

Recorded at request of
SEP 18 1984

UTAH TITLE CO.

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DECLARATION OF COVENANTS,
CONDITIONS, AND RESTRICTIONS

*Phase I Village I & II
PUD*

THIS SECOND DECLARATION, made on the date hereinafter set forth, by Benchmark Investment Company, a Utah corporation, hereinafter referred to as "Declarant".

W I T N E S S E T H:

WHEREAS, Declarant has heretofore, on the 5th day of May, 1983, filed for recording in the Davis County Recorder's Office, State of Utah, a Declaration of Covenants, Conditions and Restrictions, recorded at Book 941, Page 218 thru 234, (hereinafter "Declaration") wherein Declarant made declaration that properties described therein would be held, sold and conveyed subject to easements, restrictions, covenants and conditions therein stated, and

WHEREAS, the Declaration recorded May 5, 1983 referred to above included only property describing Phase I of the Chase Lane Village Planned Unit Development; and

WHEREAS, Declarant now wishes, in accordance with its original intent and the provisions of said Declaration, to add additional real property to the development located in Centerville, County of Davis, State of Utah;

NOW, THEREFORE, Declarant hereby declares that all of the properties described below, located in Davis County, State of Utah, shall be added to said Declaration of Covenants, Conditions and Restrictions, as hereinabove identified, and shall be held,

- Abstracted
- Indexed
- Entered
- Platted
- On Margin
- Compared

sold and conveyed subject to the same easements, restrictions, covenants and conditions therein stated:

Beginning on the West line of 400 West street and the Northwest corner of Chase Lane West Plat A at a point which is North 1275.142 feet and West 934.444 feet from the South Quarter Corner of Section 6, Township 2 North, Range 1 East, Salt Lake Base and Meridian and running thence South 652.680 feet along the South line of 400 West street, thence West 436.360 feet, thence South 292.448 feet, thence S89°53'26"W 249.715 feet, thence N00°26'42"W 211.484 feet, thence S89°45'17"W 698.832 feet to the East line of a frontage road, thence along said East line N00°01'56"W 370.317 feet, thence N89°28'58"E 697.952 feet, thence N00°06'47"E 360.503 feet, thence East 688.112 feet to the Point of Beginning.

Contains 17.964 acres, more or less.

and there shall be added to Exhibit "A" to the Declaration, the following property describing the "Common Area" as defined in Article I, Section 4, of the Declaration, as it relates to Phase II:

Beginning at a point which is the northerly common boundary corner of Chase Lane Village PHS. I and Chase Lane Village PHS. II, said point being located North 1275.142 feet and West 1154.797' from the South 1/4 corner of Section 6, T. 2N, R. 1E S.L. B. & M., and running thence along the common boundary of said Phases I & II South 93.342 feet to a point on said common boundary which is also a point on the North line of 1250 N. street and a point on a 1338.768 foot radius curve to the left (radius bears S 2°13'40"W) thence along said boundary, said street line and the arc of said curve for a distance of 52.057 feet, thence along the said common boundary of Phases I & II the following nine (9) courses and distances: West 52.956 feet, thence South 142.330 feet, thence West 131.000 feet, thence South 180.000 feet, thence East 80.000 feet, thence S 32°30'41" E 18.606 feet, thence South 80.000 feet, thence East 19.000 feet, thence South

142.330 feet to the Southerly common boundary corner of said Chase Lane Village Phases 249.715 feet thence N0°26'42"W 211.484 feet, thence S89°45'17"W 698.832 feet, 370.317 feet, thence N89°28'58"E 697.952 feet, thence N0°06'47"E 360.503 feet, thence East 468.112 feet to the point of beginning. Cont. 12.612 acres. Excluding those areas designated on the recorded linen (plat) as private areas or public streets.

IN WITNESS WHEREOF, the Declarant has executed these presents the 18 day of September, 1984.

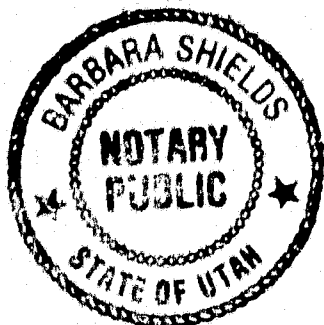
BENCHMARK INVESTMENT COMPANY,
a Utah corporation

By Brent A. Nelson
Its President
By Kenneth S. Isom
Its Secretary

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

On the 18 day of September, 1984, personally appeared before me BRENT A. NELSON and KENNETH S. ISOM, who being by me duly sworn did say, each for himself, that he, the said Brent Nelson is the President and he, the said Kenneth S. Isom is the Secretary of Benchmark Investment Company, a Utah corporation, and that the within and foregoing instrument was signed in behalf of said corporation by authority of a resolution of its Board of Directors and said Brent A. Nelson and Kenneth S. Isom each duly acknowledged to me that said corporation executed the same and

that the seal affixed is the seal of said corporation.



Barbara Shields

Notary Public

Residing at: Wasatch County

My Commission Expires:

July 1988