

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

**FIRST AMENDMENT TO THE  
DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS**

For Hill Farms Subdivision  
In Davis County, Utah

This First Amendment to the Declaration of Covenants, Conditions & Restrictions for Hill Farms Subdivision (hereinafter "First Amendment") hereby amends that certain Declaration of Covenants, Conditions & Restriction for Hill Farms Subdivision recorded in the Davis County Recorder's Office on November 26, 2013 as Entry No. 2778856 ("Declaration") and is executed this 8 day of July, 2016, by Golden Land Management, Inc., a Utah corporation, and Legacy Neighborhoods, LLC, a Utah limited liability company (Legacy Neighborhoods, LLC being the "Declarant").

**RECITALS:**

(A) This First Amendment affects and concerns real property located in Davis County, Utah and more particularly described on **Exhibit "A"** attached hereto, as may be expanded and provided for in the Declaration ("Property").

(B) The Project remains within the Class B Control Period, as defined in Article IX of the Declaration. Also, in accordance with Article 23.4 of the Declaration, the Declarant may amend the Declaration at any time during the Class B Control Period at the sole discretion of the Declarant.

(C) For any real property owned by Golden Land Management, Inc. that has been or 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.

NOW, THEREFORE, the Declaration is hereby amended as follows:

**COVENANTS, CONDITIONS AND RESTRICTIONS**

1. Recitals. The above Recitals are incorporated herein by reference and made a part hereof.

2. Effective Date. The First Amendment will take effect on the date recorded at the office of the Davis County Recorder's Office (the "Effective Date").

3. No Other Changes. Except as otherwise expressly provided in this First Amendment, the Declaration is hereby ratified and confirmed without modification.

4. Authorization. The individuals signing for the respective entities make the following representations: (i) he/she has read the First Amendment, (ii) he/she has authority to act for the entity designated below, and (iii) he/she shall execute the First Amendment acting in said capacity.

5. Reinvestment Fee. The Association shall have power to levy a reinvestment fee when a change in ownership of a Lot occurs in an amount determined by the Board. As of the date of this recording, the amount is \$400.00. The Board may utilize its sole discretion in determining where this amount is utilized or deposited within the Association's accounts or expenses.

6. Article 10.4(B) is hereby deleted and replaced by the following:

(B) Special Assessment. The Association may levy special assessments for the purpose of defraying, in whole or in part: (a) any expense or expenses not reasonably capable of being fully paid with funds generated by monthly assessments; or (b) the cost of any construction, reconstruction, or unexpectedly required repairs or replacement of the Common Areas.

7. Article 10.4 (E) is added as follows:

Lot Type Assessment. The Association may levy a separate assessment equally against all Lots that are within a specific Lot Type for expenses related to each category of Lot. For example, the Association shall provide the landscaping maintenance for the Cottage Lots and may levy an additional assessment or cost for landscaping maintenance to those Lots in the Cottage Lots.

8. Article 10.11 Statement of Account is hereby deleted and replaced by the following:

Statement of Account & Payoff Information. Upon a written request from an Owner that the Association provide the Owner with a statement of his/her account, the Association may charge a fee, not to exceed \$10.00, for providing such statements. In addition, when a request is made to the Association to provide payoff information needed in connection with the financing, refinancing, or closing of a Lot Owner's sale of his/her Lot, the

Association may charge a fee not to exceed \$50.

9. Article XXII. The following Article 22.2 is amended as follows:

Annexation by Declarant. Declarant may from time to time and in its sole discretion expand the Property subject to this Declaration by the annexation of all or part of the lands initially constituting the Undeveloped Land. The annexation of any such land shall become effective upon the recordation of the office of the county Recorder of Davis County, Utah, (a) a subdivision plat or map covering the land to be annexed and (b) **may include** a supplemental declaration which (i) describes the land to be annexed or incorporated by reference to the description contained in the subdivision plat, (ii) declares that the annexed land is to be held, sold, conveyed, encumbered, leased, occupied and improved as part of the property subject to this Declaration, (iii) sets forth such additional limitations, restrictions, covenants and conditions as are applicable to the annexed land, (iv) states which portions of the annexed land are Common Areas and which portions are Lots within any new land classification, provided that the nature and incidents of any such new land classification shall be fully set forth in such supplemental declaration or in another supplemental declaration previously filed with respect to some portion of the property, and (v) describes generally any improvements situated on the annexed land. Upon the recordation of a subdivision plat covering the land to be annexed such land shall become part of the Subdivision and subject to this Declaration, as amended.

10. Lot Types. The Lot Types set forth in Exhibit C in the Declaration are hereby amended in the enclosed **Exhibit "B" Corrected Lot Types**.

11. Income Generated from Service Providers. Declarant, as owner of the real property (or appointee of the owner) at the time it is annexed into the Subdivision through recordation of a plat, which includes the dedication of certain utility easements to the City, County or Association, may negotiate terms with service providers that desire to install infrastructure to provide services to owners in the Subdivision. During the Class B Control Period, any income gained from these negotiations with service providers by Declarant may be retained by the Declarant.

12. Association Rules. During the Class B Period, Declarant shall be exempt from the notice provisions set forth in Utah Code § 57-8a-217.

[THE REMAINDER OF THIS PAGE IS LEFT INTENTIONALLY BLANK]

IN WITNESS WHEREOF, the undersigned have executed this instrument on the year and date first written above.

Golden Land Management, Inc.

By:

Kan-Marratt  
Its: President

STATE OF UTAH )

: SS

COUNTY OF WEBER )

On the 8 day of Nov, 2016, personally appeared before me, Kan-Marratt, who being by me duly sworn did say that she is President 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.



[Signature]  
NOTARY PUBLIC

Legacy Neighborhoods, LLC, the Declarant

By:

[Signature]  
Its: MANAGING MEMBER

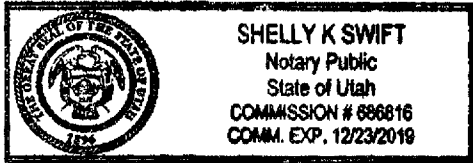
STATE OF UTAH )

: SS

COUNTY OF ~~WEBER~~ Davis)

On the 30 day of June, 2016, personally appeared before me, David S. Bailey, 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.



*Shelly K Swift*  
\_\_\_\_\_  
NOTARY PUBLIC

EXHIBIT "A"  
Legal Description

**PHASE 1A**

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS; BEGINNING AT A POINT ON THE WEST LINE OF ANGEL STREET, SAID POINT BEING LOCATED SOUTH 89°56'03" WEST (SOUTH 89°54' WEST BY RECORD,) ALONG SECTION LINE 569.16 FEET, AND NORTH 489.53 FEET FROM THE CENTER OF SAID SECTION 32, (THE BASIS OF BEARING BEING NORTH 00°05'30" EAST BETWEEN THE SOUTHWEST CORNER AND THE WEST QUARTER CORNER OF SAID SECTION 32); AND RUNNING THENCE SOUTH 50°24'18" WEST 190.85 FEET; THENCE NORTH 39°35'42" WEST 115.00 FEET; THENCE NORTH 50°24'18" EAST 10.00 FEET; THENCE NORTH 39°35'42" WEST 89.27 FEET; THENCE NORTH 50°24'18" EAST 180.85 FEET TO SAID WEST LINE OF ANGEL STREET; THENCE SOUTH 39°35'42" EAST ALONG SAID WEST LINE 204.27 FEET TO THE POINT OF BEGINNING.  
CONTAINS 38,093 SQ.FT. - 0.87 ACRES - 2 LOTS

**PHASE 1B**

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS; BEGINNING AT A POINT ON THE WEST LINE OF ANGEL STREET, SAID POINT BEING LOCATED SOUTH 89°56'03" WEST (SOUTH 89°54' WEST BY RECORD,) ALONG SECTION LINE 569.16 FEET, AND NORTH 489.53 FEET FROM THE CENTER OF SAID SECTION 32, (THE BASIS OF BEARING BEING NORTH 00°05'30" EAST BETWEEN THE SOUTHWEST CORNER AND THE WEST QUARTER CORNER OF SAID SECTION 32); AND RUNNING THENCE SOUTHEASTERLY ALONG SAID WEST LINE

(2) COURSES AS FOLLOWS: (1) SOUTH 39°35'42" EAST 112.62 FEET, AND (2) SOUTH 33°09'55" EAST 35.05 FEET TO THE NORTHEAST CORNER OF LOT 6, OF CHARLY'S ACRES AMENDED #2 SUBDIVISION AS RECORDED WITH THE DAVIS COUNTY RECORDERS OFFICE AND RE-ESTABLISHED IN THE FIELD IN JUNE 2013; THENCE SOUTH 50°26'59" WEST ALONG THE NORTH LINE OF SAID SUBDIVISION 186.93 FEET; THENCE NORTH 39°35'42" WEST 147.30 FEET; THENCE NORTH 50°24'18" EAST 190.85 FEET TO SAID WEST LINE AND THE POINT OF BEGINNING.

ALSO, BEGINNING AT A POINT ON THE WEST LINE OF ANGEL STREET, SAID POINT BEING LOCATED SOUTH 89°56'03" WEST (SOUTH 89°54' WEST BY RECORD,) ALONG SECTION LINE 699.35 FEET, AND NORTH 647.08 FEET FROM THE CENTER OF SAID SECTION 32, (THE BASIS OF BEARING BEING NORTH 00°05'30" EAST BETWEEN THE SOUTHWEST CORNER AND THE WEST QUARTER CORNER OF SAID SECTION 32); AND RUNNING THENCE SOUTH 50°24'18" WEST 180.85 FEET; THENCE NORTH 39°35'42" WEST 340.00 FEET; THENCE NORTH 50°24'18" EAST 180.85 FEET TO SAID WEST LINE; THENCE SOUTH 39°35'42" EAST ALONG SAID WEST LINE 340.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 89,549 SQ.FT. - 2.06 ACRES - 7 LOTS

#### **PHASE 1BB**

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS; BEGINNING AT A POINT ON THE NORTHERLY LINE OF CHARLY'S ACRES SUBDIVISION AMD #2, AS RECORDED AT THE OFFICE OF THE DAVIS COUNTY RECORDER, SAID POINT BEING LOCATED SOUTH 89°56'03" WEST (SOUTH 89°54' WEST BY RECORD) ALONG SECTION LINE 818.96 FEET, AND NORTH 92.29 FEET FROM THE CENTER OF SAID SECTION 32, (THE BASIS OF BEARING BEING NORTH 00°05'30" EAST BETWEEN THE SOUTHWEST CORNER AND THE WEST QUARTER CORNER OF SAID SECTION 32); AND RUNNING THENCE NORTH 39°35'42" WEST 262.10 FEET; THENCE NORTH 50°24'18" EAST 90.00 FEET; THENCE NORTH 39°35'42" WEST 88.54 FEET; THENCE SOUTH 50°24'18" WEST 155.00 FEET; THENCE NORTH 39°35'42" WEST 90.00 FEET; THENCE NORTH 02°43'30" WEST 25.00 FEET; THENCE NORTH 39°35'42" WEST 20.00 FEET; THENCE NORTH 50°24'18" EAST 20.00 FEET; THENCE NORTH 39°35'42" WEST 240.00 FEET; THENCE NORTH

50°24'18" EAST 120.00 FEET; THENCE NORTH 48°52'53" EAST 55.02 FEET; THENCE NORTH 50°24'18" EAST 120.00 FEET; THENCE SOUTH 39°35'42" EAST TO AND ALONG THE WEST LINE OF HILL FARMS PHASE 1B AND PHASE 1A, SUBDIVISION PLATS RECORDED AT THE OFFICE OF THE DAVIS COUNTY RECORDER, 460.00 FEET; THENCE SOUTH 50°24'18" WEST ALONG SAID PHASE 1A 10.00 FEET; THENCE SOUTH 39°35'42" EAST ALONG THE WESTERLY LINES OF SAID PHASES 1A AND 1B 262.30 FEET TO THE NORTHEASTERLY LINE OF SAID CHARLY'S ACRES SUBDIVISION; THENCE SOUTH 50°26'59" WEST ALONG SAID NORTHEASTERLY LINE 255.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 195,821 SQ.FT. - 4.50 ACRES - 18 LOTS

### PHASE 1C

A PARCEL OF LAND LOCATED IN THE NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 32, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A POINT ON THE NORTH LINE OF 200 NORTH STREET, SAID POINT BEING LOCATED SOUTH 89°56'03" WEST (SOUTH 89°54' WEST BY RECORD) ALONG SECTION LINE 908.65 FEET, AND NORTH 18.34 FEET FROM THE CENTER OF SAID SECTION 32, (THE BASIS OF BEARING BEING NORTH 00°05'30" EAST BETWEEN THE SOUTHWEST CORNER AND THE WEST QUARTER CORNER OF SAID SECTION 32); AND RUNNING THENCE SOUTHWESTERLY ALONG SAID NORTH LINE 383.50 FEET ALONG THE ARC OF A NON-TANGENT 994.93 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 22°05'06" (CHORD BEARS SOUTH 61°29'31" WEST 381.13 FEET) TO A POINT OF TANGENCY; THENCE SOUTH 50°26'59" WEST ALONG SAID LINE 180.39 FEET; THENCE NORTH 39°00'33" WEST ALONG THE EASTERLY LINE OF HAVENWOOD ESTATES SUBDIVISION, A PLAT RECORDED AT THE DAVIS COUNTY RECORDERS OFFICE, 345.09 FEET; THENCE NORTH 39°34'41" WEST ALONG SAID EASTERLY LINE 99.37 FEET; THENCE NORTH 50°24'18" EAST 117.15 FEET; THENCE NORTH 54°39'34" EAST 55.15 FEET; THENCE NORTH 50°24'18" EAST 290.00 FEET; THENCE NORTH 39°35'42" WEST 181.77 FEET; THENCE NORTH 50°24'18" EAST 175.00 FEET TO THE WESTERLY LINE OF HILL FARMS PHASE 1BB, AS RECORDED AT THE OFFICE OF THE DAVIS COUNTY RECORDER; THENCE ALONG SAID SUBDIVISION THE FOLLOWING NINE (9) CALLS: 1) SOUTH 39°35'42" EAST 215.02 FEET; 2) SOUTH 50°24'18" WEST 20.00 FEET; 3) SOUTH 39°35'42" EAST 20.00 FEET; 4)

FIRST AMENDMENT TO THE DECLARATION OF  
COVENANTS, CONDITIONS & RESTRICTIONS

For Hill Farms Subdivision

Page | 7

SOUTH 02°43'30" EAST 25.00 FEET; 5) SOUTH 39°35'42" EAST 90.00 FEET; 6) NORTH 50°24'18" EAST 155.00 FEET; 7) SOUTH 39°35'42" EAST 88.54 FEET; 8) SOUTH 50°24'18" WEST 90.00 FEET; 9) SOUTH 39°35'42" EAST 262.10 FEET TO THE NORTHEASTERLY LINE OF CHARLY'S ACRES SUBDIVISION, AS RECORDED AT THE OFFICE OF THE DAVIS COUNTY RECORDER; THENCE SOUTH 50°26'59" WEST ALONG SAID NORTHEASTERLY LINE 116.31 FEET TO SAID NORTH LINE AND THE POINT OF BEGINNING.

CONTAINS 343,401 SQ.FT. - 7.88 ACRES - 20 LOTS

#### **PHASE 1D**

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHWEST CORNER OF HILL FARMS PHASE 1C, A PLAT TO BE RECORDED AT THE DAVIS COUNTY RECORDERS OFFICE, SAID POINT BEING LOCATED SOUTH 89°56'03" WEST (SOUTH 89°54' WEST BY RECORD) ALONG SECTION LINE 1663.18 FEET, AND NORTH 67.17 FEET FROM THE CENTER OF SAID SECTION 32 (THE BASIS OF BEARING BEING NORTH 00°05'30" EAST BETWEEN THE SOUTHWEST CORNER AND THE WEST QUARTER CORNER OF SAID SECTION 32), SAID POINT ALSO BEING ON THE EASTERLY LINE OF HAVENWOOD ESTATES SUBDIVISION, A PLAT RECORDED AT THE DAVIS COUNTY RECORDERS OFFICE; AND RUNNING THENCE NORTHWESTERLY ALONG SAID EASTERLY LINE THE FOLLOWING THREE (3) COURSES: 1) NORTH 39°34'41" WEST 112.16 FEET, 2) NORTH 38°36'17" WEST 121.12 FEET, AND 3) NORTH 39°55'11" WEST 271.80 FEET; THENCE NORTH 50°02'03" EAST 481.58 FEET TO THE WESTERLY LINE OF HILL FARMS PHASE 1C, A PLAT TO BE RECORDED AT THE DAVIS COUNTY RECORDERS OFFICE; THENCE SOUTHEASTERLY AND SOUTHWESTERLY THE FOLLOWING SIX (6) COURSES ALONG THE BOUNDARY OF SAID SUBDIVISION: 1) SOUTH 39°35'42" EAST 190.50 FEET, 2) SOUTH 50°24'18" WEST 20.00 FEET, 3) SOUTH 39°35'42" EAST 321.77 FEET, 4) SOUTH 50°24'18" WEST 290.00 FEET, 5) SOUTH 54°39'34" WEST 55.15 FEET, 6) SOUTH 50°24'18" WEST 117.15 FEET TO THE POINT OF BEGINNING.

CONTAINS 238,709 SQ.FT. - 5.48 ACRES - 16 LOTS

#### **PHASE 1E**

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF

FIRST AMENDMENT TO THE DECLARATION OF  
COVENANTS, CONDITIONS & RESTRICTIONS

For Hill Farms Subdivision

Page | 8



SECTION 32, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS;  
BEGINNING AT THE NORTHWEST CORNER OF HILL FARMS PHASE 1C, A PLAT TO BE RECORDED AT THE DAVIS COUNTY RECORDERS OFFICE, SAID POINT BEING LOCATED SOUTH 89°56'03" WEST (SOUTH 89°54' WEST BY RECORD) ALONG SECTION LINE 1663.18 FEET, AND NORTH 67.17 FEET FROM THE CENTER OF SAID SECTION 32 (THE BASIS OF BEARING BEING NORTH 00°05'30" EAST BETWEEN THE SOUTHWEST CORNER AND THE WEST QUARTER CORNER OF SAID SECTION 32), SAID POINT ALSO BEING ON THE EASTERLY LINE OF HAVENWOOD ESTATES SUBDIVISION, A PLAT RECORDED AT THE DAVIS COUNTY RECORDERS OFFICE; AND RUNNING THENCE NORTHWESTERLY ALONG SAID EASTERLY LINE THE FOLLOWING THREE (3) COURSES: 1) NORTH 39°34'41" WEST 112.16 FEET, 2) NORTH 38°36'17" WEST 121.12 FEET, AND 3) NORTH 39°55'11" WEST 271.80 FEET; THENCE NORTH 50°02'03" EAST 481.58 FEET TO THE WESTERLY LINE OF HILL FARMS PHASE 1D, A PLAT TO BE RECORDED AT THE DAVIS COUNTY RECORDERS OFFICE; THENCE SOUTHEASTERLY AND SOUTHWESTERLY THE FOLLOWING SIX (6) COURSES ALONG THE BOUNDARY OF SAID SUBDIVISION: 1) SOUTH 39°35'42" EAST 190.50 FEET, 2) SOUTH 50°24'18" WEST 20.00 FEET, 3) SOUTH 39°35'42" EAST 321.77 FEET, 4) SOUTH 50°24'18" WEST 290.00 FEET, 5) SOUTH 54°39'34" WEST 55.15 FEET, 6) SOUTH 50°24'18" WEST 117.15 FEET TO THE POINT OF BEGINNING.  
CONTAINS 238,709 SQ.FT. - 5.48 ACRES - 16 LOTS

#### PHASE 2A

BEGINNING AT A POINT ON THE NORTHEASTERLY LINE OF ANGEL STREET, SAID POINT BEING LOCATED NORTH 00°07'05" EAST ALONG THE SECTION LINE 492.41 FEET AND WEST 487.45 FEET FROM THE CENTER OF SECTION 32, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN (BASIS OF BEARING IS NORTH 00°05'30" EAST BETWEEN THE SOUTHWEST CORNER AND THE WEST QUARTER CORNER OF SAID SECTION); AND RUNNING THENCE NORTH 39°35'42" WEST ALONG THE NORTHEAST LINE OF SAID STREET 501.64 FEET; THENCE NORTH 50°24'18" EAST 92.13 FEET; THENCE SOUTH 37°17'37" EAST 36.67 FEET; THENCE SOUTH 33°24'36" EAST 171.00; THENCE NORTH 50°24'18" EAST 121.51 FEET; THENCE 170.93 FEET ALONG THE ARC OF A 1652.50 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 05°55'36" (CHORD BEARS NORTH 33°51'43" WEST 170.85 FEET); THENCE NORTH 50°24'18" EAST 120.13 FEET; THENCE

NORTH 69°38'00" EAST 57.33 FEET; THENCE NORTH 50°24'18" EAST 122.67 FEET; THENCE SOUTH 39°35'42" EAST 467.31 FEET; THENCE SOUTH 52°05'46" WEST 195.43 FEET; THENCE SOUTH 45°41'58" WEST 55.85 FEET; THENCE SOUTH 50°24'18" WEST 186.60 FEET; THENCE NORTH 39°35'42" WEST 20.00 FEET; THENCE SOUTH 50°24'18" WEST 70.13 FEET TO THE EAST LINE OF ANGEL STREET AND THE POINT OF BEGINNING.

CONTAINS 224,121 SQ.FT. - 5.15 ACRES - 14 LOTS

## PHASE 2B

BEGINNING AT A POINT ON THE NORTHEASTERLY LINE OF ANGEL STREET, SAID POINT BEING LOCATED NORTH 00°07'05" EAST ALONG THE SECTION LINE 878.96 FEET AND WEST 807.97 FEET FROM THE CENTER OF SECTION 32, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN (BASIS OF BEARING IS NORTH 00°05'30" EAST BETWEEN THE SOUTHWEST CORNER AND THE WEST QUARTER CORNER OF SAID SECTION); AND RUNNING THENCE NORTH 39°35'42" WEST ALONG THE NORTHEAST LINE OF SAID STREET 251.61 FEET; THENCE 23.02 FEET ALONG THE ARC OF A 15 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 87°55'54" (CHORD BEARS SOUTH 83°33'39" EAST 20.83 FEET); THENCE 92.93 FEET ALONG THE ARC OF A 427.50 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 12°27'19" (CHORD BEARS NORTH 58°42'04" EAST 92.75 FEET); THENCE NORTH 64°55'43" EAST 115.92 FEET; THENCE 146.34 FEET ALONG THE ARC OF A 772.50 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 10°51'15" (CHORD BEARS NORTH 59°30'06" EAST 146.12 FEET); THENCE NORTH 39°35'42" WEST 118.42 FEET; THENCE NORTH 50°24'18" EAST 150.00 FEET; THENCE NORTH 39°35'42" WEST 40.00 FEET; THENCE NORTH 50°24'18" EAST 170.91 FEET; THENCE SOUTH 38°10'36" EAST 36.79 FEET; THENCE SOUTH 39°35'42" EAST 7.83 FEET; THENCE NORTH 50°24'18" EAST 85.00 FEET; THENCE SOUTH 39°35'42" EAST 160.00 FEET; THENCE SOUTH 23°16'56" EAST 100.41 FEET; THENCE SOUTH 59°35'42" EAST 245.00 FEET; THENCE NORTH 30°24'18" EAST 77.76 FEET; THENCE NORTH 50°24'18" EAST 115.68 FEET TO THE WESTERLY LINE OF WILKIE ESTATES NO. 3, A SUBDIVISION RECORDED WITH THE DAVIS COUNTY RECORDER'S OFFICE; THENCE SOUTH 40°16'30" EAST ALONG SAID WESTERLY LINE 262.99 FEET; THENCE SOUTH 37°48'09" WEST 288.04 FEET; THENCE SOUTH 49°56'19" WEST 106.36 FEET; THENCE SOUTH 50°24'18" WEST 120.00 FEET; THENCE NORTH 39°35'42" WEST 446.29 FEET; THENCE SOUTH 50°24'18" WEST 122.67 FEET; THENCE

FIRST AMENDMENT TO THE DECLARATION OF  
COVENANTS, CONDITIONS & RESTRICTIONS

For Hill Farms Subdivision

Page | 10

SOUTH 69°38'00" WEST 57.33 FEET; THENCE SOUTH 50°24'18" WEST 120.13 FEET; THENCE 170.93 FEET ALONG THE ARC OF A 1652.50 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 05°55'36" (CHORD BEARS SOUTH 33°51'43" EAST 170.85 FEET) THENCE SOUTH 50°24'18" WEST 121.51 FEET; THENCE NORTH 33°24'36" WEST 171.00 FEET; THENCE NORTH 37°17'37" WEST 36.67 FEET; THENCE SOUTH 50°24'18" WEST 92.13 FEET TO THE POINT OF BEGINNING.  
CONTAINS 437,818 SQ.FT. – 10.05 ACRES - 25 LOTS

## PHASE 2C

BEGINNING AT A POINT LOCATED SOUTH 00°07'05" WEST ALONG THE SECTION LINE 898.19 FEET AND WEST 215.64 FEET FROM THE NORTH QUARTER CORNER OF SECTION 32, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN (BASIS OF BEARING IS NORTH 00°05'30" EAST BETWEEN THE SOUTHWEST CORNER AND THE WEST QUARTER CORNER OF SAID SECTION); AND RUNNING THENCE SOUTH 50°24'18" WEST TO AND ALONG HILL FARMS PHASE 2B (NOT YET RECORDED) 323.88 FEET; THENCE ALONG SAID SUBDIVISION THE FOLLOWING TEN (10) CALLS: 1) NORTH 39°35'42" WEST 7.83 FEET; 2) NORTH 38°10'36" WEST 36.79 FEET; 3) SOUTH 50°24'18" WEST 170.91 FEET; 4) SOUTH 39°35'42" EAST 40.00 FEET; 5) SOUTH 50°24'18" WEST 150.00 FEET; 6) SOUTH 39°35'42" E 118.42 FEET TO A POINT OF CURVATURE; 7) SOUTHWESTERLY 146.34 FEET ALONG THE ARC OF A 772.50 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 10°51'15" (CHORD BEARS SOUTH 59°30'06" WEST 146.12 FEET); 8) SOUTH 64°55'43" WEST 115.92 FEET TO A POINT OF CURVATURE; 9) SOUTHWESTERLY 92.93 FEET ALONG THE ARC OF A 427.50 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 12°27'19" (CHORD BEARS SOUTH 58°42'04" WEST 92.75 FEET) TO A POINT OF REVERSE CURVATURE; 10) NORTHWESTERLY 23.02 FEET ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 87°55'54" (CHORD BEARS NORTH 83°33'39" WEST 20.83 FEET) TO THE EASTERLY LINE OF ANGLE STREET; THENCE NORTH 39°35'42" WEST ALONG SAID EASTERLY LINE 174.25 FEET TO THE SOUTH LINE OF PHILLIPS STREET; THENCE NORTH 51°49'47" EAST ALONG SAID SOUTH LINE 1005.55 FEET; THENCE SOUTH 40°16'30" EAST 116.00 FEET TO THE POINT OF BEGINNING.  
CONTAINS: 150,125 SQ. FT. / 3.45 AC. - 8 LOTS

ALSO, BEGINNING AT A POINT ON THE NORTH LINE OF PHILLIPS

STREET, SAID POINT BEING THE SOUTHEASTERLY CORNER OF HILL ACRES SUBDIVISION, A PLAT RECORDED AT THE DAVIS COUNTY RECORDERS OFFICE, SAID POINT BEING LOCATED SOUTH 00°07'05" WEST ALONG THE SECTION LINE 765.48 FEET AND WEST 323.66 FEET FROM THE NORTH QUARTER CORNER OF SECTION 32, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN (BASIS OF BEARING IS NORTH 00°05'30" EAST BETWEEN THE SOUTHWEST CORNER AND THE WEST QUARTER CORNER OF SAID SECTION); AND RUNNING THENCE SOUTH 51°49'47" WEST ALONG SAID NORTH LINE 1008.49 FEET TO THE EAST LINE OF ANGEL STREET; THENCE NORTH 39°35'42" WEST ALONG THE NORTHEASTERLY LINE OF ANGEL STREET 329.13 FEET; THENCE NORTH 51°49'00" EAST 197.49 FEET; THENCE SOUTH 38°11'00" EAST 39.19 FEET; THENCE NORTH 51°49'00" EAST 30.14 FEET; THENCE SOUTH 43°33'12" EAST 130.44 FEET; THENCE NORTH 51°49'00" EAST 130.49 FEET; THENCE NORTH 62°46'17" EAST 35.13 FEET; THENCE NORTH 51°49'00" EAST 115.50 FEET; THENCE SOUTH 38°11'00" EAST 68.39 FEET; THENCE NORTH 51°49'00" EAST 119.99 FEET; THENCE NORTH 51°53'02" EAST 55.01 FEET; THENCE NORTH 51°49'00" EAST 138.51 FEET; THENCE NORTH 40°00'44" WEST 62.96 FEET; THENCE NORTH 51°49'47" EAST 180.05 FEET TO THE EAST LINE OF SAID HILL ACRES SUBDIVISION; AND THENCE SOUTH 40°00'44" EAST ALONG THE EAST LINE OF SAID SUBDIVISION 148.04 FEET TO THE POINT OF BEGINNING.

CONTAINS: 172,555 SQ. FT. / 3.96 AC. - 11 LOTS

TOTAL: 322,680 SQ. FT. / 7.41 AC. - 19 LOTS

### PHASE 3

BEGINNING AT A POINT ON THE WEST LINE OF OLD FARM AT KAYS CREEK PHASE 2 AS RECORDED WITH THE DAVIS COUNTY RECORDER AND RE-ESTABLISHED ON THE GROUND, SAID POINT ALSO BEING ON A BOUNDARY LINE AGREEMENT RECORDED AT ENTRY NO. 1322892, BOOK 2130, PAGE 413; SAID POINT BEING LOCATED NORTH 89°59'57" WEST ALONG SECTION LINE 738.11 FEET AND SOUTH 273.66 FEET FROM THE NORTH QUARTER CORNER SECTION 32, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN (BASIS OF BEARING IS NORTH 00°05'30" EAST BETWEEN THE SOUTHWEST CORNER AND THE WEST QUARTER CORNER OF SAID SECTION); AND RUNNING THENCE SOUTH 40°00'44" EAST ALONG SAID WEST LINE AND BOUNDARY LINE AGREEMENT 494.13 FEET; THENCE SOUTH 51°49'47" WEST 180.05 FEET; THENCE SOUTH 40°00'44" EAST 62.96 FEET; THENCE SOUTH 51°49'00" WEST 138.51 FEET; THENCE SOUTH

FIRST AMENDMENT TO THE DECLARATION OF  
COVENANTS, CONDITIONS & RESTRICTIONS

For Hill Farms Subdivision

Page | 12

51°53'02" WEST 55.01 FEET; THENCE SOUTH 51°49'00" WEST 119.99 FEET; THENCE NORTH 38°11'00" WEST 68.39 FEET; THENCE SOUTH 51°49'00" WEST 115.50 FEET; THENCE SOUTH 62°46'17" WEST 35.13 FEET; THENCE SOUTH 51°49'00" WEST 130.49 FEET; THENCE NORTH 43°33'12" WEST 130.44 FEET; THENCE SOUTH 51°49'47" WEST 30.14 FEET; THENCE NORTH 38°11'00" WEST 39.19 FEET; THENCE SOUTH 51°49'00" WEST 197.49 FEET TO THE EAST LINE OF ANGEL STREET (A 66.00 FOOT RIGHT-OF-WAY ESTABLISHED FROM CENTERLINE MONUMENTS); THENCE NORTH 39°35'42" WEST ALONG SAID EAST LINE 312.66 FEET TO THE SOUTH LINE OF SHADYBROOK SUBDIVISION AS RECORDED WITH THE DAVIS COUNTY RECORDER AND ESTABLISHED ON THE GROUND FROM MONUMENTS; THENCE NORTH 51°49'00" EAST ALONG SAID SOUTH LINE 1003.80 FEET TO THE POINT OF BEGINNING.

CONTAINS: 473,103 SQ.FT./10.86 ACRES - 29 LOTS

**Undeveloped Land - HILL FARMS PHASE 4 (SCHICK PROPERTY)**

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

FIRST AMENDMENT TO THE DECLARATION OF  
COVENANTS, CONDITIONS & RESTRICTIONS

For Hill Farms Subdivision

Page | 13

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.

CONTAINS: 459,317 SQ. FT./10.54 ACRES

CORRECTED EXHIBIT "B"  
REVISED LOT TYPES

Cottage Lots	Garden Lots	Preserve Lots
101	102	131
103	126	132
104	127	133
105	128	134
109	129	135
110	130	136
111	137	172
112	138	173
113	139	
114	140	
115	141	
116	142	
117	143	
118	148	
119	153	
120	154	
121	155	
122	156	
123	157	
124	158	
125	159	
144	160	
145	161	
146	162	
147	163	
151	164	
152	165	
251	166	
252	167	
253	168	
254	169	

FIRST AMENDMENT TO THE DECLARATION OF  
COVENANTS, CONDITIONS & RESTRICTIONS

For Hill Farms Subdivision

255	170	
256	171	
322	241	
323	242	
324	243	

<b>Cottage Lots</b>	<b>Garden Lots</b>	<b>Preserve Lots</b>
325	244	
	245	
	246	
	247	
	249	
	301	
	312	
	303	
	304	
	305	
	306	
	307	
	308	
	309	
	310	
	311	
	312	
	313	
	314	
	315	
	316	
	317	
	318	
	319	