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WHEN RECORDED, PLEASE MAIL TO:

Richmond American Homes of Utah, Inc.
c/o Benson Whitney
849 West Levoy Dr,
Salt Lake City, Utah 84123

E 3201842 B 7385 P 201-203
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
11/07/2019 10:16 AM
FEE \$46.00 Pgs: 3
DEP RT REC'D FOR SYRACUSE CITY

15-023-0201 → 0214

**DECLARATION
OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS FOR
SIMPSON SPRINGS** D

THIS DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS FOR SIMPSON SPRINGS (this "Declaration") is made and executed this 6th day of November, 2019, by Richmond American Homes of Utah, Inc., a Colorado corporation, with an address of 849 West Levoy Dr, Salt Lake City, Utah 84123 ("Declarant").

RECITALS

A. Declarant is the owner of certain real property in Syracuse City, Davis County, Utah, more particularly described on Exhibit A attached hereto (the "Property"). Declarant desires to develop the Property as a single-family residential development to be known as the "Simpson Springs Subdivision Phase 2" (the "Project"). The Project shall consist of thirteen (13) single-family Lots.

DECLARATION

ALL Recitals, Declarations, Articles, and otherwise, as previously recorded in the State of Utah, County of Davis, Entry 3086017, Book 6988, Pages 18-42 as the Declaration of Covenants, Conditions, and Restrictions for Simpson Springs shall apply herewith to Common Area Parcel D in Simpson Springs Subdivision Phase 2.

ADDITIONALLY, all Recitals, Declarations, Articles, and otherwise, as previously recorded in the State of Utah, County of Davis, Entry 3106365, Book 7061, Pages, 1265-1275 as the Bylaws for Simpson Springs Homeowners Association, Inc. shall apply herewith to Common Area Parcel D in Simpson Springs Subdivision Phase 2.

[Signature page follows]

IN WITNESS WHEREOF, Declarant has executed this Declaration this 6th day of November, 2019.

DECLARANT:

RICHMOND AMERICAN HOMES OF UTAH, INC., a Colorado corporation

By: [Signature]
Name: Benson J. Whitney
Title: V.P. of Land Development & Acquisition

STATE OF UTAH)
COUNTY OF SALT LAKE ss.

The foregoing instrument was acknowledged before me this 6 day of NOVEMBER 2019 by Benson Whitney, the VP OF LAND of Richmond American Homes of Utah, Inc. a Colorado corporation on behalf of said corporation.

[Signature]
Notary Public
Residing at Salt Lake County

My Commission Expires:
7-28-2023

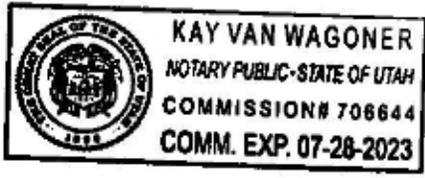


EXHIBIT A

(Legal Description of the Property)

The Property is located in Syracuse City, Davis County, State of Utah, and is more particularly described as follows:

A PORTION OF THE SW1/4 OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, SYRACUSE CITY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY LINE OF THAT REAL PROPERTY DESCRIBED IN DEED ENTRY NO. 3065729 OF THE OFFICIAL RECORDS OF DAVIS COUNTY LOCATED S00°14'13"W ALONG THE 1/4 SECTION LINE 42.41 FEET AND WEST 43.00 FEET FROM THE CENTER 1/4 CORNER OF SECTION 7, T4N, R2W, SLB&M; THENCE S00°14'13"W ALONG SAID DEED 490.94 FEET; THENCE N89°57'53"W 189.49 FEET; THENCE SOUTH 3.50 FEET; THENCE N89°57'53"W 114.07 FEET; THENCE N00°00'36"W 207.00 FEET; THENCE N89°57'53"W 220.96 FEET; THENCE N00°02'07"E 177.00 FEET; THENCE S89°57'53"E 15.91 FEET; THENCE N00°02'07"E 109.46 FEET TO THE SOUTHERLY LINE OF THAT REAL PROPERTY DESCRIBED IN DEED ENTRY NO. 3176143 OF THE OFFICIAL RECORDS OF DAVIS COUNTY; THENCE N89°55'33"E ALONG SAID DEED 510.49 FEET TO THE POINT OF BEGINNING.

~4.85 ACRES OR 13 LOTS.