

E 2594765 B 5255 P 124-127  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
4/19/2011 11:13:00 AM  
FEE \$380.00 Pgs: 4  
DEP eCASH REC'D FOR BONNEVILLE SUPERIOR TITLE CO

WHEN RECORDED RETURN TO:  
Farmington Development Corporation  
273 N. East Capitol Street  
Salt Lake City, Utah 84103

Tax id - 08-360-001 thru 08-360-0040,  
08-365-001 thru 08-365-0065,

08-433-0100 thru 08-433-0145

**EIGHTH SUPPLEMENT AND AMENDMENT TO DECLARATION**

08-360-0001 thru 08-360-0051, OF  
08-392-0001 thru COVENANTS, CONDITIONS, AND RESTRICTIONS FOR  
08-392-0042, FARMINGTON CROSSING ON SPRING CREEK POND,  
08-433-0001 thru 08-433-0060, 08-468-0001 thru 08-468-0008, 08-474-0001 thru 08-474-0014,  
08-468-0001 thru 08-468-0038, An Expandable Utah Planned Unit Development

THIS EIGHTH SUPPLEMENT AND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR FARMINGTON CROSSING ON SPRING CREEK POND is made and executed by FARMINGTON DEVELOPMENT CORPORATION, a Utah Corporation, whose principal address is 273 N. East Capitol Street, Salt Lake City, Utah 84103 (hereinafter referred to as the "Declarant").

**RECITALS**

Whereas, the original Declaration of Covenants, Conditions, and Restrictions was recorded in the office of the County Recorder of Davis County, Utah on the 6<sup>th</sup> day of May, 2005 as Entry No. 2071653 in Book 3783 at Page 639 of the Official Records of the County Recorder of Davis County, Utah (the "Declaration"), for Phase I of the Project which is described as **"Farmington Crossing On Spring Creek Pond, Phase 1, a Planned Unit Development."**

Whereas, the First Supplement and Amendment to the Declaration of Covenants, Conditions, and Restrictions for Farmington Crossing on Spring Creek Pond was recorded in the office of the County Recorder of Davis County, Utah on the 15<sup>th</sup> day of August, 2005 as Entry No. 2096923 in Book 3849 at Page 361 of the Official Records of the County Recorder of Davis County, Utah (the "First Supplemental Declaration"), for Phase II and Phase III of the Project which is described as **"Farmington Crossing On Spring Creek Pond, Phase 2, a Planned Unit Development"** and **"Farmington Crossing On Spring Creek Pond, Phase 3, a Planned Unit Development."**

Whereas, the Second Supplement and Amendment to the Declaration of Covenants, Conditions, and Restrictions for Farmington Crossing on Spring Creek Pond was recorded in the office of the County Recorder of Davis County, Utah on the 5<sup>th</sup> day of April, 2006 as Entry No. 2157971 in Book 4006 at Page 1132 of the Official Records of the County Recorder of Davis County, Utah (the "Second Supplemental Declaration"), for Phase IV of the Project which is described as **"Farmington Crossing South, Phase 1, a Planned Unit Development"**.

Whereas, the Third Supplement and Amendment to the Declaration of Covenants, Conditions, and Restrictions for Farmington Crossing on Spring Creek Pond was recorded in the

office of the County Recorder of Davis County, Utah on the 27<sup>th</sup> day of September, 2006 as Entry No. 2205234 in Book 4126 at Page 185 of the Official Records of the County Recorder of Davis County, Utah (the "Third Supplemental Declaration"), for restrictive covenants relating to lease restrictions and limitations of lot ownership in the Project.

Whereas, the Fourth Supplement and Amendment to the Declaration of Covenants, Conditions, and Restrictions for Farmington Crossing on Spring Creek Pond was recorded in the office of the County Recorder of Davis County, Utah on the 11<sup>th</sup> day of November, 2007 as Entry No. 2323640 in Book 4417 at Page 151 of the Official Records of the County Recorder of Davis County, Utah (the "Fourth Supplemental Declaration"), for Phase V of the Project which is described as "**Farmington Crossing North, Phase 1, a Planned Unit Development**".

Whereas, the Fifth Supplement and Amendment to the Declaration of Covenants, Conditions, and Restrictions for Farmington Crossing on Spring Creek Pond was recorded in the office of the County Recorder of Davis County, Utah on the 15th day of January, 2010 as Entry No. 2505989 in Book 4417 at Page 151 of the Official Records of the County Recorder of Davis County, Utah (the "Fifth Supplemental Declaration"), for Phase VI of the Project which is described as "**Farmington Crossing South, Phase 2, a Planned Unit Development**".

Whereas, the Sixth Supplement and Amendment to the Declaration of Covenants, Conditions, and Restrictions for Farmington Crossing on Spring Creek Pond was recorded in the office of the County Recorder of Davis County, Utah on the 12th day of March, 2010 as Entry No. 2516288 in Book 4980 at Page 57-61 of the Official Records of the County Recorder of Davis County, Utah (the "Sixth Supplemental Declaration"), for Phase VII of the Project which is described as "**Farmington Crossing North, Phase 3, a Planned Unit Development**".

Whereas, the Seventh Supplement and Amendment to the Declaration of Covenants, Conditions, and Restrictions for Farmington Crossing on Spring Creek Pond was recorded in the office of the County Recorder of Davis County, Utah on the 23th day of September, 2010 as Entry No. 2554561 in Book 5115 at Page 140-144 of the Official Records of the County Recorder of Davis County, Utah (the "Seventh Supplemental Declaration"), for Phase VIII of the Project which is described as "**Farmington Crossing North, Phase 4, a Planned Unit Development**".

Whereas, under Article III, Section 41 of the Declaration, while the Declarant is in control of the Association and prior to the termination of the Period of Declarant's Control, the Declarant may amend the Declaration or Plat Map without any additional consent or approval required.

Whereas, Declarant desires to amend the provisions of the Declaration relating to expansion of the project and eliminate the restriction that all additional Lots created in the Project be only for multi-family residential housing units.

Whereas, Declarant now intends that the following amendment shall become subject to the Declaration and applicable to all of the Property described in Exhibit "A" attached hereto and incorporated herein.

NOW, THEREFORE, for the reasons recited above, and for the benefit of the Project and the Lot Owners thereof, Declarant hereby executes this Eighth Supplement and Amendment to Declaration of Covenants, Conditions, and Restrictions for Farmington Crossing on Spring Creek Pond.

- 1. Article III, Section 46(f)(1) of the Declaration shall be replaced with the following language:

"All or any part of the Additional Land may be added to the Project without any limitation whatsoever except that all additional Lots created must be limited to one family per Dwelling Unit."

- 2. Effective Date. The effective date of this Eighth Supplemental Declaration shall be the date on which said instruments are filed for record in the Office of the County Recorder of Davis County, Utah.

IN WITNESS WHEREOF, Declarant has executed this instrument the 14<sup>th</sup> day of April, 2011.

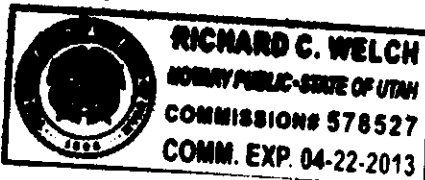
DECLARANT:

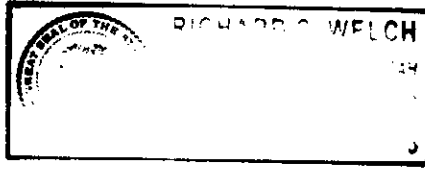
FARMINGTON DEVELOPMENT CORPORATION a Utah corporation

[Signature]  
By: Bryson Garbett, President

STATE OF UTAH )  
 )ss:  
COUNTY OF SALT LAKE )

On the 14<sup>th</sup> day of April, 2011 personally appeared before me Bryson Garbett, who by me being duly sworn, did say that he is the President of FARMINGTON DEVELOPMENT CORPORATION, a Utah corporation, and that the within and foregoing instrument was signed in behalf of said Company by authority of a resolution of its board of directors or its Articles of Incorporation, and said Bryson Garbett, duly acknowledged to me that said Company executed the same.

[Signature]  
NOTARY PUBLIC  




**Exhibit "A"**  
**Legal Description**

All Lots within **FARMINGTON CROSSING ON SPRING CREEK POND, PHASE 1, PHASE 2, and PHASE 3**, according to the official plat thereof as recorded in the Office of the Davis County Recorder, State of Utah.

All Lots within **FARMINGTON CROSSING SOUTH, PHASE 1 and PHASE 2**, a Planned Unit Development, according to the official plat thereof as recorded in the Office of the Davis County Recorder, State of Utah.

All Lots within **FARMINGTON CROSSING NORTH, PHASE 1, PHASE 3 and PHASE 4**, a Planned Unit Development, according to the official plat thereof as recorded in the Office of the Davis County Recorder, State of Utah.