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BK 7673 PG 526

E 3335338 B 7673 P 526-528  
RICHARD T. NAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
01/11/2021 10:02 AM  
FEE \$40.00 Pgs: 3  
DEP RTT REC'D FOR MARK S THAYNE

After Recording Return to:  
Still Water Lake Estates HOA  
Mark Thayne  
704 N. 3500 W.  
West Point, Utah 84015

**RETURNED**  
**JAN 11 2021**

CERTIFICATE OF AMENDMENT  
TO THE DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS  
For Still Water Lake Estates, a Sub-area  
of Still Water Lake Estates, a Master Planned Community  
Davis County, Utah

This amendment is to the Declaration of Covenants, Conditions & Restrictions for Still Water Lake Estates, a Sub-area of Still Water Lake Estates, a Master Planned Community, Davis County, Utah recorded with the Davis County Recorder on April 29, 2015 as Entry No. 2863417 in Book No. 6256 at pages 55-110.

*12-824-0101 thru 0110, 12-825-0201 thru 0206, 12-826-0301 thru 0308*  
Boundary Description *12-834-0401, 0402, 0407, 0408 & 12-863-0403, 0405 thru*

PART OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 4 NORTH, RANGE *0414* 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, BEGINNING AT A POINT WHICH IS NORTH 00°11'53" EAST 33.00 FEET ALONG THE QUARTER SECTION LINE FROM THE SOUTH QUARTER CORNER OF SAID SECTION 22; AND RUNNING THENCE NORTH 89°59'02" WEST PARALLEL WITH SECTION LINE 2620.72 FEET TO A POINT WHICH IS 33.00 FEET EAST OF THE WEST LINE OF SAID SECTION; THENCE NORTH 00°11'27" EAST (NORTH 00°11'36" EAST BY RECORD) 792.00 FEET PARALLEL TO THE WEST LINE OF SAID SECTION; THENCE SOUTH 89°59'02" EAST PARALLEL WITH SECTION LINE 2620.83 FEET TO QUARTER SECTION LINE; THENCE SOUTH 00°11'53" WEST ALONG QUARTER SECTION LINE 792.00 FEET TO THE POINT OF BEGINNING.

CONTAINING: 2,075,644 SQ.FT.(47.65 ACRES)

Pursuant to Section 20.7 of the Declaration, the Declarant hereby amends the Declaration as follows:

Article 1 (L) is amended as follows:

(L) "Common Areas" shall mean all property designated on the recorded Plat(s) as Common Area, being intended ultimately to be owned by the Association for the common use and enjoyment of all Members, together with all improvements thereon and all of the easements appurtenant thereto, including but not limited to park(s), entry monument(s), open space, two ski Lakes, community dock(s), boat ramp(s), Beach Area, and other necessary infrastructure or utilities to maintain the common areas including the Lake(s). "Common Areas" shall also include the following Still Water Lakes Home Owners Association parcel of land created from the building of Lot 404 Dock, its placement and shoreline adjustment needed for boat access to the

Private Dock: Parcel 12-863-0414 (Legal Description shown on Attachment A). The Association shall maintain the Common Areas. Use of the Common Area shall be limited to the exclusive use of the Members and Authorized Users and may not be utilized by any Member in another Sub-area of the Master Planned Community.

Article III, Section 3.2 Shall be amended as follows:

3.2 The Common Areas consist of areas designated as Common Areas on the recorded Plat(s), or designated as such in the definition of "Common Areas" defined in this Declaration, including any structures related to the operation or maintenance of the Common Areas, together with any rights of way and utilities, as shown on the recorded Plat(s) or described in this Declaration, being intended ultimately to be owned by the Association for the common use and enjoyment of all Members, together with all improvements thereon and all of the easements appurtenant thereto, including but not limited to park(s), entry monument(s), open space, two ski lakes, community dock(s), Beach Area, boat ramp(s) and other necessary infrastructure or utilities to maintain the common areas including the Lake(s).

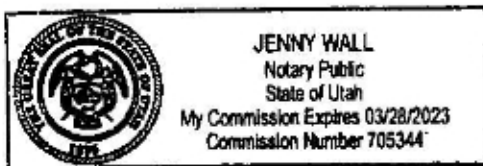
3.3 Notwithstanding anything contained in this Declaration to the contrary, all Common Areas appurtenant to each recorded Plat of the Project, or as defined in "Common Areas" under Article 1 section "L" herein, shall be conveyed to the Association upon recordation of a Plat depicting such Common Areas, reserving all easements as set forth in this Declaration. The Association shall maintain the Common Areas. Use of the Common Areas shall be limited to the exclusive use of the Members within the Association and may not be utilized by any Member in another Sub-area of the Master Planned Community.

Dated this 6 day of January, 2021

  
By: Mark S. Thayne  
Its: Still Water Lake Estates HOA President

State of (Utah )  
County of ( Davis )

The foregoing instrument was acknowledged before me this 6 day of January 2021 by Mark Thayne who acknowledge to me that he is the Elected Officer of President of the Still Water Lake Estates subdivision HOA.



Notary Public Jenny Wall  
Residing at: Davis County  
My Commission Expires: 3/28/23

**Attachment A**  
**Added parcel to Common Area Legal Description**

Parcel # 12-863-0414

BEG AT A PT ON THE W LINE OF LOT 404, STILL WATER LAKE  
ESTATES PHASE 4A, SD PT BEING LOC N 00°11'53" E ALG 1/4 SEC  
LINE 752.74 FT & W 196.61 FT FR THE S 1/4 COR OF SD SEC 22-T4N-  
R2W, SLB&M; & RUN TH NW'LY 78.44 FT ALG THE W LINE OF SD LOT  
ALG THE ARC OF A 78.00 FT RADIUS CURVE TO THE LEFT THROUGH A  
CENTRAL ANGLE OF 57°37'04" (CHORD BEARS N 46°28'07" W 75.175  
FT); TH S 80°43'54" E 51.46 FT; & TH S 04°53'05" E 43.65 FT TO THE  
POB. CONT. 0.01 ACRES