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WHEN RECORDED RETURN TO: James R. Blakesley Attorney at Law 2595 East 3300 South Salt Lake City, Utah 84109 (801) 485-1555 8487377 01/09/2003 10:48 AM 155.00 Book - 8718 P3 - 3421-3432 GARY W. DTT RECORDER, SALT LAKE COUNTY, UTAH MERIDIAN TITLE BY: ZJM, DEPUTY - WI 12 F.

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FIRST SUPPLEMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF HIDDEN CREEK, a Utah planned unit development

THIS FIRST SUPPLEMENT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR HIDDEN CREEK is made and executed by HIDDEN CREEK, L.L.C., a Utah limited liability company, whose principal address is 8438 South Gad Way, Sandy, Utah 84093 (hereinafter referred to as the "Declarant").

RECITALS

Whereas, the original Declaration of Covenants Conditions and Restrictions was recorded in the office of the County Recorder of Salt Lake County, Utah on the 15th day of February, 2002 as Entry No. 8153003 in Book 8567 at Page 565 of the Official Records of the County Recorder of Salt Lake County, Utah (the "Declaration").

Whereas, the related Plat Map(s) for Phases I and II of the Project has also been recorded in the office of the County Recorder of Salt Lake County, Utah.

Whereas, the First Amendment to the Declaration was recorded in the office of the County Recorder of Salt Lake County, Utah on the 8th day of May, 2002 as Entry No. 8226896 in Book 8595 at Page 9046 of the Official Records of the County Recorder of Salt Lake County, Utah (the "First Amendment").

Whereas, the Seco	nd Amendment to the Decla	ration was recorded in the of	fice of the County
Recorder of Salt Lake C	ounty, Utah on the	as Entry No	in Book
at Page	of the Official Records	of the County Recorder of S	alt Lake County,
Utah (the "Second Amend	lment").		

Whereas, under Article III, Section 49 of the Declaration, Declarant reserved an option until the seven (7) years from the date following the first conveyance of a Lot in Phase I to a Lot purchaser to expand the Project in accordance with the Act.

Whereas, Declarant is the fee simple owner of record of that certain real property located in Salt Lake County, Utah and described with particularity on Exhibit "A-3" attached hereto and

incorporated herein by this reference (the "Phase III Property") and Exhibit "A-4" attached hereto and incorporated herein by this reference (the "Phase IV Property").

Whereas, Declarant desires to expand the Project by creating on the Phase III and Phase IV Property a planned residential development.

Whereas, Declarant now intends that the Phase III and Phase IV Property shall become subject to the Declaration.

NOW, THEREFORE, for the reasons recited above, and for the benefit of the Project and the Lot Owners thereof, Declarant hereby executes this First Supplement to the Declaration of Covenants, Conditions and Restrictions for Hidden Creek.

- 1. <u>Supplement to Definitions</u>. Article I of the Declaration, entitled [Definitions, is hereby modified to include the following supplemental definitions:
- A. <u>First Supplemental Declaration</u> shall mean and refer to this First Supplement to the Declaration of Covenants, Conditions and Restrictions for Hidden Creek.
- B. <u>First Supplemental Phase III and Phase IV Map</u> shall mean and refer to the Supplemental Plat Maps of Phase III and Phase IV of the Project, prepared and certified to by L. Mark Neff, a duly registered Utah Land Surveyor holding Certificate No. 172065, and filed for record in the Office of the County Recorder of Salt Lake County, Utah concurrently with the filing of this First Supplemental Declaration.

Except as otherwise herein provided, the definition of terms contained in the Declaration are incorporated herein by this reference.

- 2. <u>Legal Description</u>. The real property described in Exhibits A-3 and A-4 is hereby submitted to the provisions of the Act and said land shall be held, transferred, sold, conveyed and occupied subject to the provisions of this Supplemental Declaration:
- 3. <u>Annexation</u>. Declarant hereby declares that the Phase III and Phase IV Property shall be annexed to and become subject to the Declaration, which upon recordation of this First Supplemental Declaration shall constitute and effectuate the expansion of the Project, making the real property described in Exhibits A-3 and A-4 subject to the functions, powers, rights, duties and jurisdiction of the Association.
- 4. <u>Total Number of Lots Revised</u>. As shown on the Phase III Map, fifteen (15) Buildings and seventy (70) additional Lots are or will be constructed and/or created in the Project on the Phase III Property.

As shown on the Phase Phase IV Map, twelve (12) Buildings and fifty-two (52) additional Lots are or will be constructed and/or created in the Project on the Phase IV Property.

The additional Buildings and Lots are located within a portion of the Additional Land. The additional Buildings and Lots are substantially similar in construction, design and quality to the Buildings and Lots in the prior Phases. Upon the recordation of the Phase III and Phase IV Maps and this First Supplemental Declaration, the total number of Lots in the Project will be two hundred and sixteen (216).

- 5. Percentages of Ownership Interest Revised. Pursuant to the Act and the Declaration, Declarant is required, with the additional Lots, to reallocate the undivided percentages of ownership interest in the Common Areas and Facilities (the "Percentage Interests"). The percentages of ownership interest are uniform and equal. Exhibit "B" to the Declaration is deleted in its entirety and "Revised Exhibit "B", attached hereto and incorporated herein by this reference, is substituted in lieu thereof.
- 6. <u>Effective Date</u>. The effective date of this First Supplemental Declaration and the Phase III and Phase IV Maps shall be the date on which said instruments are filed for record in the Office of the County Recorder of Salt Lake County, Utah.

IN WITNESS WHEREOF, Declarant has executed this instrument the <u>B</u> day of September, 2007.

DECLARANT: HIDDEN CREEK, L.L.C.,

a Utah limited liability company

Title: Bryson Garbett, Manager

STATE OF UTAH

)ss:

COUNTY OF SALT LAKE)

On the day of September, 2002 personally appeared before me Bryson Garbett, who by me being duly sworn, did say that he is the Manager of HIDDEN CREEK, L.L.C., a Utah limited liability company, and that the within and foregoing instrument was signed in behalf of said Company by authority of a resolution of its Members or its Articles of Organization, and said Bryson Garbett, duly acknowledged to me that said Company executed the same.

NOTARY/PUBLIC Residing at: SHARON L KEARNS

NOTARY PUBLIC • STATE of UTAH

64 EAST 6400 SOUTH #100

MURRAY UT 84107

COMM. EXP. 4-5-2005

Exhibit "A-3" Hidden Creek Phase III Legal Description

The land described in the foregoing document is located in Salt Lake County, Utah and is described more particularly as follows:

Beginning at a point which is West 413.501 feet and South 918.854 feet from the Northwest corner of Section 12, Township 3 South, Range 1 West, Salt Lake Base and Meridian, running thence S 00°42′21" E a distance of 85.667 feet; thence N 8977'51" E a distance of 24.950 feet; thence S 11'28'12" E a distance of 106.890 feet; thence S 00°42'09" E a distance of 162.458 feet; thence S 55'46'17" E a distance of 110.579 feet; thence S 10'40'50" E a distance of 13.480 feet; thence S 42'31'03" E a distance of 15.830 feet; thence N 75'29'33" E a distance of 40.380 feet; thence N 66'50'22" E a distance of 17.100 feet; thence S 42'46'59" E a distance of 22.127 feet; thence N 70°57′13" E a distance of 39.686 feet; thence N 78*45'46" E a distance of 63.004 feet; thence S 73"18"24" E a distance of 84.150 feet; thence S 40°48'12" E a distance of 34.962 feet; thence S 11°51°59" E a distance of 48.547 feet; thence S 00°55'06" E a distance of 146.000 feet; thence N 88'24'41" E a distance of 225.609 feet; thence N 89'48'40" E a distance of 67.924 feet; thence N 00°00'00" W a distance of 178.305 feet; thence N 12'26'08" W a distance of 162.113 feet; thence N 41'40'08" W a distance of 249.180 feet; thence N 55'02'35" W a distance of 329.749 feet; thence S 37'36'51" W a distance of 76.042 feet; thence N 89'59'22" W a distance of 215.007 feet to the point of beginning, containing 303219 square feet or 6.9608 acres.

Contains 70 units.

27-11-226-035

Exhibit "A-4" Hidden Creek Phase IV Legal Description

The land described in the foregoing document is located in Salt Lake County, Utah and is described more particularly as follows:

Beginning at a point which is S 00'55'09" E 752.394 feet (along the West line of Section12) from the Northwest corner of Section 12, Township 3 South, Range 1 West, Salt Lake Base and Meridian; running thence West a distance of 82.202 feet; thence S 37°36′51″ W a distance of 134.271 feet; thence S 55°02′35″ E a distance of 329.749 feet; thence S 41'40'08" E a distance of 249.180 feet; thence S 12°26'08" E a distance of 162.113 feet; thence S 00°00'00" E a distance of 178.305 feet; thence N 89'48'40" E a distance of 37.580 feet; thence N 89'50'31" E a distance of 131.808 feet; thence N 8941'25" E a distance of 196.872 feet; thence N 01°05'36" W a distance of 39.965 feet; thence S 89°30'24" W a distance of 197.00 feet; thence N 01°15'36" W a distance of 681.513 feet; thence S 89'21'29" W a distance of 307.460 feet; thence N 0010'04" W a distance of 57.626 feet; thence S 89°49′56″ W a distance of 151.899 feet; thence N 00°55′09″ W a distance of 41.437 feet to the point of beginning containing 237000 square feet or 5.44 acres.

Contains: 52 units

27-12-101-078

REVISED EXHIBIT "B"
Percentages of Ownership Interest at Hidden Creek

Phase	Bldg.	Lot	Type	Street Address	Square Foots	age POI
1	1	1	R	725 W. Fairway View	Dr 1680	0.46296296%
1	1	2	R	721 W. Fairway View		0.46296296%
1	1	3	R	717 W. Fairway View		0.46296296%
1	1	4	R	713 W. Fairway View		0.46296296%
1	2	1	R	763 W. Fairway View	Dr 1680	0.46296296%
1	2	2	R	759 W. Fairway View		0.46296296%
1	2	3	R	755 W. Fairway View		0.46296296%
1	2	4	R	751 W. Fairway View		0.46296296%
1	2	5	R	747 W. Fairway View		0.46296296%
1	2	6	R	743 W. Fairway View		0.46296296%
1	3	1	R	9442 S. Fairway Viev	v Dr 1680	0.46296296%
1	3	2	R	9438 S. Fairway Viev		0.46296296%
1	3	3	R	9434 S. Fairway Viev		0.46296296%
1	3	4	R	9430 S. Fairway Viev		0.46296296%
1	4	1	R	9466 S. Fairway Viev	v Dr 1680	0.46296296%
1	4	2	R	9462 S. Fairway Viev	v Dr 1680	0.46296296%
1	4	3	R	9458 S. Fairway Viev		0.46296296%
1	4	4	R	9454 S. Fairway Viev		0.46296296%
1	31	1	R	9459 S. Fairway Viev	v Dr 1348	0.46296296%
1	31	2	R	9463 S. Fairway Viev		0.46296296%
1	31	3	R	9467 S. Fairway Viev		0.46296296%
1	31	4	R	9471 S. Fairway View		0.46296296%
1	32	1	R	716 W. Fairway View	Dr 1348	0.46296296%
1	32	2	R	720 W. Fairway View		0.46296296%
1	32	3	R	724 W. Fairway View		0.46296296%
1	32	4	R	728 W. Fairway View		0.46296296%
1	33	1	R	9435 S. Hidden Point	Dr 1123	0.46296296%
1	33	2	R	9439 S. Hidden Point		0.46296296%
1	33	3	R	9443 S. Hidden Point		0.46296296%
1	33	4	R	9447 S. Hidden Point	Dr 1123	0.46296296%

Phase	Bldg.	Lot	Type	Street Address	Square Foota	nge POI
2	5	1	R	9490 S. Fairway View	Dr 1680	0.46296296%
2	5	2	R	9486 S. Fairway View		0.46296296%
2	5	3	R	9482 S. Fairway View		0.46296296%
2	5	4	R	9478 S. Fairway View		0.46296296%
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2	6	1	R	9516 S. Fairway View	Dr 1680	0.46296296%
2	6	2	R	9510 S. Fairway View	Dr 1680	0.46296296%
2	6	3	R	9506 S. Fairway View		0.46296296%
2	6	4	R	9500 S. Fairway View	Dr 1680	0.46296296%
2	7	1	R	9538 S. Fairway View		0.46296296%
2	7	2	R	9534 S. Fairway View		0.46296296%
2	7	3	R	9530 S. Fairway View		0.46296296%
2	7	4	R	9526 S. Fairway View	Dr 1680	0.46296296%
2	8	1	R	9566 S. Fairway View	Dr 1680	0.46296296%
2	8	2	R	9560 S. Fairway View		0.46296296%
2	8	3	R	9554 S. Fairway View		0.46296296%
2	8	4	R	9550 S. Fairway View		0.46296296%
2	0	4	K	9550 S. Fallway View	D1 1000	0.4029029070
2	9	1	R	9484 S. Hidden Point l	Dr 1680	0.46296296%
2	9	2	R	9480 S. Hidden Point 1	Dr 1680	0.46296296%
2	9	3	R	9476 S. Hidden Point l	Dr 1680	0.46296296%
2	9	4	R	9472 S. Hidden Point l	Dr 1680	0.46296296%
2	9	5	R	9468 S. Hidden Point l	Dr 1680	0.46296296%
2	9	6	R	9464 S. Hidden Point l	Dr 1680	0.46296296%
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	10	1	R	9508 S. Hidden Point I		0.46296296%
	10	2	R	9504 S. Hidden Point I		0.46296296%
	10	3	R	9498 S. Hidden Point		0.46296296%
2	10	4	R	9494 S. Hidden Point	Dr 1680	0.46296296%
2	11	1	R	9532 S. Hidden Point l	Dr 1680	0.46296296%
	11	2	R	9526 S. Hidden Point		0.46296296%
	11	3	R	9520 S. Hidden Point		0.46296296%
	11	4	R	9514 S. Hidden Point		0.46296296%
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	27	1	R	9547 S. Fairway View	Dr 1348	0.46296296%
	27	2	R	9551 S. Fairway View	Dr 1348	0.46296296%
	27	3	R	9555 S. Fairway View		0.46296296%
2	27	4	R	9559 S. Fairway View	Dr 1348	0.46296296%

KEY TO "TYPES" FOR PHASES III AND IV

DH = Downhill

UP = Uphill

NT = North Towne

SC = Sugar Creek

H = Handicap

Phase	Lot	Type	Street Address	Square Footage	POI
3	12/1	DH	9608 Hidden Point Dr.	1680	0.46296296%
3	12/2	DH	9604 Hidden Point Dr.	1680	0.46296296%
3	12/3	DH	9598 Hidden Point Dr.	1680	0.46296296%
3	12/4	DH	9594 Hidden Point Dr.	1680	0.46296296%
3	12/5	DH	9590 Hidden Point Dr.	1680	0.46296296%
3	12/6	DH	9586 Hidden Point Dr.	1680	0.46296296%
3	13/1	DH	761 Villa Ridge Way	1680	0.46296296%
3	13/2	DH	765 Villa Ridge Way	1680	0.46296296%
3	13/3	DH	769 Villa Ridge Way	1680	0.46296296%
3	13/4	DH	773 Villa Ridge Way	1680	0.46296296%
3	14/1	DH	739 Villa Ridge Way	1680	0.46296296%
3	14/2	DH	743 Villa Ridge Way	1680	0.46296296%
3	14/3	DH	747 Villa Ridge Way	1680	0.46296296%
3	14/4	DH	751 Villa Ridge Way	1680	0.46296296%
3	15/1	DH	719 Villa Ridge Way	1680	0.46296296%
3	15/2	DH	723 Villa Ridge Way	1680	0.46296296%
3	15/3	DH	727 Villa Ridge Way	1680	0.46296296%
3	15/4	DH	731 Villa Ridge Way	1680	0.46296296%
3	16/1	DH	9636 Villa Springs Cove	1680	0.46296296%
3	16/2	DH	9630 Villa Springs Cove	1680	0.46296296%
3	16/3	DH	9624 Villa Springs Cove	1680	0.46296296%
3	16/4	DH	9618 Villa Springs Cove	1680	0.46296296%
3	17/1	DH	9668 Villa Springs Cove	1680	0.46296296%
3	17/2	DH	9662 Villa Springs Cove	1680	0.46296296%
3	17/3	DH	9656 Villa Springs Cove	1680	0.46296296%
3	17/4	DH	9650 Villa Springs Cove	1680	0.46296296%
3	18/1	DH	9698 Villa Springs Cove	1680	0.46296296%
3 3 3	18/2	DH	9692 Villa Springs Cove	1680	0.46296296%
3	18/3	DH	9686 Villa Springs Cove	1680	0.46296296%
3	18/4	DH	9678 Villa Springs Cove	1680	0.46296296%

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3	19/1	UP	9677 Villa Springs Cove	1123	0.46296296%
3	19/2	UP	9681 Villa Springs Cove	1123	0.46296296%
3	19/3	UP	9685 Villa Springs Cove	1123	0.46296296%
3	19/4	UP	9689 Villa Springs Cove	1123	0.46296296%
3	19/5	UP	9693 Villa Springs Cove	1123	0.46296296%
3	19/6	UP	9697 Villa Springs Cove	1123	0.46296296%
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3	20/1	UP	9649 Villa Springs Cove	1348	0.46296296%
3	20/2	UP	9653 Villa Springs Cove	1348	0.46296296%
3	20/3	UP	9657 Villa Springs Cove	1348	0.46296296%
3	20/4	UP	9661 Villa Springs Cove	1348	0.46296296%
3	20/5	UP	9665 Villa Springs Cove	1348	0.46296296%
3	20/6	UP	9669 Villa Springs Cove	1348	0.46296296%
3	20/0	Or	3003 Villa Springs Cove	1370	0.4023023070
3	21/1	UP	9623 Villa Springs Cove	1348	0.46296296%
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3	21/2	UP	9627 Villa Springs Cove	1348	0.46296296%
3	21/3	UP	9631 Villa Springs Cove	1348	0.46296296%
3	21/4	UP	9635 Villa Springs Cove	1348	0.46296296%
3	21/5	UP	9639 Villa Springs Cove	1348	0.46296296%
3	21/6	UP	9643 Villa Springs Cove	1348	0.46296296%
3	22/1	UP	9605 Villa Springs Cove	1348	0.46296296%
3	22/2	UP	9609 Villa Springs Cove	1348	0.46296296%
3	22/3	UP	9613 Villa Springs Cove	1348	0.46296296%
3	22/4	UP	9617 Villa Springs Cove	1348	0.46296296%
3	23/1	UP	720 Villa Ridge Way	1348	0.46296296%
3	23/2	UP	716 Villa Ridge Way	1348	0.46296296%
3	23/3	UP	712 Villa Ridge Way	1348	0.46296296%
3	23/4	UP	708 Villa Ridge Way	1348	0.46296296%
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3	24/1	UP	744 Villa Ridge Way	1348	0.46296296%
3	24/2	UP	740 Villa Ridge Way	1348	0.46296296%
	24/3	UP	736 Villa Ridge Way	1348	0.46296296%
3	24/4	UP	732 Villa Ridge Way	1348	0.46296296%
J	24/4	OI	132 villa Ridge way	1340	0.4029029070
3	25/1	UP	9589 Hidden Point Drive	1348	0.46296296%
3	25/2	UP	9593 Hidden Point Drive	1348	0.46296296%
3	25/3	UP	9597 Hidden Point Drive	1348	0.46296296%
3	25/4	UP	9601 Hidden Point Drive	1348	0.46296296%
3	25/5	UP	9605 Hidden Point Drive	1348	0.46296296%
3	25/6	UP	9609 Hidden Point Drive	1348	0.46296296%
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3	26/1	NT	9567 Hidden Point Drive	1123	0.46296296%
3	26/2	NT	9571 Hidden Point Drive	1123	0.46296296%

7	2012	14.1	123 Villa Diuli Diive	1123	0.4027027070
4	38/6	NT	727 Villa Bluff Drive	1123	0.46296296%
4	39/1	Н	691 Villa Bluff Drive	983	0.46296296%
4	39/2	Н	695 Villa Bluff Drive	983	0.46296296%
4	39/3	H	699 Villa Bluff Drive	983	0.46296296%
4	40/1		ococuru pi mu	002	0.460060060
4	40/1	Н	9596 Hidden Bluff Way	983	0.46296296%
4	40/2	H	9590 Hidden Bluff Way	983	0.46296296%
4	40/3	Н	9584 Hidden Bluff Way	983	0.46296296%
4	40/4	H	9578 Hidden Bluff Way	983	0.46296296%
4	40/5	Н	9572 Hidden Bluff Way	983	0.46296296%
4	41/1	SC	662 Villa Bluff Drive	1256	0.46296296%
4	41/2	SC	658 Villa Bluff Drive	1256	0.46296296%
4	41/3	SC	654 Villa Bluff Drive	1256	0.46296296%
4	41/4	SC	650 Villa Bluff Drive	1256	0.46296296%
4	41/5	SC	646 Villa Bluff Drive	1256	0.46296296%
4	41/6	SC	642 Villa Bluff Drive	1256	0.46296296%
4	42/1	SC	677 Villa Bluff Drive	1256	0.46296296%
4	42/2	SC	673 Villa Bluff Drive	1256	0.46296296%
4	42/3	SC	669 Villa Bluff Drive	1256	0.46296296%
4	42/4	SC	665 Villa Bluff Drive	1256	0.46296296%
4	4271	00	CEO Wills Disconding	1056	0.4600600604
4	43/1	SC	659 Villa Bluff Drive	1256	0.46296296%
4	43/2	SC	655 Villa Bluff Drive	1256	0.46296296%
4	43/3	SC	651 Villa Bluff Drive	1256	0.46296296%
4	43/4	SC	647 Villa Bluff Drive	1256	0.46296296%
4	44/1	NT	636 Villa Bluff Drive	1123	0.46296296%
4	44/2	NT	632 Villa Bluff Drive	1123	0.46296296%
4	44/3	NT	628 Villa Bluff Drive	1123	0.46296296%
4	44/4	NT	624 Villa Bluff Drive	1123	0.46296296%
4	45/1	NT	623 Villa Bluff Drive	1123	0.46296296%
4	45/2	NT	627 Villa Bluff Drive	1123	0.46296296%
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631 Villa Bluff Drive

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9575 Hidden Point Drive

9579 Hidden Point Drive

707 Villa Bluff Drive

711 Villa Bluff Drive

715 Villa Bluff Drive

719 Villa Bluff Drive

723 Villa Bluff Drive

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4	45/4	NT	635 Villa Bluff Drive	1123	0.46296296%
4	46/1	NT	638 Hidden Bluff Cove	1123	0.46296296%
4	46/2	NT	634 Hidden Bluff Cove	1123	0.46296296%
4	46/3	NT	630 Hidden Bluff Cove	1123	0.46296296%
4	46/4	NT	626 Hidden Bluff Cove	1123	0.46296296%
4	47/1	NT	625 Hidden Bluff Cove	1123	0.46296296%
4	47/2	NT	629 Hidden Bluff Cove	1123	0.46296296%
4	47/3	NT	633 Hidden Bluff Cove	1123	0.46296296%
4	47/4	NT	637 Hidden Bluff Cove	1123	0.46296296%
4	48/1	NT	624 Creek Bluff Cove	1123	0.46296296%
4	48/2	NT	628 Creek Bluff Cove	1123	0.46296296%
4	48/3	NT	632 Creek Bluff Cove	1123	0.46296296%
4	48/4	NT	636 Creek Bluff Cove	1123	0.46296296%
4	49/1	NT	623 Creek Bluff Cove	1123	0.46296296%
4	49/2	NT	627 Creek Bluff Cove	1123	0.46296296%
4	49/3	NT	631 Creek Bluff Cove	1123	0.46296296%
4	49/4	NT	635 Creek Bluff Cove	1123	0.46296296%
TOTAL:					100.0%