

Ent: 277713 - Pg 1 of 5
Date: 2/8/2007 9:34 AM
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Filed By: MT
CALLEEN B PESHELL, Recorder
Tooele County Corporation
For: Boyer Company Lc The

WHEN RECORDED, PLEASE RETURN TO:

The Boyer Company
Attn: Patrick Moffat
90 South 400 West, Suite 200
Salt Lake City, Utah 84101

**FIRST SUPPLEMENT TO DECLARATION OF
COVENANTS, CONDITIONS, AND RESTRICTIONS FOR
STANSBURY PLACE SUBDIVISION PUD PHASE 1
ADDING
STANSBURY PLACE PUD PHASE 2**

This First Supplement (the "First Supplement") is made and executed this 22 day of JANUARY, 2007, by BOYER-PLUMB STANSBURY, L.L.C a Utah limited liability company (the "Declarant").

RECITALS:

- A. Declarant is the record owner of that certain tract of real property known as Stansbury Place PUD Phase 2 ("Phase 2"), which property is more specifically shown on the plats thereof recorded in the official records of Tooele County, State of Utah, on January 18, 2007 as Entry Number 276224 (the "Phase 2 Plat"). The description of Stansbury Place PUD Phase 2 is set forth on Exhibit "A" of this First Supplement.
- B. Declarant previously recorded that certain plat of subdivision known as Stansbury Place Subdivision PUD Phase 1 in the official records of Tooele County, State of Utah, on January 30, 2006, as Entry Number 253917.
- C. Declarant previously executed and recorded that certain Declaration of Protective Covenants, Conditions, and Restrictions for Stansbury Place Subdivision PUD Phase 1 dated March 30, 2006 (the "Declaration"), which Declaration was recorded in the official records of Tooele County, State of Utah on March 30, 2006, as Entry Number 257166 at Page 1-16. Capitalized terms not specifically defined herein have the meaning ascribed to such terms in the Declaration.
- D. Pursuant to Article V of the Declaration, Declarant reserved the right to expand the Project by submitting certain Additional Land to the Declaration. Phase 2 is a part of the Additional Land.
- E. Pursuant to Section 5.3 of the Declaration, Declarant desires to expand the Project by adding Stansbury Place PUD Phase 2 to the Project and to subject Stansbury Place Subdivision PUD Phase 1 to the Declaration with this First Supplement.

NOW, THEREFORE, in consideration of the foregoing covenants and promises contained herein and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged:

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1. Declarant hereby declares that, as more fully set forth in Article V of the Declaration, the Project known as Stansbury Place Subdivision PUD Phase 1 shall be expanded to include Stansbury Place PUD Phase 2 and that Stansbury Place PUD Phase 2, from and after the recording of this First Supplement, shall be a part of the Project.

2. Declarant also declares that Stansbury Place PUD Phase 2 shall be held, transferred, sold, conveyed, and occupied subject to the covenants, restrictions, easements, charges, and liens set forth in the Declaration, as the same may be amended or supplemented from time to time in accordance with the terms and provisions of the Declaration.


Executed by Declarant on this 22 day of Jan, 2007.

“DECLARANT”


BOYER-PLUMB STANSBURY, L.L.C,
A Utah limited liability company

By Its Members,

Boyer Stansbury Residential , L.C. By Its Manager,
The Boyer Company, L.C, a Utah limited liability
company

By: 
Steven B. Ostler, Manager

Plumb Holdings L.L.C

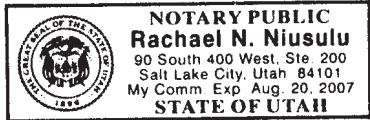
By: 

NOTARIES:

STATE OF UTAH)
) ss
COUNTY OF SALT LAKE)

On this 22nd day of Jan, ²⁰⁰⁷2006, personally appeared before me Steven B. Stue, who being by me duly sworn, did say that he is a MANAGER of THE BOYER COMPANY, L.C., a Utah limited liability company and the MANAGER of BOYER STANSBURY RESIDENTIAL, L.C., that the foregoing Supplement to Declaration of Covenants, Conditions and Restrictions was signed on behalf of said limited liability company by proper authority, and did acknowledge to me that said limited liability company executed the same.

[Seal]



My Commission Expires:

8-20-07
STATE OF UTAH)
) ss
COUNTY OF SALT LAKE)

Rachael N. Niusulu
Notary Public
Residing at Salt Lake City

On this 22nd day of Jan, ²⁰⁰⁷2006, personally appeared before me Walter J. Plumb who being by me duly sworn, did say that he is a MANAGER of PLUMB HOLDINGS L.L.C., a Utah limited liability company, that the foregoing Supplement to Declaration of Covenants, Conditions and Restrictions was signed on behalf of said limited liability company by proper authority, and did acknowledge to me that said limited liability company executed the same.

[Seal]



My Commission Expires:

8-20-07

Rachael N. Niusulu
Notary Public
Residing at Salt Lake City

EXHIBIT "A"

STANSBURY PLACE PUD PHASE 2**BOUNDARY DESCRIPTION**

Beginning at the Southwest Corner of Stansbury Place Subdivision PUD Phase 1, said point also being N00°23'08"W 3190.24 feet along the Quarter Section Line and West 668.76 feet from the Southeast Corner of Section 20, Township 2 South, Range 4 West, Salt Lake Base and Meridian (Basis of Bearing being S89°33'45"W between the Southeast Corner of said Section 20 and the Southwest Corner of said Section 20) and said point also being on the Northerly Line of the Charles R. Warr and Judy L. Warr property (subsequently conveyed to the C&J Warr Family Properties, L.C. and identified in the real property tax assesment records of Tooele County as Tax Parcel No. 5-36-5, hereinafter referred to as the "Warr property"); and running thence S89°52'32"W 270.92 feet along the Northerly Line of said Warr property; thence N80°19'32"W 76.23 feet; thence S89°48'50"W 178.51 feet; thence Northwesterly 906.31 feet along the arc a 1866.50 foot radius curve to the right, chord bears N76°16'32"W 897.43 feet; thence N27°38'05"E 135.00 feet; thence Northwesterly 868.40 feet along the arc a 1731.50 foot radius curve to the right, chord bears N47°59'51"W 859.32 feet; thence N56°22'13"E 96.50 feet; thence N68°39'28"E 61.46 feet; thence N59°48'18"E 276.48 feet; thence Easterly 531.07 feet along the arc a 474.31 foot radius curve to the right, chord bears S88°10'16"E 503.76 feet; thence S56°08'50"E 158.40 feet; thence N33°51'10"E 95.00 feet; thence N36°23'07"E 75.07 feet; thence N33°51'10"E 200.00 feet; thence N26°00'44"E 60.57 feet; thence N33°48'17"E 118.69 feet; thence N55°00'49"E 106.29 feet; thence N62°19'02"E 60.37 feet; thence N55°55'47"E 111.45 feet; thence N41°45'38"W 154.85 feet; thence N28°35'21"W 76.22 feet; thence N23°47'15"W 95.00 feet; thence N14°42'07"W 92.44 feet; thence N77°03'35"E 93.25 feet; thence N43°09'06"E 74.10 feet; thence N81°12'04"E 130.02 feet to the Southerly Boundary Line of the Lakeside Subdivision No. 8; thence Southeasterly 610.25 feet along the arc a 442.36 foot radius curve to the left, chord bears S48°17'32"E 563.00 feet along said Southerly Boundary Line to the Westerly Boundary Line of said Stansbury Place Subdivision PUD Phase 1; thence the following sixteen courses along said Westerly Boundary Line: thence S00°25'20"E 190.66 feet; thence N89°34'40"E 10.72 feet; thence S00°36'54"E 665.30 feet; thence S89°48'50"W 26.16 feet; thence S00°11'10"E 60.00 feet; thence S00°00'31"W 95.00 feet; thence N89°48'14"E 9.40 feet; thence S07°54'56"W 115.24 feet; thence Southwesterly 125.03 feet along the arc a 425.00 foot radius curve to the right, chord bears S24°08'09"W 124.58 feet; thence S00°11'10"E 54.57 feet; thence S74°21'35"E 77.53 feet; thence Southerly 63.53 feet along the arc a 230.00 foot radius curve to the left, chord bears S07°43'38"W 63.33 feet; thence S00°11'10"E 1.94 feet; thence Southwesterly 11.00 feet along the arc a 7.00 foot radius curve to the right, chord bears S44°48'50"W 9.90 feet; thence S89°48'50"W 58.87 feet; thence S00°11'10"E 332.56 feet to the Northerly Line of said Warr property and the point of beginning. Contains 54.490 Acres and 152 Lots

NOW KNOWN AS LOTS 255-406 AND LOTS A,B,C,D,E OF STANSBURY PLACE PUD PHASE 2