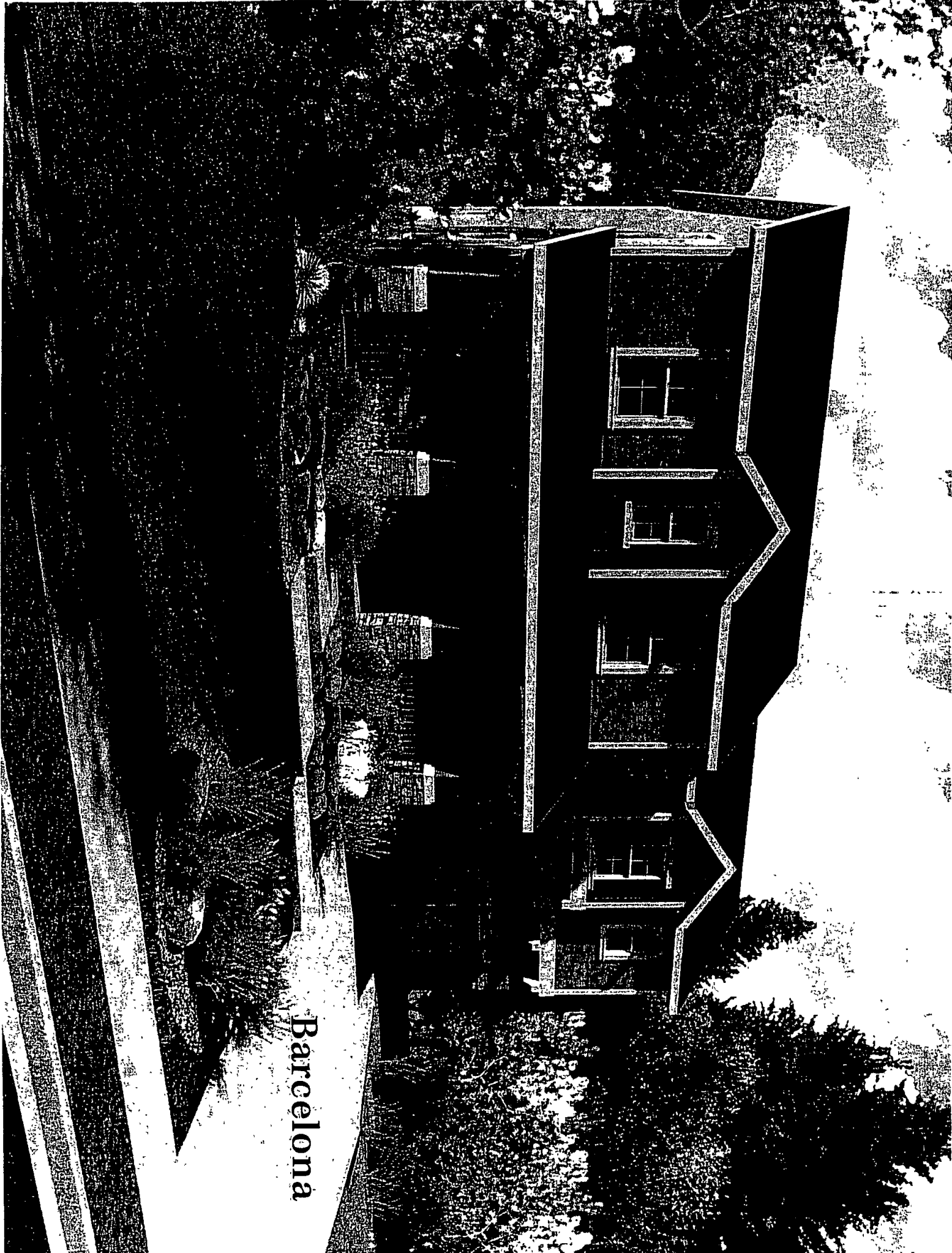
Columbia



Columbia

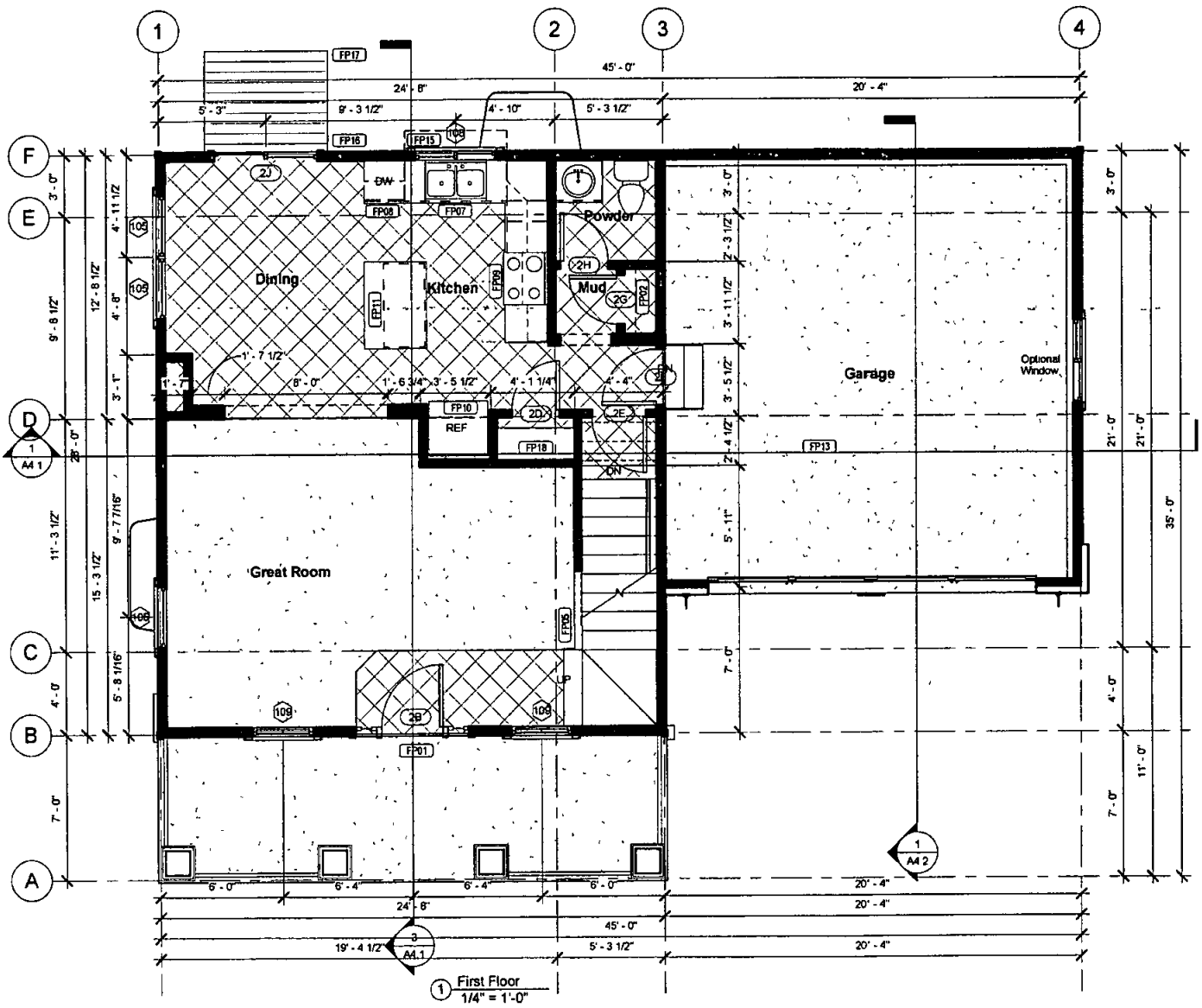
# Columbia





Barcelona

# Barcelona





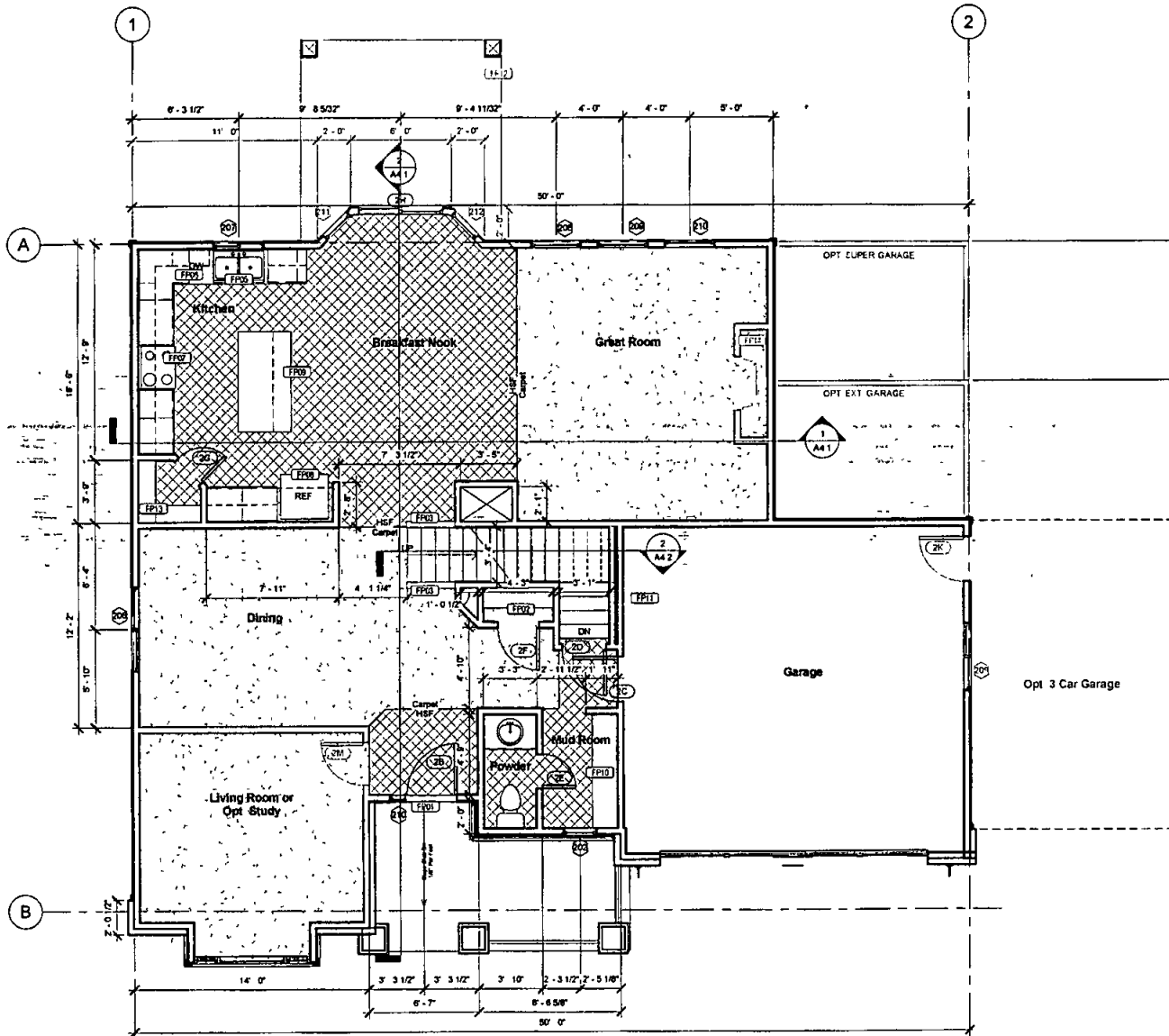
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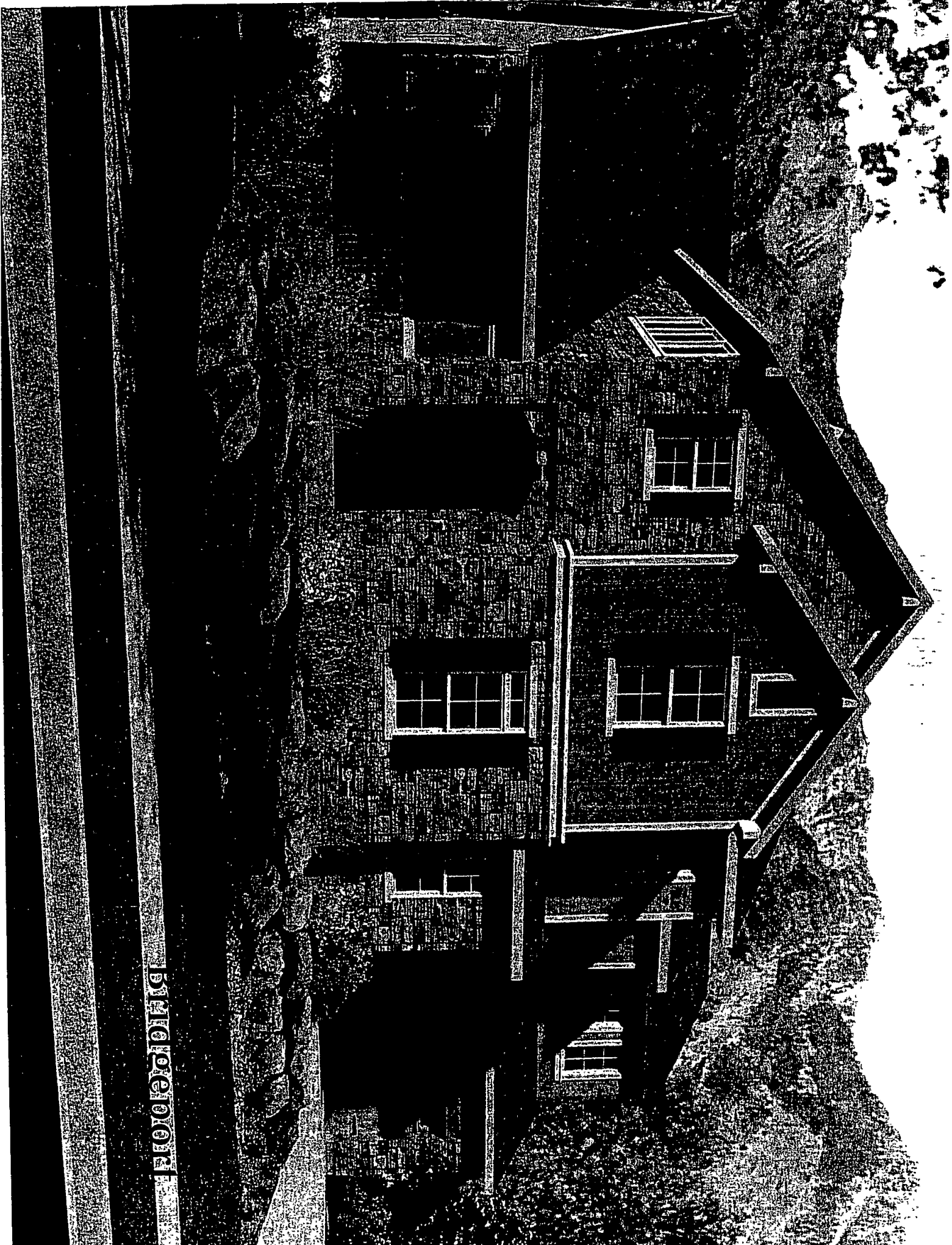
Berlin



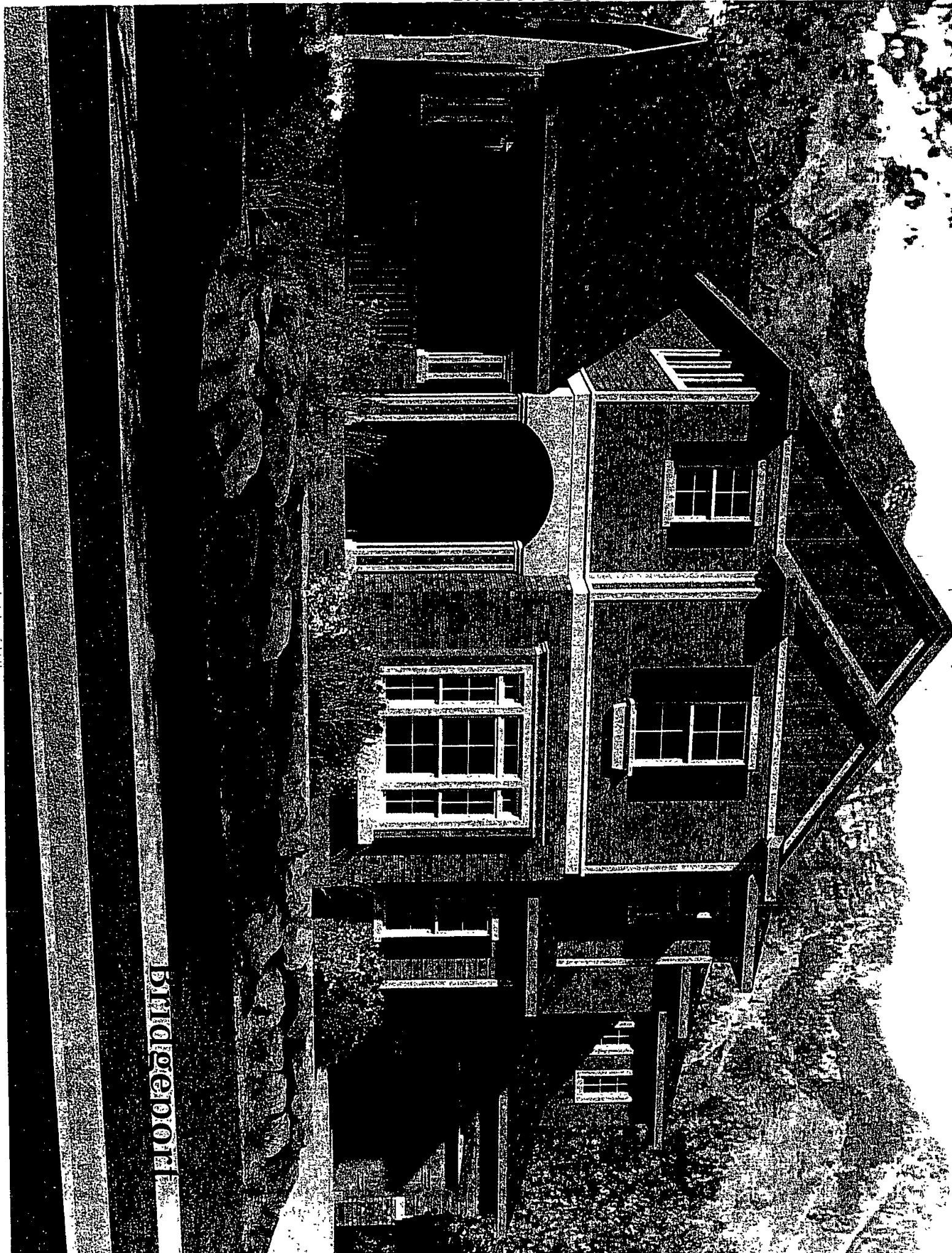


# Berlin



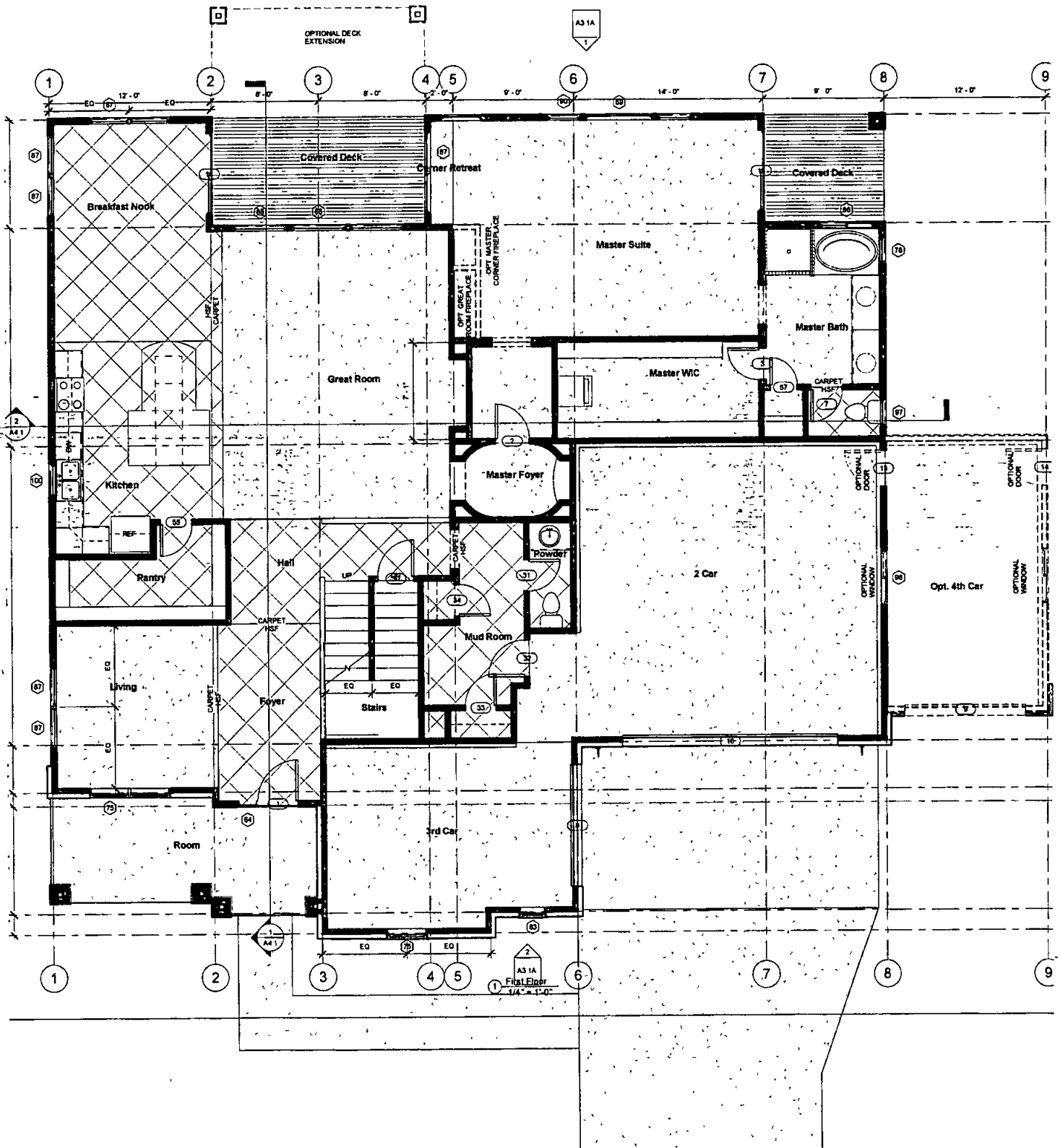


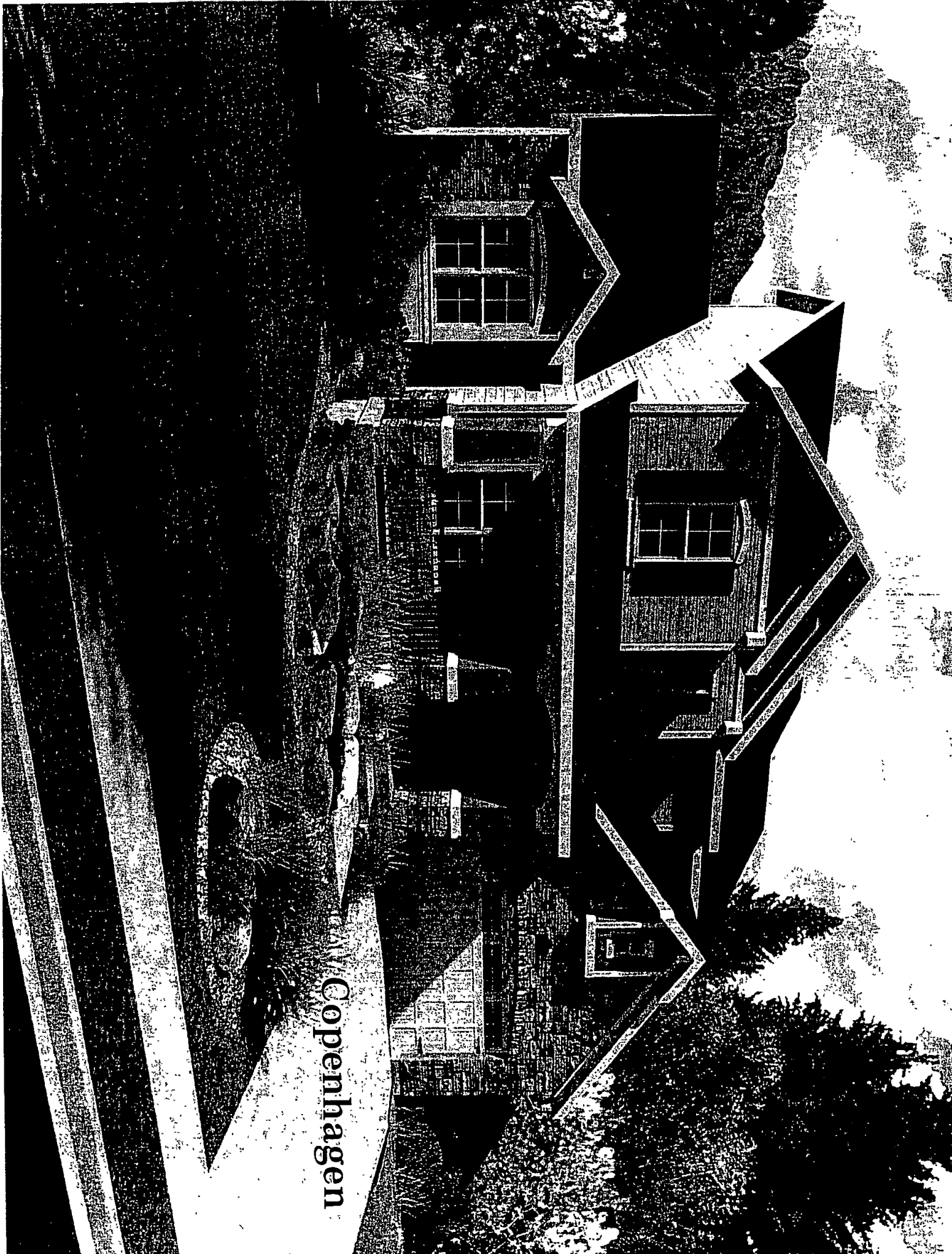
PROPERTIES



PHOTOGRAPH BY

# Bridgeport



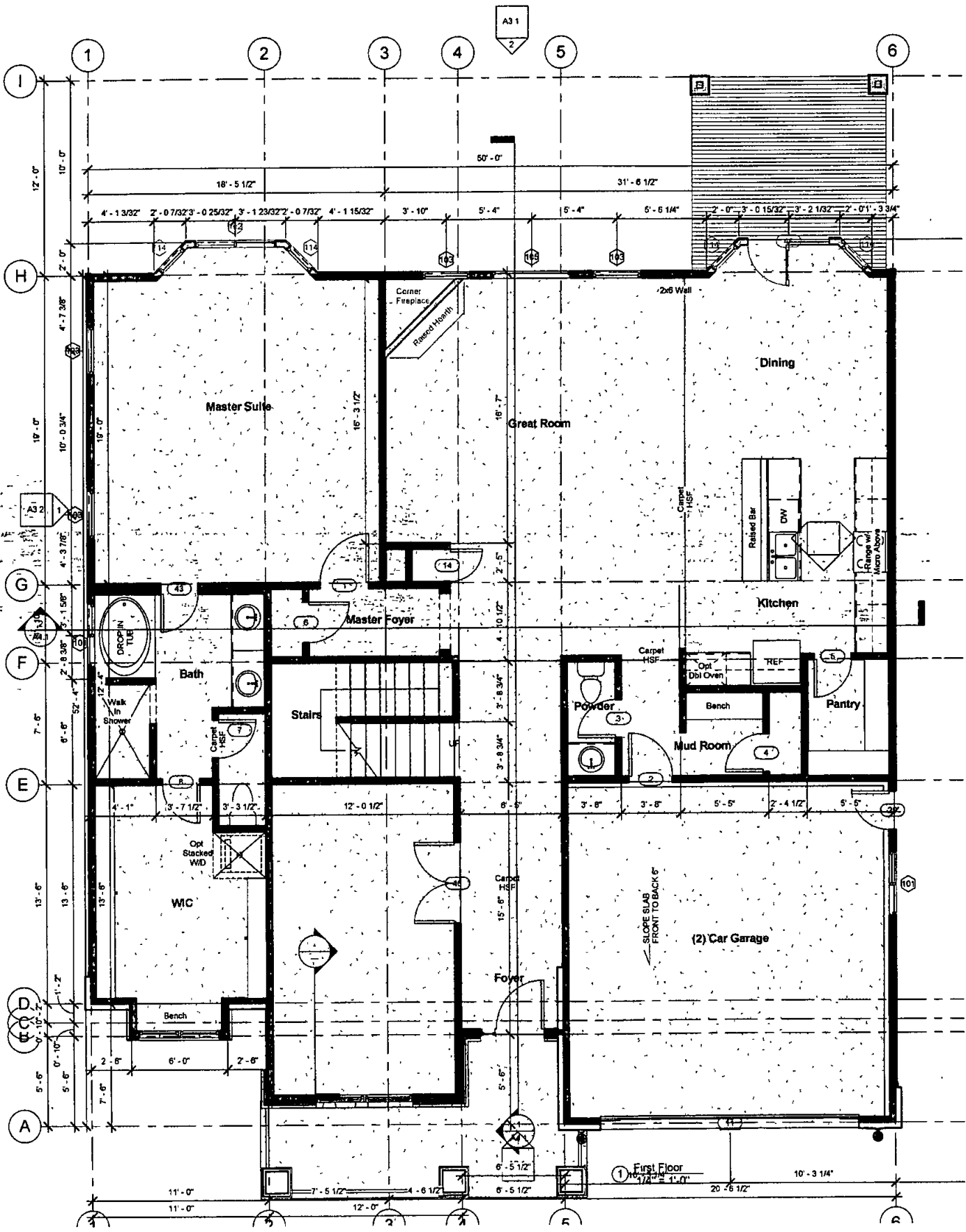


Copenhagen



Copenhagen

# Copenhagen





Dublin

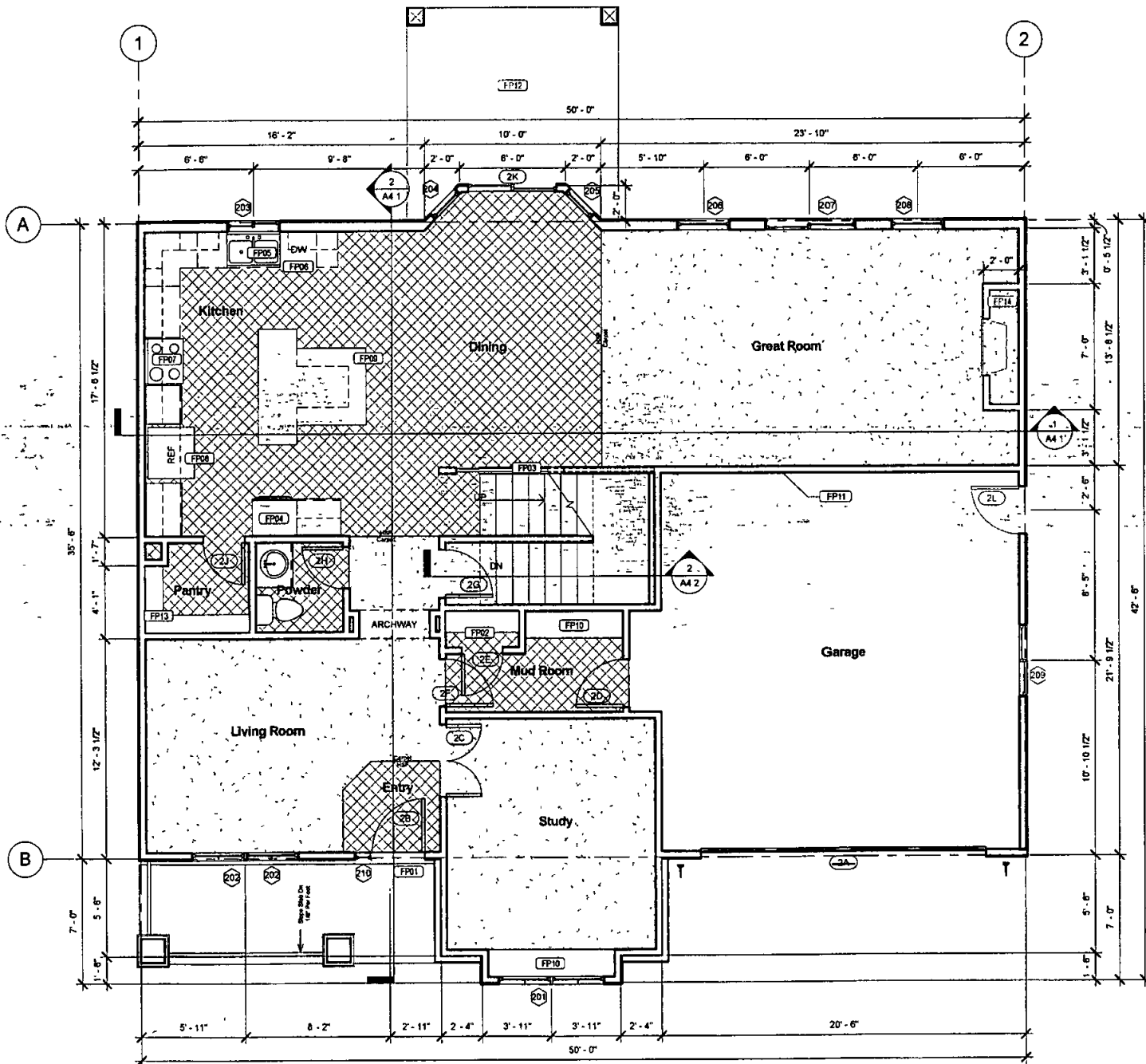




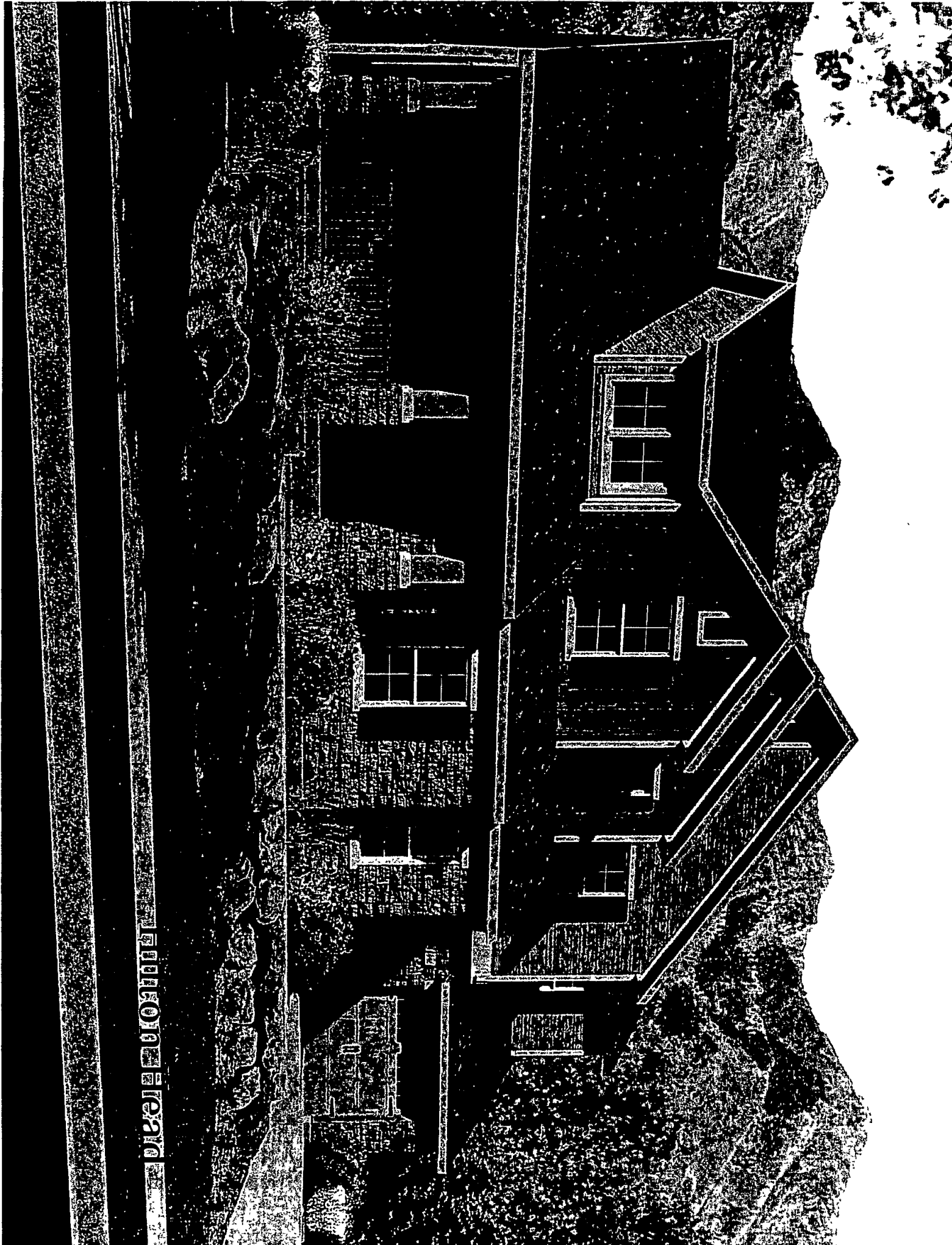


Dublin

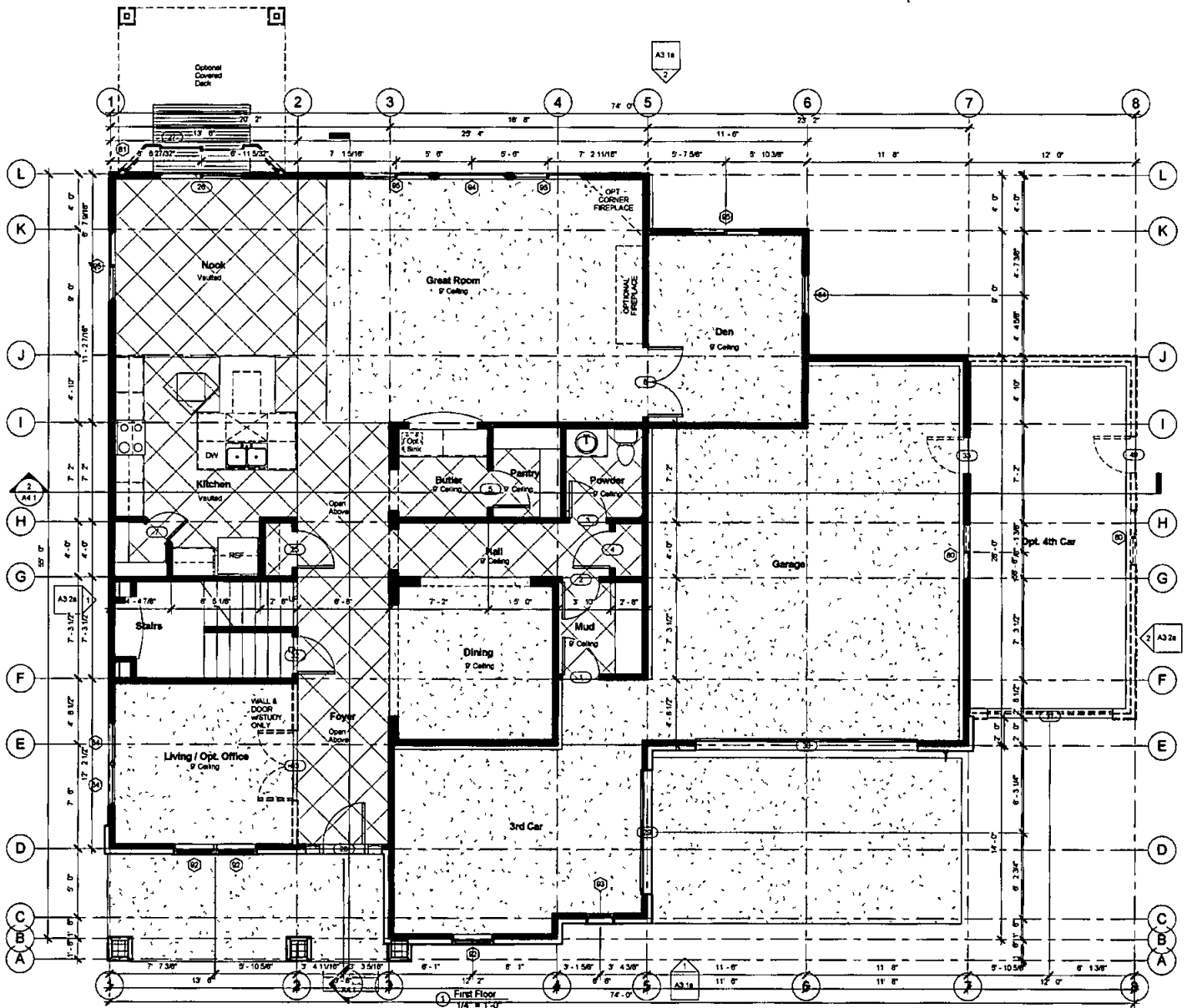
# Dublin

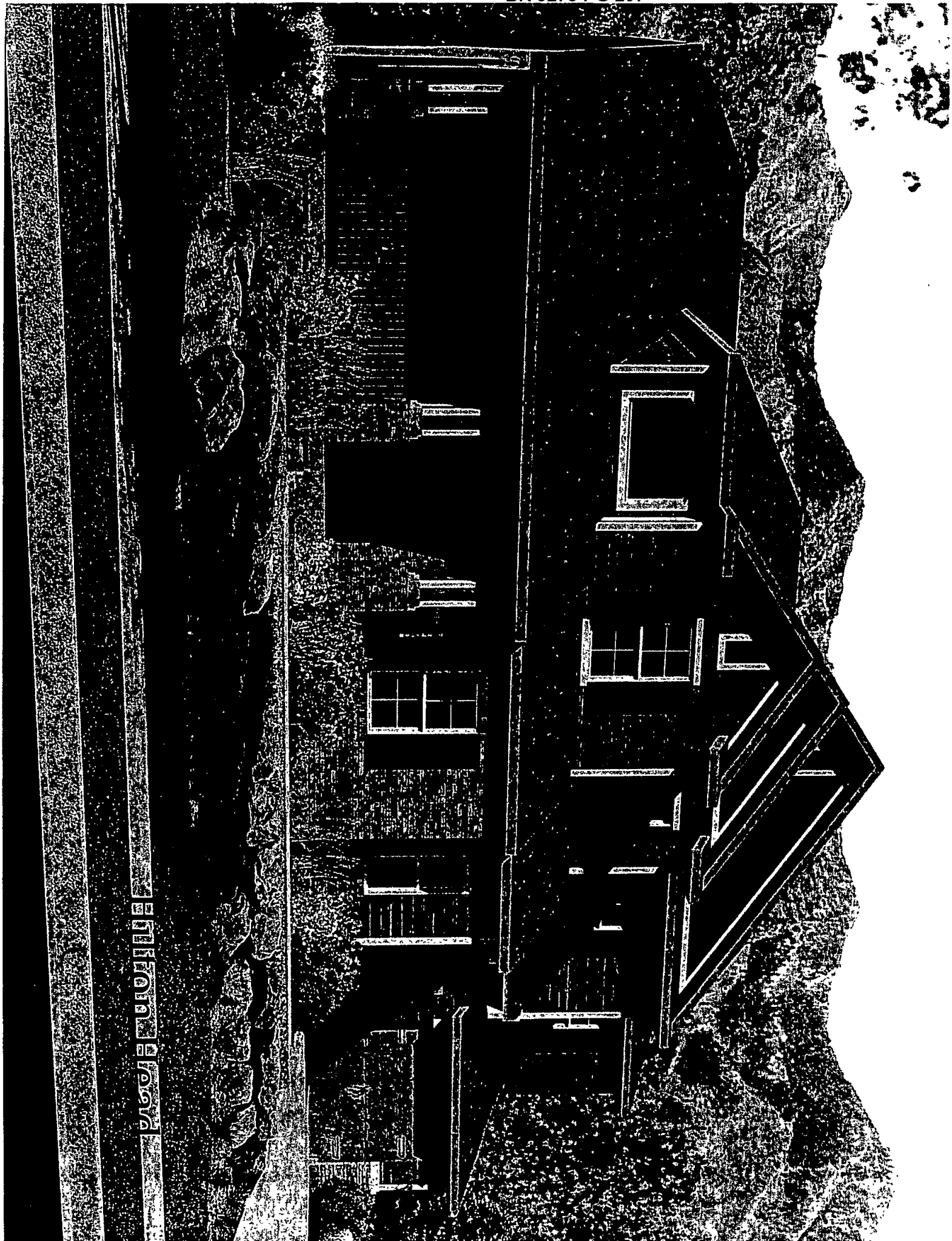


1 First Floor Plan  
1/4" = 1'-0"

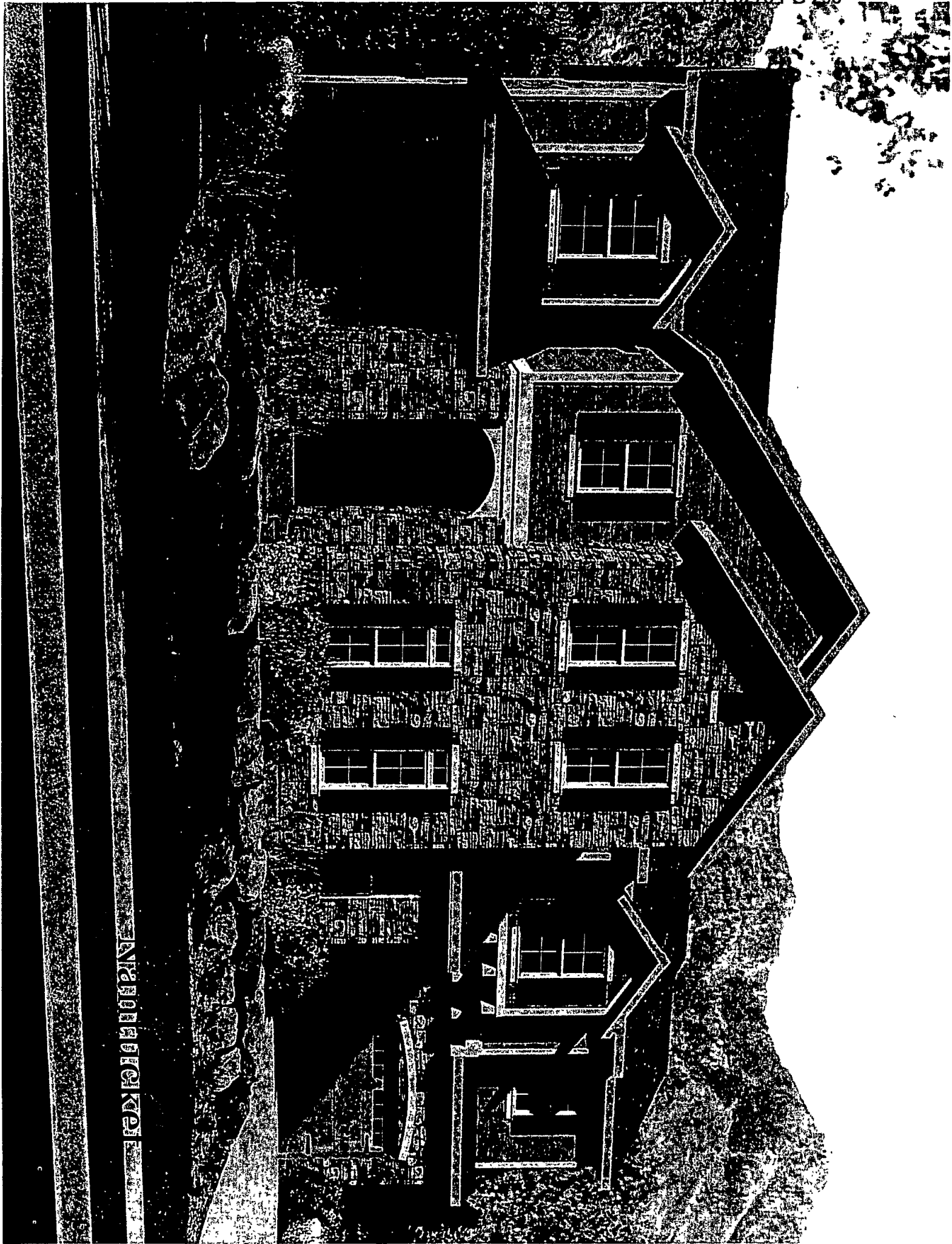


# Hilton Head





ETHIOPIAN POST



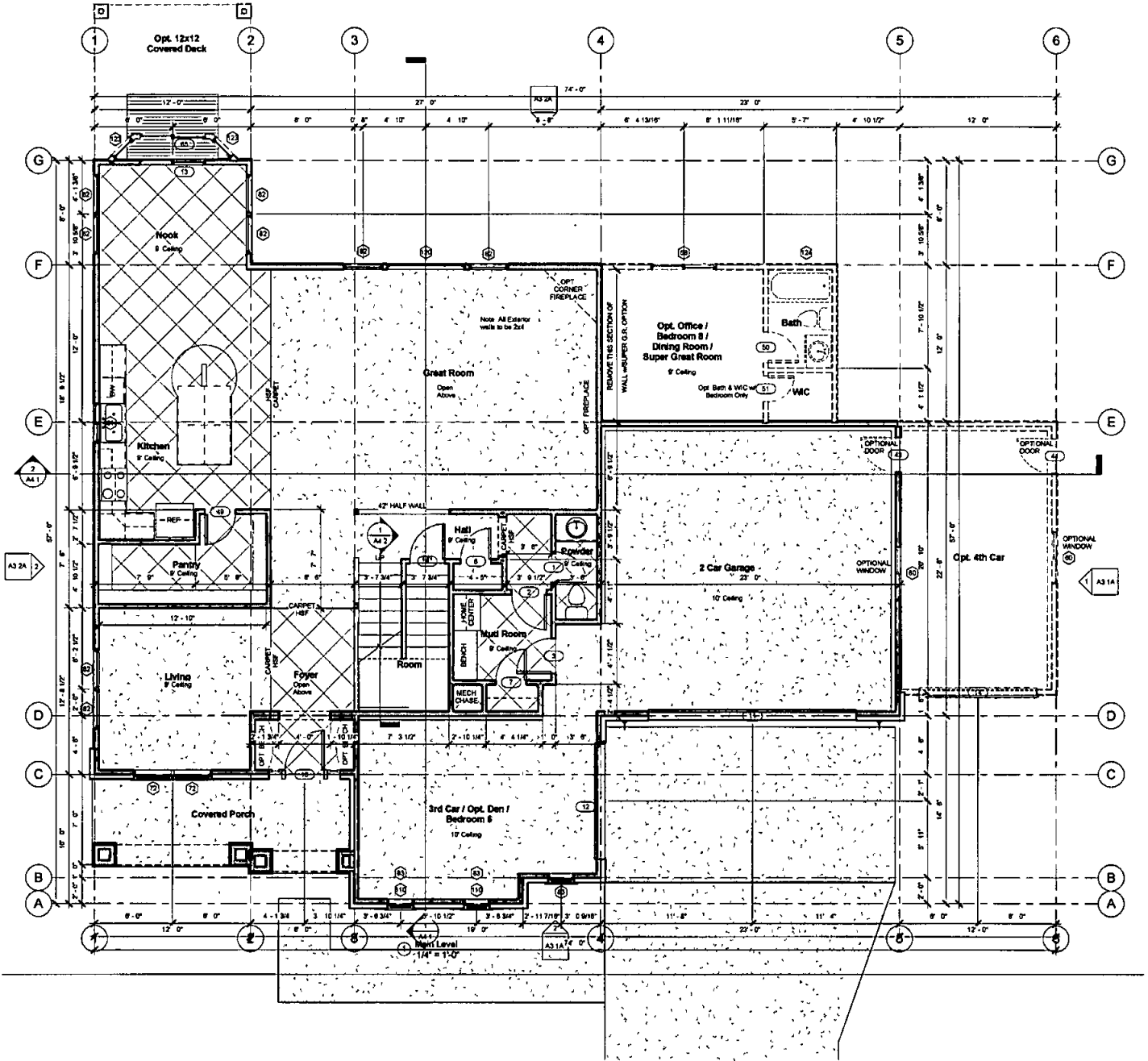
ANPAHNDSTICKE



TECHNIPRINT



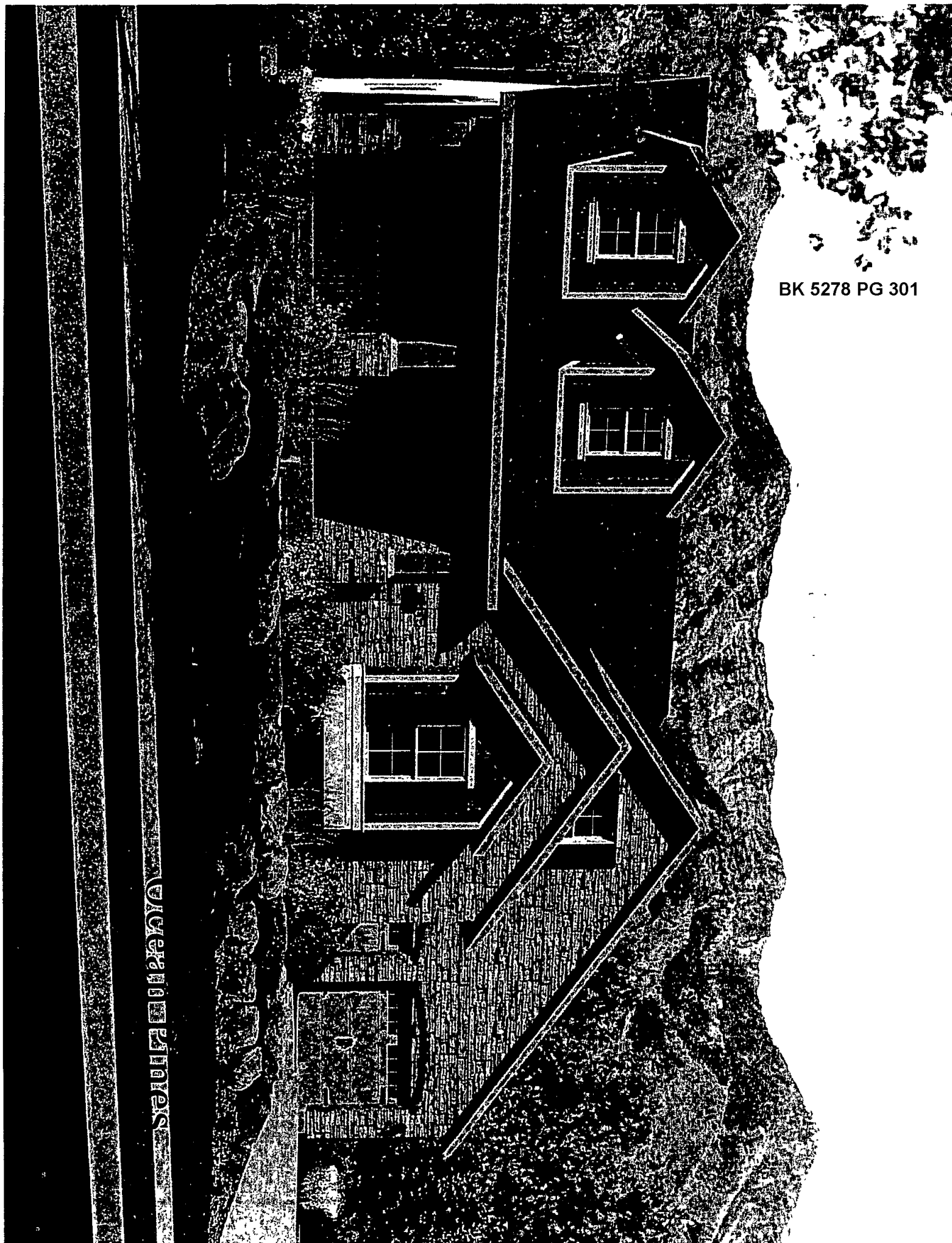
# Nantucket





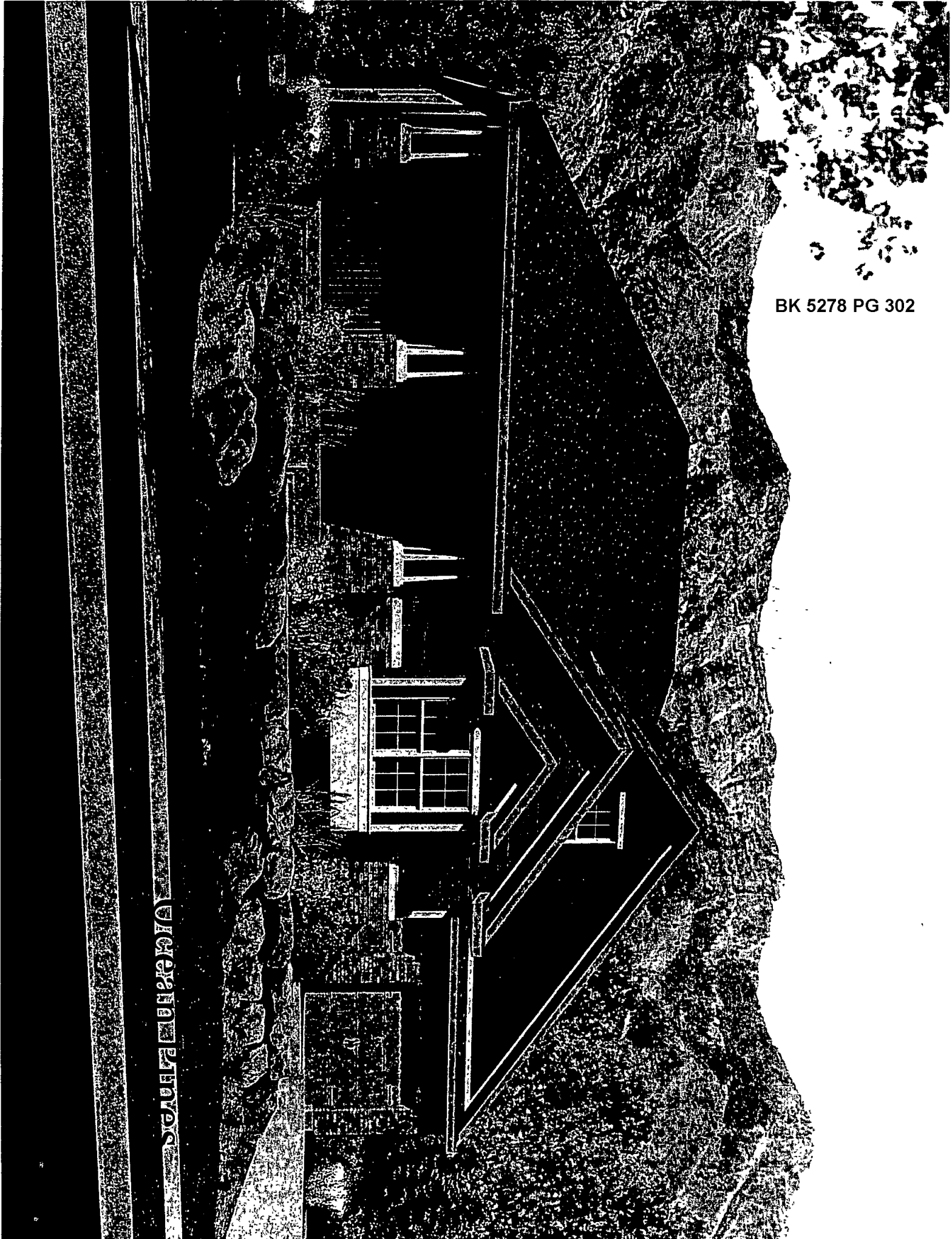
BK 5278 PG 301

WATER PINES

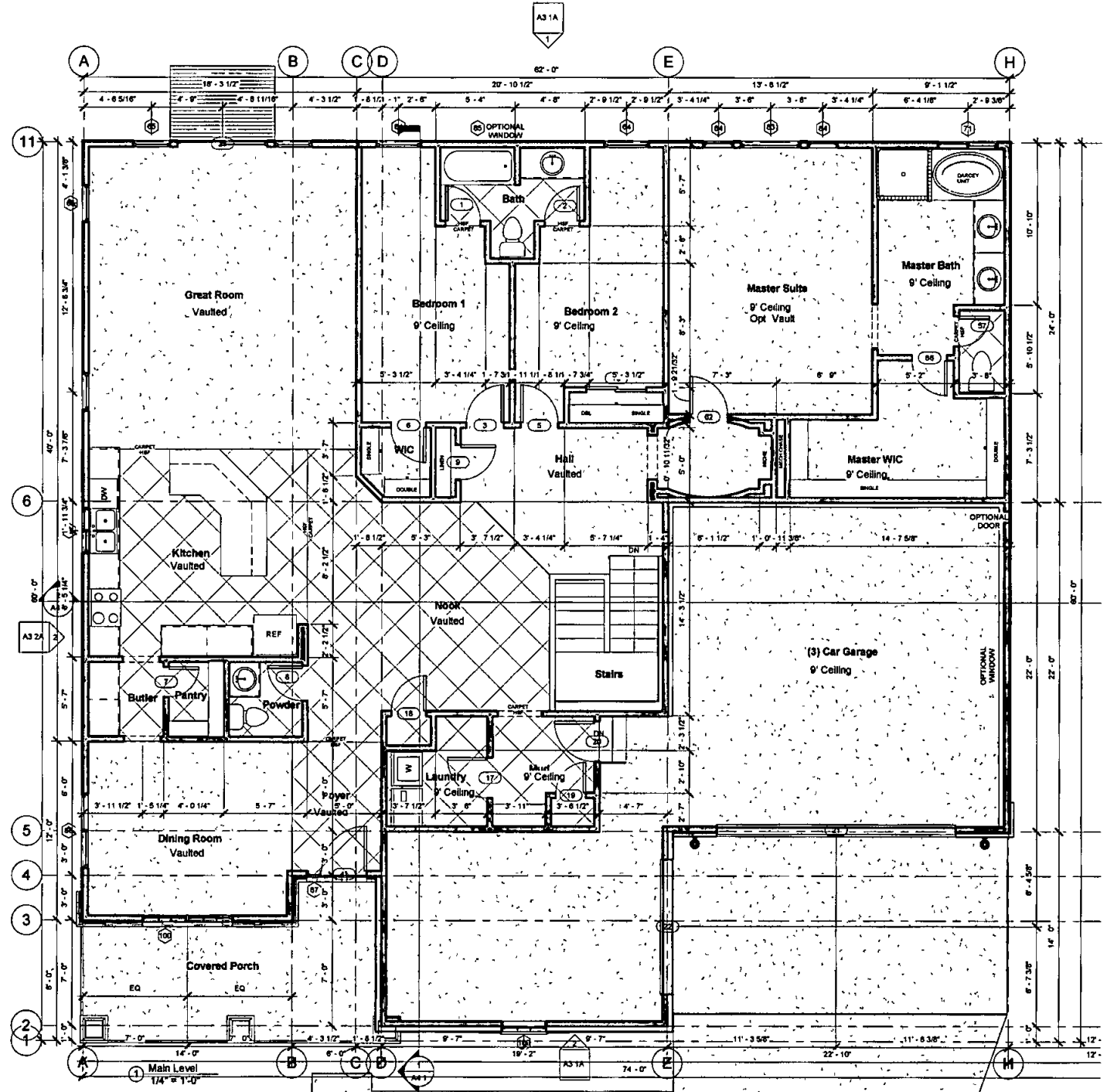


BK 5278 PG 302

WICKERMAN PHOTOS

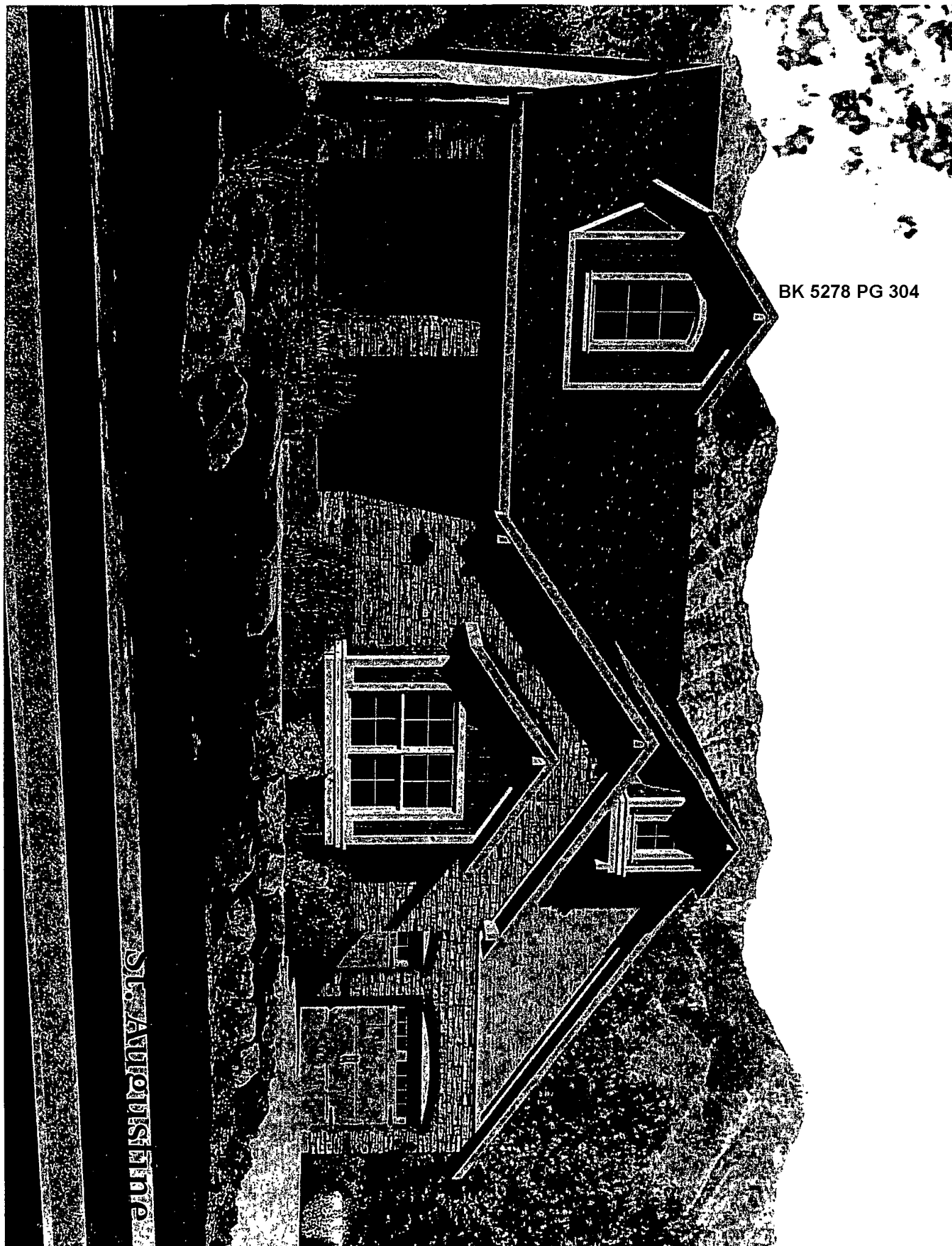


# Ocean Pines



BK 5278 PG 304

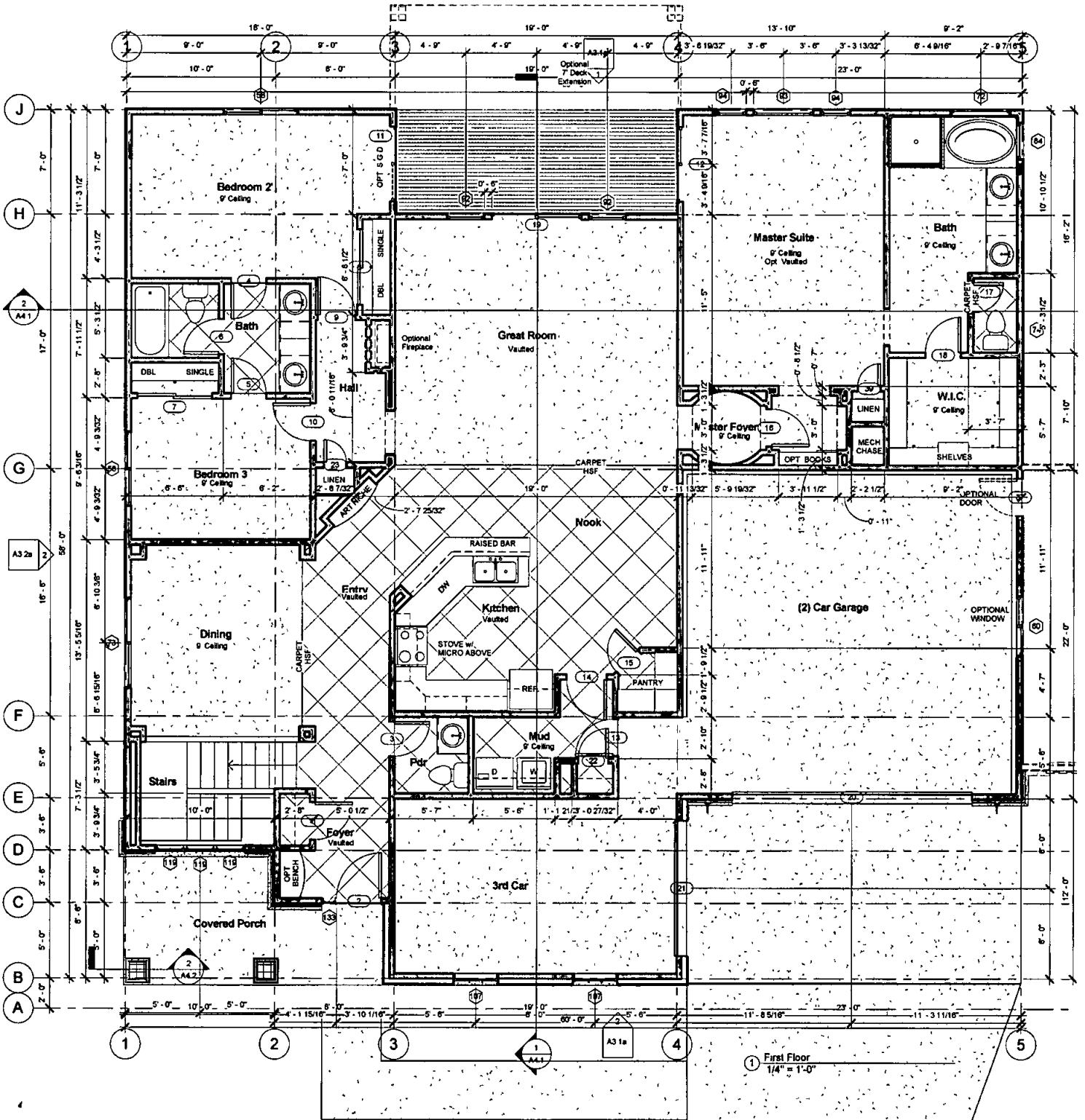
ST. JAVIER DISTRICT



STEVENS



# St. Augustine



# The Bridgeport

BK 5278 PG 307

*Craftsman*



*Colonial*



  
TUSCANY  
VILLAGE



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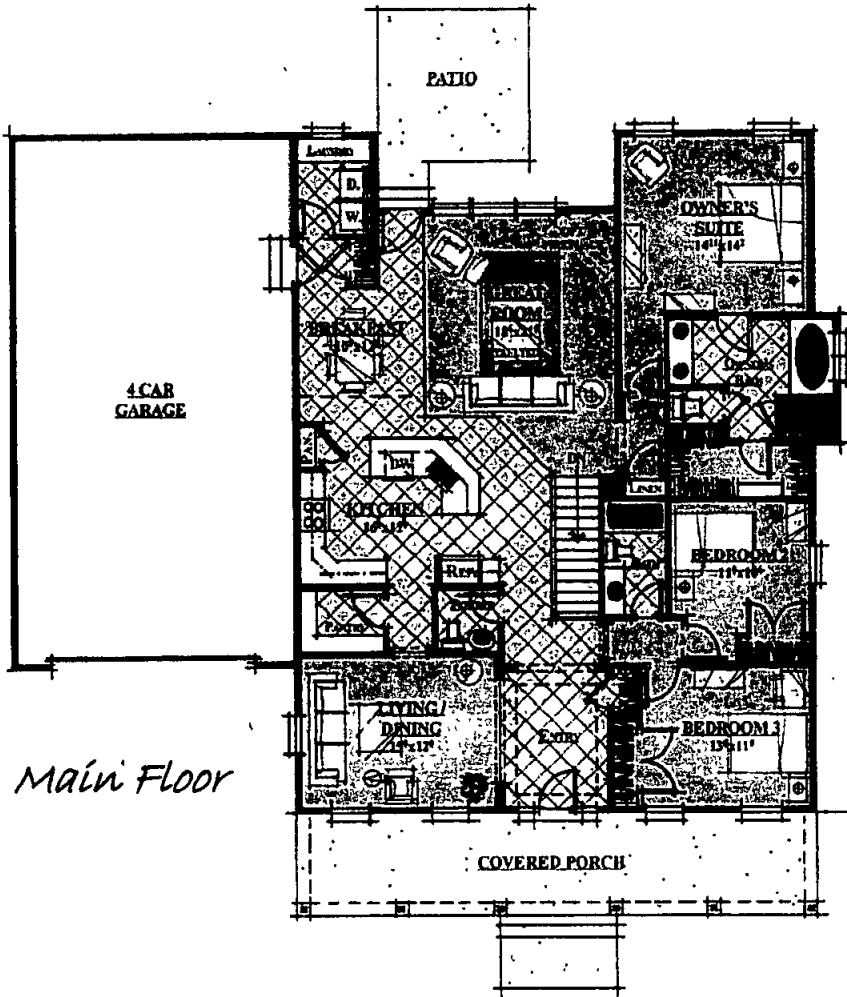
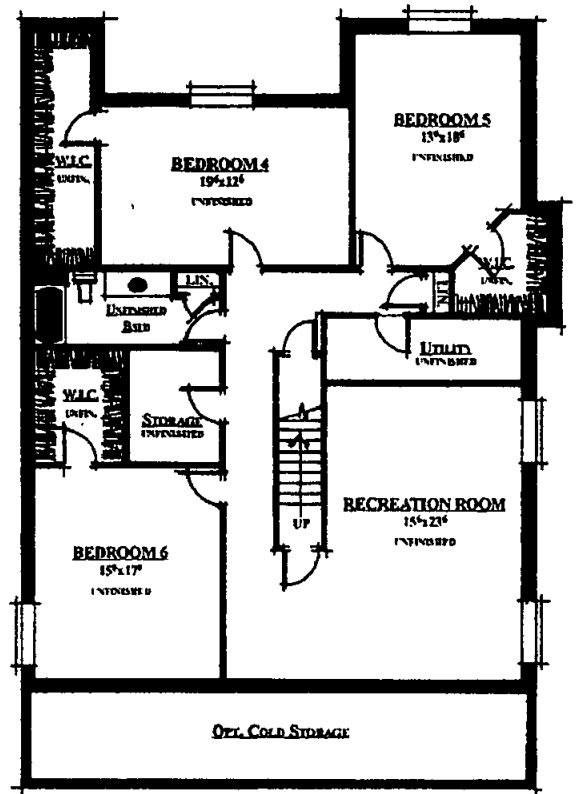


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# The Bridgeport

## Square Footage

Finished	2101
Unfinished	2101
Total	4202



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# The Bridgeport

BK 5278 PG 309

*Craftsman*



*Colonial*



  
TUSCANY  
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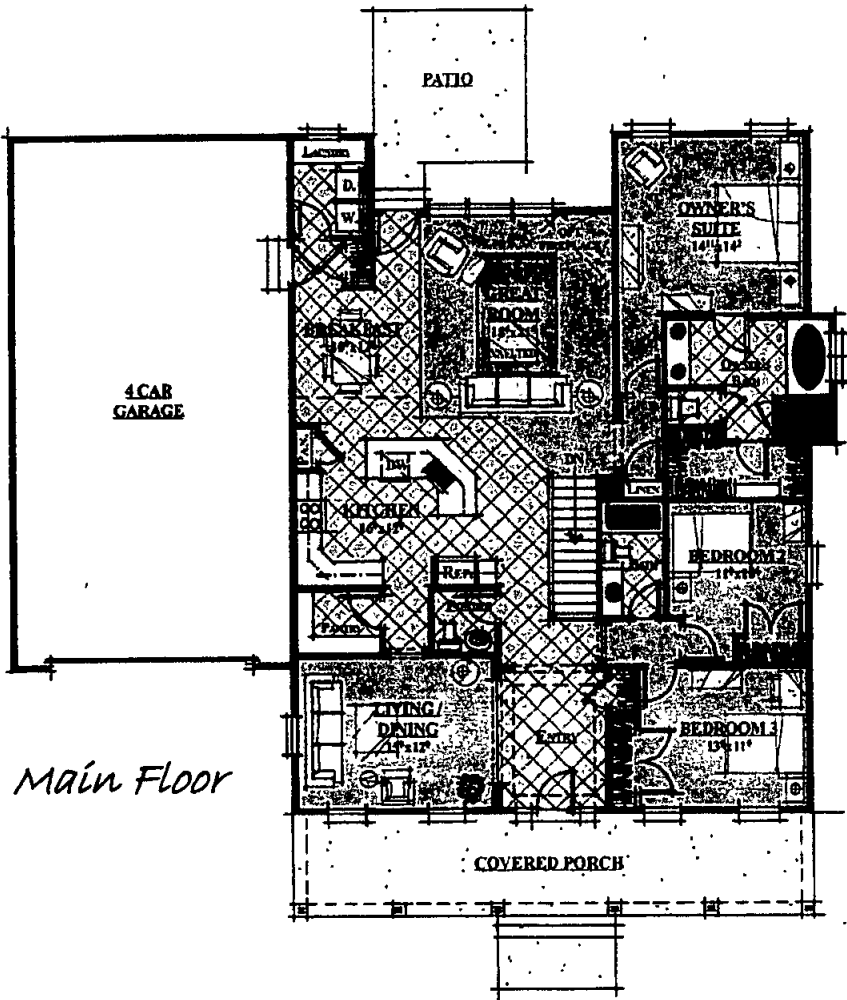
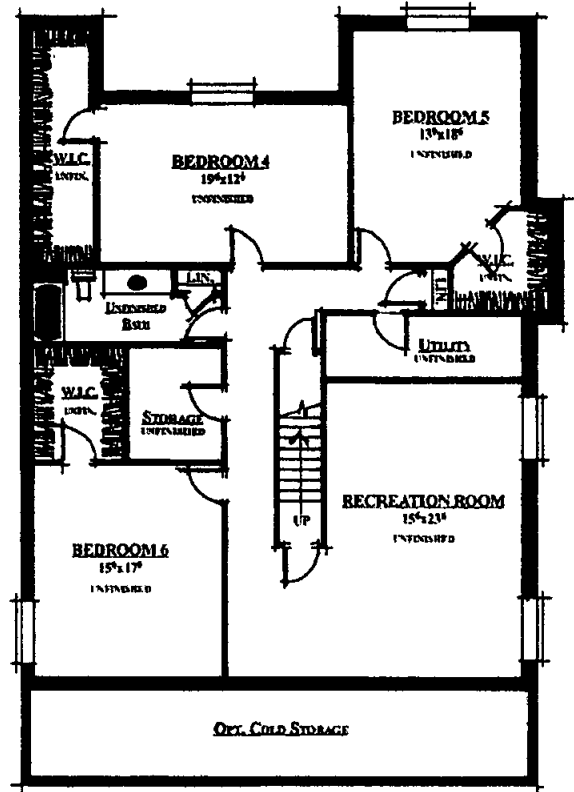


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# The Bridgeport

## Square Footage

Finished	2101
Unfinished	2101
Total	4202



*Main Floor*

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# The Arlington

BK 5278 PG 311

*Craftsman*



*Colonial*



  
**TUSCANY  
VILLAGE**



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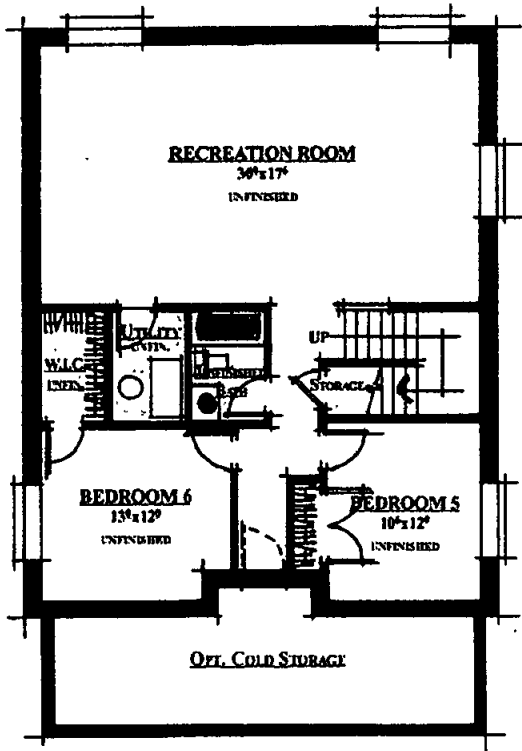
Main Floor

# The Arlington

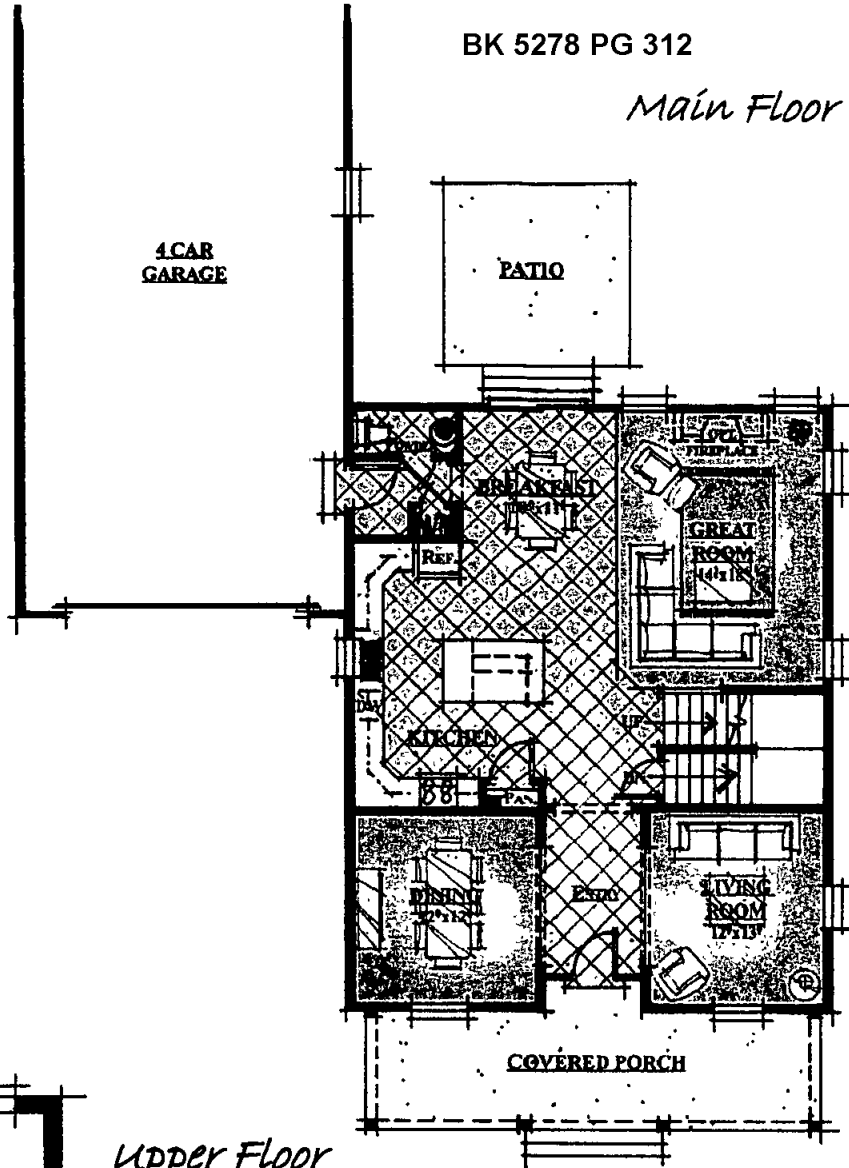
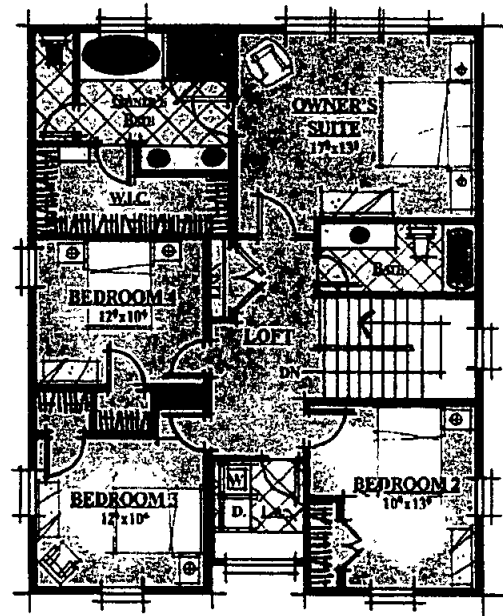
## Square Footage

Finished	2534
Unfinished	1267
Total	3801

Unfinished  
Basement



Upper Floor



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*Craftsman*



The Lismore

*Colonial*

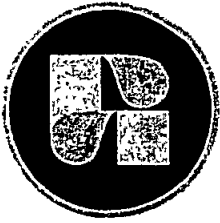


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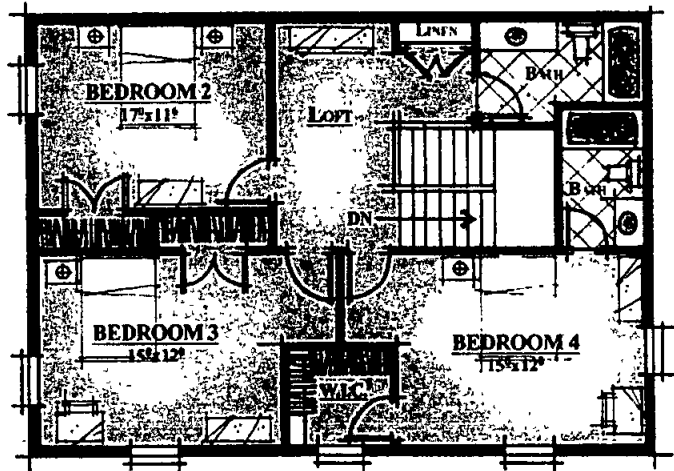
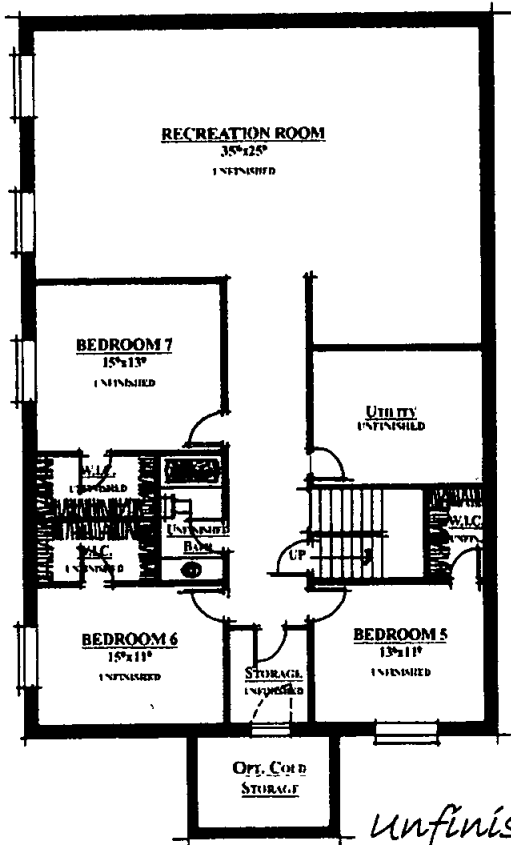
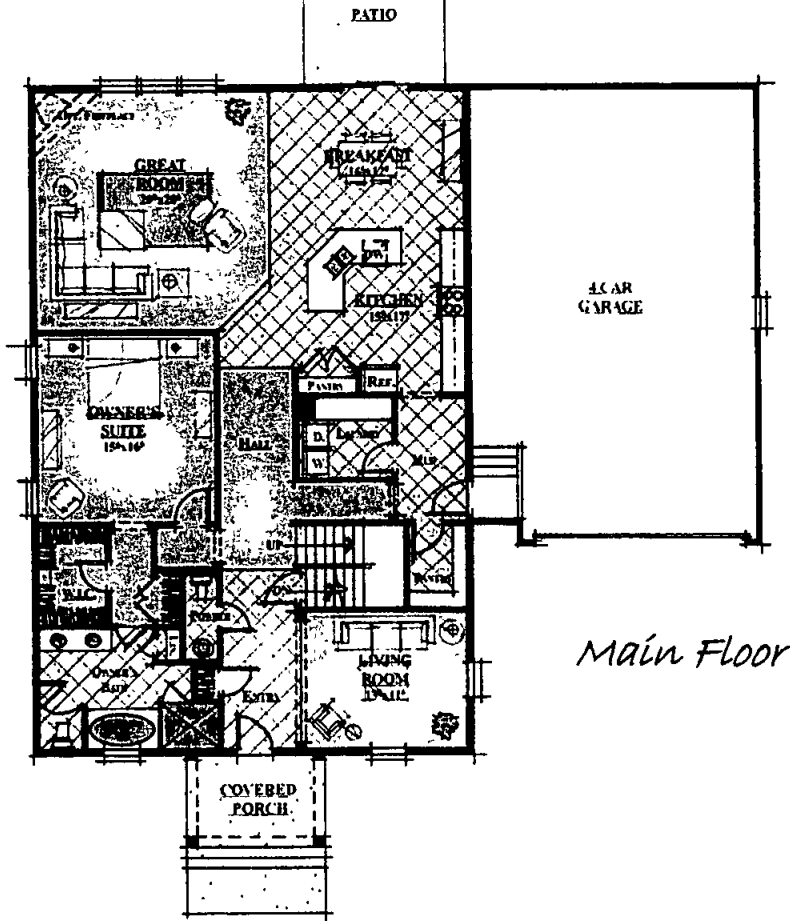


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# The Lismore

## Square Footage

Finished	3056
Unfinished	2088
<b>Total</b>	<b>5144</b>



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# The Madison

*Craftsman*



*Victorian*



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*Unfinished Basement*

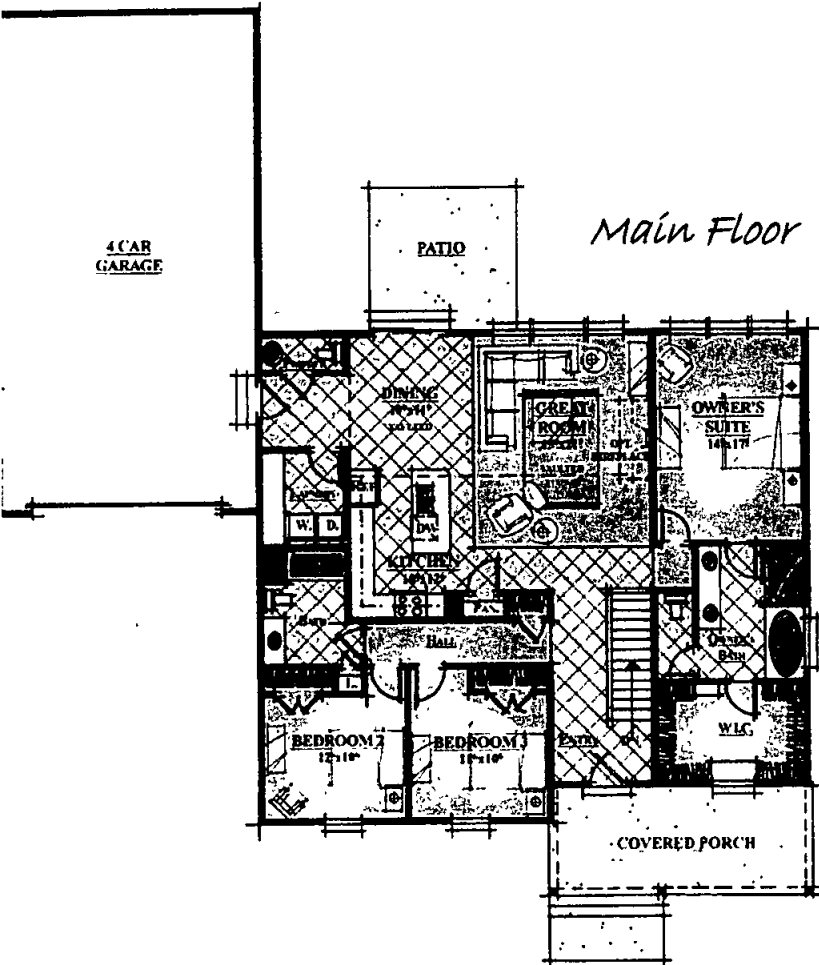
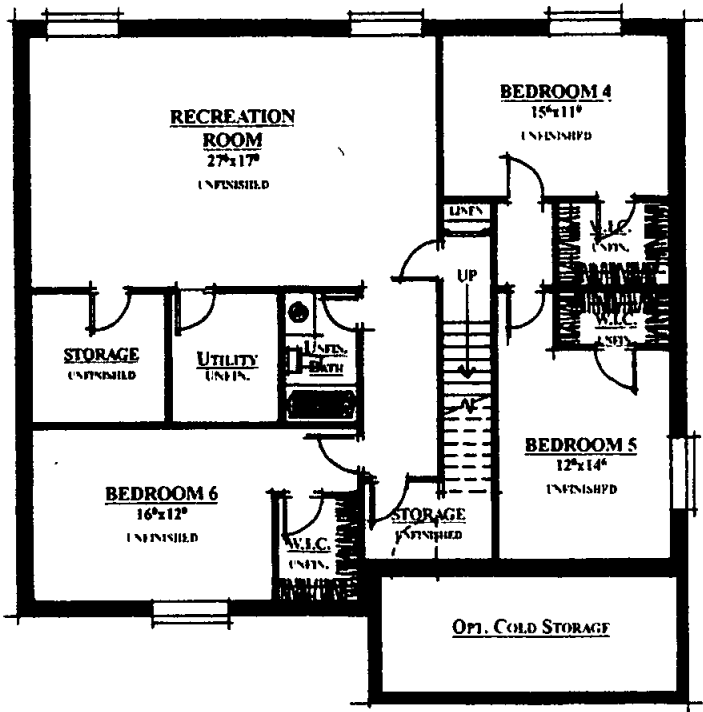


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**The Madison**

Square Footage

Finished	1821
Unfinished	1821
Total	3642



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# The Ridgefield

BK 5278 PG 317

*Craftsman*



*Victorian*



  
TUSCANY  
VILLAGE

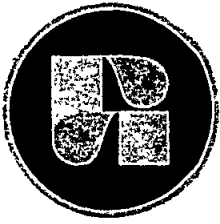


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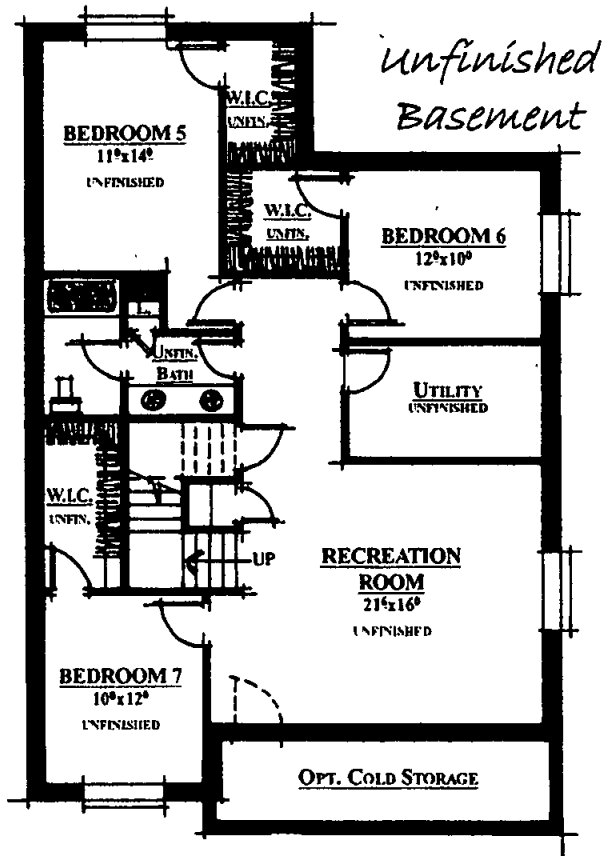
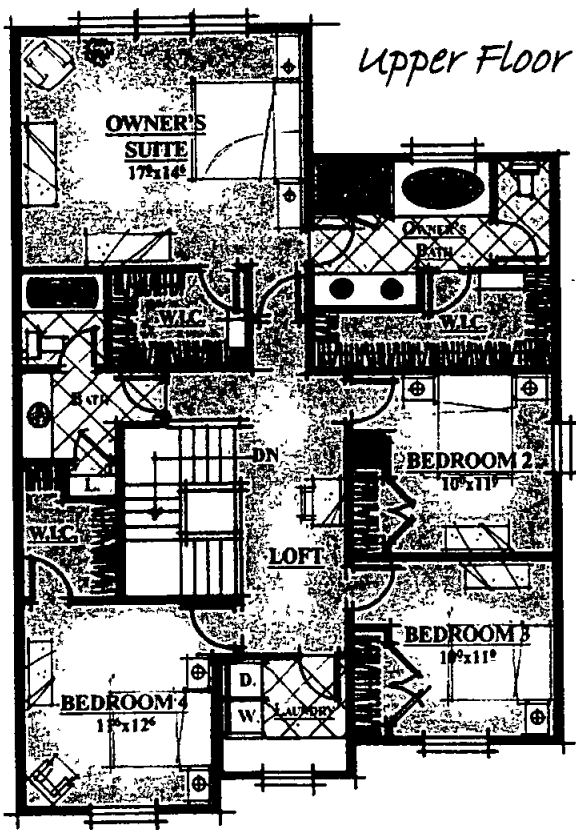
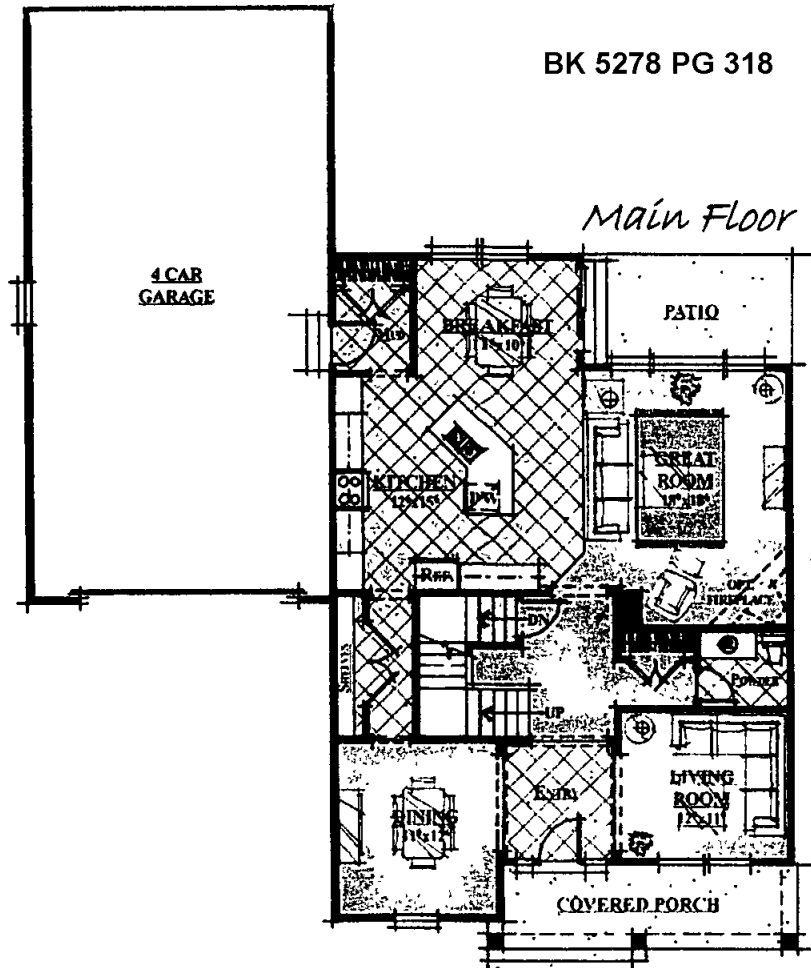


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# The Ridgefield

## Square Footage

Finished	2769
Unfinished	1380
Total	4149



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# The Stratford

BK 5278 PG 319

*Craftsman*



*Colonial*



  
TUSCANY  
VILLAGE

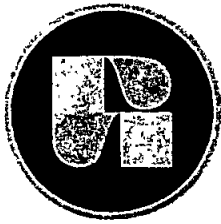


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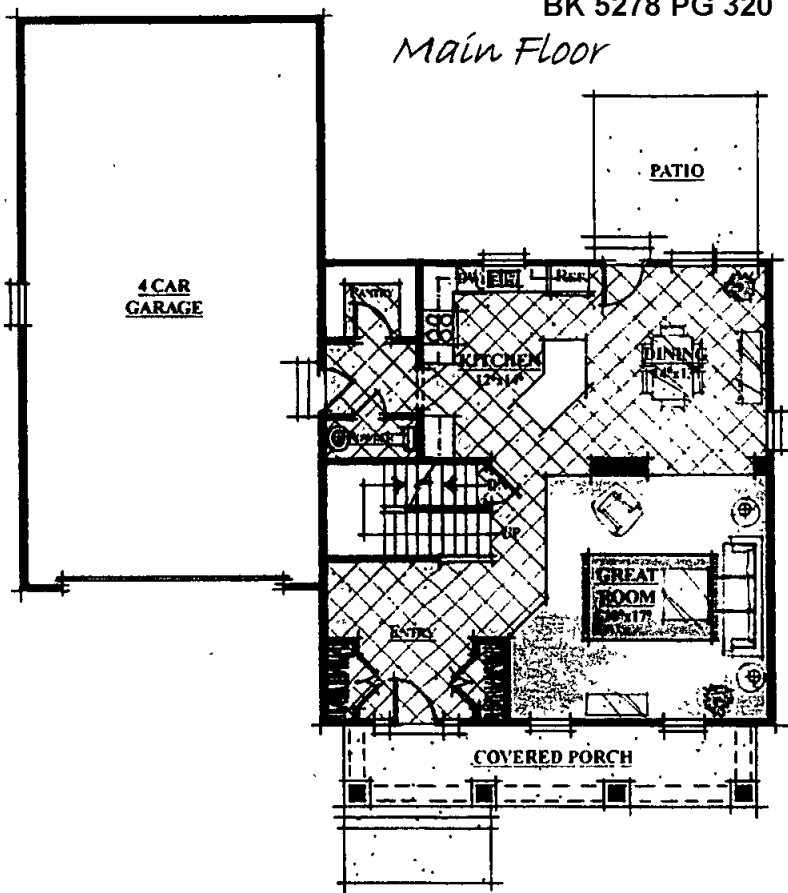


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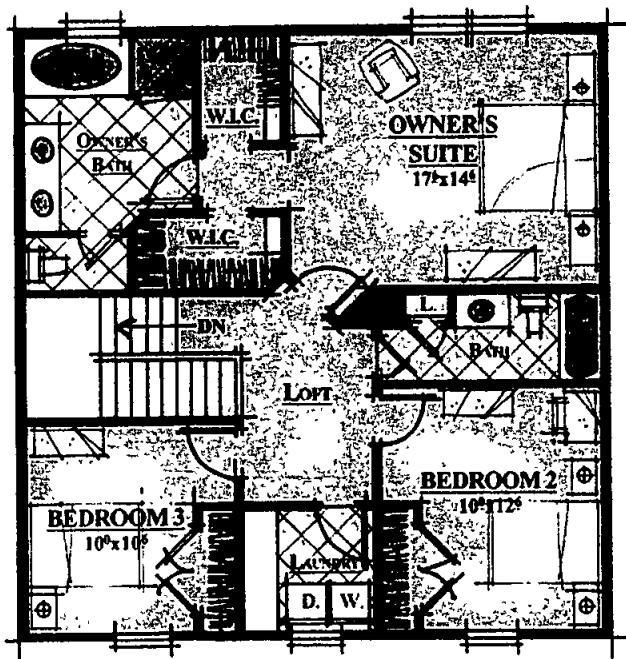
# The Stratford

## Square Footage

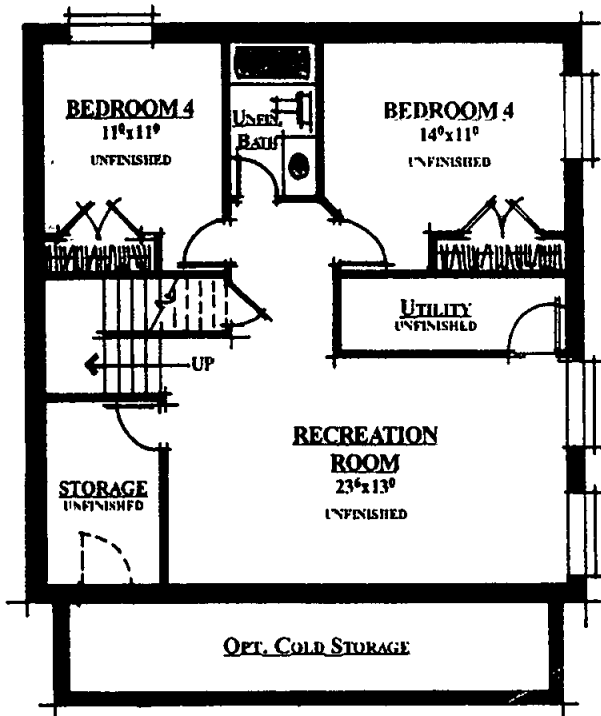
Finished	2244
Unfinished	1122
<b>Total</b>	<b>3366</b>



*Upper Floor*



*Unfinished Basement*



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