

When Recorded, Return to:
Foxboro Estates, LLC
Attn: Peter Evans
39 East Eagleridge Drive, Suite 100
North Salt Lake, UT 84054

E 2776006 B 5891 P 280-283
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
11/07/2013 12:46 PM
FEE \$144.00 Pgs: 4
DEP RT REC'D FOR NORTH SALT LAKE

DECLARATION OF EXPANSION #1
FOXBORO NORTH STONEHAVEN WEST *D*

APN Nos.: 06-365-0101 through 0223 ⁴
06-356-0091 - 87

REFERENCE IS MADE to that certain Declaration of Covenants, Conditions, and Restrictions and Reservation of Easements for Foxboro North Stonehaven West, recorded on April 18, 2013 as Instrument No. 2734292 in Book 5751, Page 298-344, recorded in the Official Records, Davis County Recorder, Davis County, Utah, (the "Declaration").

Pursuant to Section 20 Paragraph 20.1 of the Declaration, Declarant reserved 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, 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 on **Exhibit A**, attached hereto (the "Expansion Property").

Upon the recordation of this Declaration of Expansion, the covenants, conditions 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, obligations, 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 the Declaration, including, without limitation, the obligations regarding architectural review.

Capitalized terms herein not otherwise defined shall have the meanings set forth in the Declaration.

[Remainder of page intentionally left blank. Signatures immediately follow.]

**EXHIBIT A
EXPANSION PROPERTY**

The Expansion Property is as follows:

Lots One Hundred One (101) through Two Hundred Twenty-Two (222) inclusive; contained within Foxboro North Stonehaven East PUD, recorded in the official records of the Davis County, Utah Recorder's Office, as Instrument Number _____, Book _____, Page _____, on November ___, 2013.

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT LIES SOUTH 89°50'51" WEST ALONG THE SECTION LINE 1,142.62 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 34 AND RUNNING THENCE SOUTH 89°50'51" WEST ALONG THE SECTION LINE 1,291.67 FEET TO THE EAST LINE OF FOX HOLLOW DRIVE, SAID POINT BEING ON THE EAST LINE OF FOXBORO NORTH PLAT 3 AS RECORDED IN THE OFFICE OF THE DAVIS COUNTY RECORDER IN BOOK 4174 AT PAGE 642; THENCE ALONG SAID EAST LINES THE FOLLOWING SEVEN (7) COURSES: 1) NORTH 00°09'09" WEST 34.35 FEET, 2) NORTHEASTERLY ALONG THE ARC OF A 167.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS NORTH 89°50'51" EAST, THROUGH A CENTRAL ANGLE OF 46°50'02" A DISTANCE OF 136.51 FEET, 3) NORTH 46°40'52" EAST 41.51 FEET, 4) NORTHEASTERLY ALONG THE ARC OF A 233.00 FOOT RADIUS TANGENT CURVE TO THE LEFT, THE CENTER OF WHICH BEARS NORTH 43°19'08" WEST, THROUGH A CENTRAL ANGLE OF 40°52'18" A DISTANCE OF 166.21 FEET, 5) NORTHEASTERLY ALONG THE ARC OF A 22.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS SOUTH 84°11'26" EAST, THROUGH A CENTRAL ANGLE OF 50°48'39" A DISTANCE OF 19.50 FEET, 6) NORTHEASTERLY ALONG THE ARC OF A 75.50 FOOT RADIUS REVERSE CURVE TO THE LEFT, THE CENTER OF WHICH BEARS NORTH 33°24'47" WEST, THROUGH A CENTRAL ANGLE OF 18°06'30" A DISTANCE OF 23.86 FEET, AND 7) NORTHEASTERLY ALONG THE ARC OF A 37.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS SOUTH 51°31'17" EAST, THROUGH A CENTRAL ANGLE OF 51°31'17" A DISTANCE OF 33.27 FEET TO THE SOUTH LINE OF 900 NORTH STREET, SAID POINT BEING THE SOUTH LINE OF FOXBORO NORTH PLAT 11 AS RECORDED IN THE OFFICE OF THE DAVIS COUNTY RECORDER IN BOOK 5557 AT PAGE 510; THENCE ALONG SAID SOUTH LINE AND THE SOUTH LINE OF FOXBORO NORTH PLAT 16 AS RECORDED IN THE OFFICE OF THE DAVIS COUNTY RECORDER IN BOOK 5625 AT PAGE 1891, EAST 1,520.03 FEET TO THE WEST LINE OF CUTLER DRIVE; THENCE ALONG THE EAST LINE OF SAID PLAT 16 (AND THE WEST LINE OF CUTLER DRIVE) THE FOLLOWING FOUR (4) COURSES: 1) SOUTHEASTERLY ALONG THE ARC OF A 22.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS SOUTH, THROUGH A CENTRAL ANGLE OF 55°39'36" A DISTANCE OF 21.37 FEET; 2) SOUTHEASTERLY ALONG THE ARC OF A 75.50 FOOT RADIUS REVERSE CURVE TO THE LEFT, THE CENTER OF WHICH BEARS NORTH 55°39'36" EAST, THROUGH A CENTRAL ANGLE OF 14°11'00" A DISTANCE OF 18.69 FEET, 3) SOUTHEASTERLY ALONG THE ARC OF A 37.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS SOUTH 41°28'36" WEST, THROUGH A CENTRAL ANGLE OF 47°53'49" A DISTANCE OF 30.93 FEET AND 4) SOUTH 00°37'35" EAST 127.93 FEET MORE OR LESS TO THE NORTH LINE OF THE THURSTON PARCEL; THENCE ALONG SAID NORTH LINE SOUTH 89°31'46" WEST 483.98 FEET MORE OR LESS TO THE WEST LINE OF SAID THURSTON PARCEL; THENCE ALONG SAID WEST LINE SOUTH 00°08'14" EAST 193.47 FEET, TO THE POINT OF BEGINNING.

CONTAINING 539,654 SQUARE FEET OR 12.39 ACRES, 122 LOTS, AND 3 PRIVATE STREETS.

AND

Lots Eighty-one (81) through Eighty-seven (87) inclusive; contained within Foxboro North Stonehaven West Plat 2 PUD, recorded in the official records of the Davis County, Utah Recorder's Office, as Instrument Number 2719294, Book 5703, Page 1170, on November 8th, 2013.

February
BOUNDARY DESCRIPTION

BEGINNING AT A POINT THAT IS ON THE NORTH LINE OF FOXBORO PLAT 15 AS RECORDED IN THE OFFICE OF THE DAVIS COUNTY RECORDER IN BOOK 3790 AT PAGE 1717, SAID POINT LIES SOUTH 89°51'41" WEST 874.80 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 89°51'41" WEST ALONG SAID NORTH LINE 100.16 FEET; THENCE NORTH 03°33'30" WEST 436.14 FEET TO THE EXTENSION OF THE SOUTH LINE OF FOXBORO NORTH PLAT 10C AS RECORDED IN THE OFFICE OF THE DAVIS COUNTY RECORDER; THENCE ALONG SAID EXTENSION AND SAID SOUTH LINE EAST 250.09 FEET TO THE WEST LINE OF SKIPTON DRIVE, SAID LINE ALSO BEING THE WEST LINE OF FOXBORO NORTH PLAT 10B, AS RECORDED IN THE OFFICE OF THE DAVIS COUNTY RECORDER IN BOOK 5533 AT PAGE 1010; THENCE ALONG SAID WEST LINE SOUTHWESTERLY ALONG THE ARC OF A 687.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS NORTH 63°51'40" WEST, THROUGH A CENTRAL ANGLE OF 00°27'15", A DISTANCE OF 5.28 FEET TO THE NORTHWEST CORNER OF FOXBORO NORTH STONEHAVEN WEST P.U.D., AS RECORDED IN THE OFFICE OF THE DAVIS COUNTY RECORDER IN BOOK 5590 AT PAGE 16; THENCE ALONG SAID WEST LINE (AND THE WEST LINE OF SKIPTON DRIVE) THE FOLLOWING FOUR (4) COURSES: 1) SOUTH 28°35'34" WEST 134.60 FEET, 2) SOUTH 20°24'16" WEST 79.49 FEET, 3) SOUTHERLY ALONG THE ARC OF A 425.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, THE CENTER OF WHICH BEARS SOUTH 66°22'16" EAST, THROUGH A CENTRAL ANGLE OF 26°58'33", A DISTANCE OF 200.10 FEET AND 4) SOUTH 03°20'49" EAST 40.37 FEET TO THE POINT OF BEGINNING.

CONTAINING 65,736 SQUARE FEET OR 1.51 ACRES, 7 LOTS, 4 PARCELS AND 1 PUBLIC ROAD