

When Recorded Return to:  
The Preserve 2018 LLC  
111 South Frontage Road  
Centerville, Utah 84014

E 3265977 B 7545 P 657-659  
RICHARD T. NAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
06/30/2020 10:22 AM  
FEE \$72.00 Pgs: 3  
DEP RT REC'D FOR KAYSVILLE CITY CO  
RP

**DECLARATION OF EXPANSION #1**  
The Preserve

D

REFERENCE IS MADE to that certain Declaration of Covenants, Conditions, Agreements, and Restrictions for The Preserve, recorded on January 23, 2019 as Entry No. 3139765 in Book 7184, Pages 407-427, recorded in the Official Records, Davis County Recorder, Davis County, Utah, and that certain Amendment #1 to the Declaration of Covenants, Conditions, Restrictions, and Easements for The Preserve, recorded on May 15, 2020 as Entry No. 3251640 in Book 7514, Page 881, recorded in the Official Records, Davis County Recorder, Davis County, Utah (collectively referred to herein as the "Declaration").

Pursuant to Section 24 of the Declaration, Declarant reserves the right to further annex additional real property to be subject to the Declaration, and to further such complementary additions and modifications of the covenants, conditions, agreements and restrictions contained in the Declaration as may be necessary to hereby further annex, to the real property currently covered by the Declaration, that real property described in Exhibit A, attached hereto ("Expansion Property").

Upon the recordation of this Declaration of Expansion, the covenants, conditions, agreements and restrictions and reservation of easements contained in the Declaration shall apply to the Expansion Property in the same manner as if the Expansion Property originally had been covered in the Declaration and constituted a portion of the Original Property. Upon said recordation, the rights, privileges, duties and liabilities of the parties to the Declaration with regard to the Expansion Property shall be the same as with regard to the Original Property, and the rights, privileges, duties and liabilities of the Owners and occupants of Lots within the Expansion Property shall be the same as those of the Owners and occupants of Lots within the Original Property.

The Identifying Number of each Lot in the Expansion Property is the lot number as shown on the Plat.

Upon the recordation of this Declaration of Expansion, the Expansion Property shall become, and shall thereafter be, subject to the provisions of this Declaration, including, without limitation, the obligations regarding architectural review.

11-842-0201 thru 0225, 0226, 0227.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, Declarant has executed this Declaration of Expansion #1 as of this 23<sup>rd</sup> day of June, 2020.

DECLARANT

The Preserve 2018 LLC  
A Utah Limited Liability Company

By: [Signature]  
Robert Miller  
Its: Manager

STATE OF UTAH

ss.

COUNTY OF Davis

On the 23 day of June, 2020, personally appeared before me, **ROBERT C. MILLER**, who being duly sworn did say that he is a **Manager** of **The Preserve 2018 LLC**, and that the foregoing instrument was signed in behalf of said Limited Liability Company by authority of a resolution of its members, and said **ROBERT C. MILLER** acknowledged to me that said Limited Liability Company executed the same.

Witness my hand and official seal.



[Signature]

Notary Public

My commission expires: 8/27/22

Residing at: Davis County

EXHIBIT A

EXPANSION PROPERTY LEGAL DESCRIPTION

The Expansion Property is as follows:

Lots Two Hundred One (201) through Two Hundred Twenty-Five (225) inclusive; contained within The Preserve Phase 2, recorded in the official records of Davis County, Davis County Recorder's Office, as Instrument Number 3265976 in Book 7545, Page 656 on 6-30-2020.

**BOUNDARY DESCRIPTION**

A portion of the SE1/4 of Section 32, Township 4 North, Range 1 West, Salt Lake Base and Meridian, Kaysville, Utah, more particularly described as follows:

Beginning at a point on the Westerly line of THE PRESERVE PHASE 1, according to the Official Plat thereof recorded January 11, 2019 as Entry No. 3138022 in the Office of the Davis County Recorder, located S00°03'30"W along the Section line 1,227.46 feet and West 4.87 feet from the East 1/4 Corner of Section 32, T4N, R1W, SLB&M; thence S01°19'07"E along said plat 201.03 feet to the Northwesterly corner of Lot 18, MOUNTAIN VISTAS PHASE 1A CLUSTER SUBDIVISION, according to the Official Plat thereof on file in the Office of the Davis County Recorder; thence S00°03'30"W along said plat 457.43 feet to the Northeasterly corner of Lot 1, WHISPERING MEADOW LANE WEBSTER SUBDIVISION, according to the Official Plat thereof on file in the Office of the Davis County Recorder; thence S59°50'14"W along said plat and along the Northwesterly line of WHISPERING MEADOW LANE CHURCH SUBDIVISION, according to the Official Plats thereof on file in the Office of the Davis County Recorder 624.25 feet; thence N30°09'46"W 167.17 feet; thence N45°10'55"W 55.00 feet; thence Northeasterly along the arc of a non-tangent curve to the left having a radius of 172.50 feet (radius bears: N45°10'55"W) a distance of 7.50 feet through a central angle of 02°29'31" Chord: N43°34'20"E 7.50 feet; thence N42°19'34"E 26.63 feet; thence N30°07'38"W 103.95 feet; thence N23°18'24"W 17.82 feet; thence N58°19'09"E 160.22 feet; thence Northwesterly along the arc of a non-tangent curve to the left having a radius of 172.50 feet (radius bears: S66°38'57"W) a distance of 23.33 feet through a central angle of 07°44'52" Chord: N27°13'29"W 23.31 feet; thence N58°54'05"E 55.11 feet; thence N57°58'53"E 145.03 feet; thence N44°26'18"W 103.29 feet; thence N40°00'00"W 571.68 feet to a point on the Southeasterly line of WALDRON FARMS SUBDIVISION, according to the Official Plat thereof on file in the Office of the Davis County Recorder; thence along said plat the following 3 (three) courses: 1) N50°00'00"E 296.91 feet; 2) S38°12'07"E 4.69 feet; 3) N50°00'00"E 39.21 feet to the Westerly corner of Lot 111 of said THE PRESERVE PHASE 1; thence along said subdivision the following 5 (five) courses: 1) S33°43'38"E 144.19 feet; 2) S41°18'50"E 223.77 feet; 3) East 215.15 feet; 4) North 11.09 feet; 5) East 135.33 feet to the point of beginning.

Contains: 12.98 acres+/-