

*see pg. 3 "Exhibit A" for Legal Description

*see pg. 4-8 for Tax Serial Numbers

**SECOND AMENDMENT TO THE
DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR AVENUES AT THE STATION**

THIS SECOND AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR AVENUES AT THE STATION is made and executed on the date set forth below and shall be effective upon recording in the Davis County Recorder's Office.

RECITALS

A. Whereas, the original Declaration of Covenants, Conditions, and Restrictions for Avenues at the Station was recorded in the office of the County Recorder of Davis County, Utah on December 31, 2014 as Entry No. 2841670 of the Official Records (the "Original Declaration").

B. Whereas, the Original Declaration was superseded and replaced in its entirety by the Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Avenues at the Station, recorded in the office of the County Recorder of Davis County, Utah on February 18, 2015 as Entry No. 2849043 of the Official Records (the "Declaration").

C. Whereas, the Declaration was amended by the First Amendment to Declaration of Covenants, Conditions, and Restrictions for Avenues at the Station recorded in the office of the County Recorder of Davis County, Utah on April 20, 2015 as Entry No. 2861327 of the Official Records.

D. Whereas, the Declarant believes it to be in the Association's best interest to amend certain provisions of the Declaration in order to create additional rental restrictions.

E. Whereas, at the time of this amendment, the period of Declarant control has not yet expired.

F. The Declaration at Article 12, Section 12.1 provides that, during the period of Declarant control, the Declaration may be amended by the Declarant without the consent of any Owner, unless consent is otherwise required by the City or under applicable law.

AMENDMENT

Article 7, Section 7.12 of the Declaration is hereby revised and amended to read as follows:

7.12. Rental Properties and Timeshares. The Board may restrict or prohibit the rental of any Living Unit in the Project in a manner consistent with the Community Association Act. Timeshares and time-sharing of Living Units within the Project is prohibited, and under no circumstances shall any Lot or Living Unit be owned or used for time sharing, including but not limited to a "Timeshare Interest" as that term is defined in Utah Code Ann. § 57-19-2(27), as amended

EXHIBIT A

Property Description

**EXHIBIT "A"
LEGAL DESCRIPTION**

The land referred to herein is situated in the County of Davis, State of Utah, and is described as follows:

Proposed Avenues at the Station, more particularly described as:

Beginning at a point on the Westerly Right of Way line of 1100 West Street, said point being also South 00°07'49" East, along the Section line 304.93 feet and West 66.00 feet from the East Quarter Corner of Section 23, Township 3 North, Range 1 West, Salt Lake Base and Meridian; and running thence West 188 65 feet to the Easterly Right-of-Way Line of the old Denver and Rio Grande Western Railroad; thence, along said Easterly Right-of-Way Line, north 34°42'21" West 1210.88 feet to the Southerly Right-of-Way Line of Clark Lane; thence along said Southerly Right-of-Way Line, the following four (4) courses: (1) South 89°47'40" East 506.35 feet, (2) South 88°37'51" East 89.23 feet, (3) Easterly 116.98 feet along the arc of a 5760.06 foot radius curve to the left, chord bears South 89°12'45" East 116.98 feet, (4) South 89°47'40" East 54.57 feet, thence South 00°12'20" West 7.11 feet; thence South 89°46'41" East 11.14 feet, thence Southeasterly 55.67 feet along the arc of a 59.50 foot radius curve to the right, chord bears South 63°00'48" East 53.66 feet; thence Southeasterly 31.31 feet along the arc of a 110.50 foot curve to the left, chord bears South 44°19'43" East 31.21 feet; thence Southeasterly 49.55 feet along the arc of a 79.50 foot radius curve to the right, chord bears South 34°35'27" East 48.75 feet to said Westerly Right-of-Way Line of 1100 West Street; thence, along said Westerly Right-of-Way Line, the following two (2): (1) South 00°11'00" East 591.01 feet, (2) South 00°07'49" East 304.72 feet to the point of beginning.

Serial Number	Property Address	Legal Description
<u>085450101</u>	32 S 1100 WEST FARMINGTON 84025	ALL OF UNIT 101, AVENUES AT THE STATION PHASE 1 A PUD. CONT. 0.04000 ACRES.
<u>085450102</u>	30 S 1100 WEST FARMINGTON 84025	ALL OF UNIT 102, AVENUES AT THE STATION PHASE 1 A PUD. CONT. 0.03000 ACRES.
<u>085450103</u>	28 S 1100 WEST FARMINGTON 84025	ALL OF UNIT 103, AVENUES AT THE STATION PHASE 1 A PUD. CONT. 0.03000 ACRES.
<u>085450104</u>	26 S 1100 WEST FARMINGTON 84025	ALL OF UNIT 104, AVENUES AT THE STATION PHASE 1 A PUD. CONT. 0.04000 ACRES.
<u>085450105</u>	22 S 1100 WEST FARMINGTON 84025	ALL OF UNIT 105, AVENUES AT THE STATION PHASE 1 A PUD. CONT. 0.04000 ACRES.
<u>085450106</u>	20 S 1100 WEST FARMINGTON 84025	ALL OF UNIT 106, AVENUES AT THE STATION PHASE 1 A PUD. CONT. 0.03000 ACRES.
<u>085450107</u>	18 S 1100 WEST FARMINGTON 84025	ALL OF UNIT 107, AVENUES AT THE STATION PHASE 1 A PUD. CONT. 0.03000 ACRES.
<u>085450108</u>	16 S 1100 WEST FARMINGTON 84025	ALL OF UNIT 108, AVENUES AT THE STATION PHASE 1 A PUD. CONT. 0.03000 ACRES.
<u>085450109</u>	14 S 1100 WEST FARMINGTON 84025	ALL OF UNIT 109, AVENUES AT THE STATION PHASE 1 A PUD. CONT. 0.03000 ACRES.
<u>085450110</u>	12 S 1100 WEST FARMINGTON 84025	ALL OF UNIT 110, AVENUES AT THE STATION PHASE 1 A PUD. CONT. 0.04000 ACRES.
<u>085450111</u>	18 N 1100 WEST FARMINGTON 84025	ALL OF UNIT 111, AVENUES AT THE STATION PHASE 1 A PUD. CONT. 0.04000 ACRES.
<u>085450112</u>	22 N 1100 WEST FARMINGTON 84025	ALL OF UNIT 112, AVENUES AT THE STATION PHASE 1 A PUD. CONT. 0.03000 ACRES.
<u>085450113</u>	26 N 1100 WEST FARMINGTON 84025	ALL OF UNIT 113, AVENUES AT THE STATION PHASE 1 A PUD. CONT. 0.02000 ACRES.
<u>085450114</u>	30 N 1100 WEST FARMINGTON 84025	ALL OF UNIT 114, AVENUES AT THE STATION PHASE 1 A PUD. CONT. 0.02000 ACRES.
<u>085450115</u>	34 N 1100 WEST FARMINGTON 84025	ALL OF UNIT 115, AVENUES AT THE STATION PHASE 1 A PUD. CONT. 0.02000 ACRES.
<u>085450116</u>	38 N 1100 WEST FARMINGTON 84025	ALL OF UNIT 116, AVENUES AT THE STATION PHASE 1 A PUD. CONT. 0.02000 ACRES.
<u>085450117</u>	42 N 1100 WEST FARMINGTON 84025	ALL OF UNIT 117, AVENUES AT THE STATION PHASE 1 A PUD. CONT. 0.02000 ACRES.
<u>085450118</u>	46 N 1100 WEST FARMINGTON 84025	ALL OF UNIT 118, AVENUES AT THE STATION PHASE 1 A PUD. CONT. 0.02000 ACRES.
<u>085450119</u>	31 N JACKSON AVE FARMINGTON 84025	ALL OF UNIT 119, AVENUES AT THE STATION PHASE 1 A PUD. CONT. 0.04000 ACRES.
<u>085450120</u>	27 N JACKSON AVE FARMINGTON 84025	ALL OF UNIT 120, AVENUES AT THE STATION PHASE 1 A PUD. CONT. 0.03000 ACRES.
<u>085450121</u>	23 N JACKSON AVE FARMINGTON 84025	ALL OF UNIT 121, AVENUES AT THE STATION PHASE 1 A PUD. CONT. 0.03000 ACRES.

3082832
BK 6976 PG 1029

<u>085450122</u>	21 N JACKSON AVE FARMINGTON 84025	ALL OF UNIT 122, AVENUES AT THE STATION PHASE 1 A PUD. CONT. 0.04000 ACRES.
<u>085450123</u>	11 S RIO GRAND AVE FARMINGTON 84025	ALL OF UNIT 123, AVENUES AT THE STATION PHASE 1 A PUD. CONT. 0.04000 ACRES.
<u>085450124</u>	13 S RIO GRAND AVE FARMINGTON 84025	ALL OF UNIT 124, AVENUES AT THE STATION PHASE 1 A PUD. CONT. 0.03000 ACRES.
<u>085450125</u>	15 S RIO GRAND AVE FARMINGTON 84025	ALL OF UNIT 125, AVENUES AT THE STATION PHASE 1 A PUD. CONT. 0.03000 ACRES.
<u>085450126</u>	17 S RIO GRAND AVE FARMINGTON 84025	ALL OF UNIT 126, AVENUES AT THE STATION PHASE 1 A PUD. CONT. 0.04000 ACRES.
<u>085450127</u>	42 S RIO GRAND AVE FARMINGTON 84025	ALL OF LOT 127, AVENUES AT THE STATION PHASE 1 A PUD. CONT. 0.06000 ACRES.
<u>085450128</u>	44 S RIO GRAND AVE FARMINGTON 84025	ALL OF LOT 128, AVENUES AT THE STATION PHASE 1 A PUD. CONT. 0.04000 ACRES.
<u>085450129</u>	46 S RIO GRAND AVE FARMINGTON 84025	ALL OF LOT 129, AVENUES AT THE STATION PHASE 1 A PUD. CONT. 0.04000 ACRES.
<u>085450130</u>	38 S RIO GRAND AVE FARMINGTON 84025	ALL OF LOT 130, AVENUES AT THE STATION PHASE 1 A PUD. CONT. 0.03000 ACRES.
<u>085450131</u>	36 S RIO GRAND AVE FARMINGTON 84025	ALL OF LOT 131, AVENUES AT THE STATION PHASE 1 A PUD. CONT. 0.03000 ACRES.
<u>085450132</u>	34 S RIO GRAND AVE FARMINGTON 84025	ALL OF LOT 132, AVENUES AT THE STATION PHASE 1 A PUD. CONT. 0.04000 ACRES.
<u>085450133</u>	28 S RIO GRAND AVE FARMINGTON 84025	ALL OF LOT 133, AVENUES AT THE STATION PHASE 1 A PUD. CONT. 0.04000 ACRES.
<u>085450134</u>	30 S RIO GRAND AVE FARMINGTON 84025	ALL OF LOT 134, AVENUES AT THE STATION PHASE 1 A PUD. CONT. 0.03000 ACRES.
<u>085450135</u>	32 S RIO GRAND AVE FARMINGTON 84025	ALL OF LOT 135, AVENUES AT THE STATION PHASE 1 A PUD. CONT. 0.03000 ACRES.
<u>085450136</u>	26 S RIO GRAND AVE FARMINGTON 84025	ALL OF LOT 136, AVENUES AT THE STATION PHASE 1 A PUD. CONT. 0.03000 ACRES.
<u>085450137</u>	24 S RIO GRAND AVE FARMINGTON 84025	ALL OF LOT 137, AVENUES AT THE STATION PHASE 1 A PUD. CONT. 0.03000 ACRES.
<u>085450138</u>	22 S RIO GRAND AVE FARMINGTON 84025	ALL OF LOT 138, AVENUES AT THE STATION PHASE 1 A PUD. CONT. 0.04000 ACRES.
<u>085450139</u>	16 S RIO GRAND AVE FARMINGTON 84025	ALL OF LOT 139, AVENUES AT THE STATION PHASE 1 A PUD. CONT. 0.04000 ACRES.
<u>085450140</u>	18 S RIO GRAND AVE FARMINGTON 84025	ALL OF LOT 140, AVENUES AT THE STATION PHASE 1 A PUD. CONT. 0.03000 ACRES.
<u>085450141</u>	20 S RIO GRAND AVE FARMINGTON 84025	ALL OF LOT 141, AVENUES AT THE STATION PHASE 1 A PUD. CONT. 0.03000 ACRES.
<u>085450142</u>	14 S RIO GRAND AVE FARMINGTON 84025	ALL OF LOT 142, AVENUES AT THE STATION PHASE 1 A PUD. CONT. 0.03000 ACRES.

3082832
BK 6976 PG 1030

<u>085450143</u>	12 S RIO GRAND AVE FARMINGTON 84025	ALL OF LOT 143, AVENUES AT THE STATION PHASE 1 A PUD. CONT. 0.03000 ACRES.
<u>085450144</u>	10 S RIO GRAND AVE FARMINGTON 84025	ALL OF LOT 144, AVENUES AT THE STATION PHASE 1 A PUD. CONT. 0.04000 ACRES.
<u>085720201</u>	52 N 1100 WEST FARMINGTON 84025	ALL OF UNIT 201, AVENUES AT THE STATION PHASE 2 PUD. CONT. 0.02000 ACRES.
<u>085720202</u>	56 N 1100 WEST FARMINGTON 84025	ALL OF UNIT 202, AVENUES AT THE STATION PHASE 2 PUD. CONT. 0.02000 ACRES.
<u>085720203</u>	60 N 1100 WEST FARMINGTON 84025	ALL OF UNIT 203, AVENUES AT THE STATION PHASE 2 PUD. CONT. 0.02000 ACRES.
<u>085720204</u>	62 N 1100 WEST FARMINGTON 84025	ALL OF UNIT 204, AVENUES AT THE STATION PHASE 2 PUD. CONT. 0.02000 ACRES.
<u>085720205</u>	64 N 1100 WEST FARMINGTON 84025	ALL OF UNIT 205, AVENUES AT THE STATION PHASE 2 PUD. CONT. 0.02000 ACRES.
<u>085720206</u>	68 N 1100 WEST FARMINGTON 84025	ALL OF UNIT 206, AVENUES AT THE STATION PHASE 2 PUD. CONT. 0.02000 ACRES.
<u>085720207</u>	74 N 1100 WEST FARMINGTON 84025	ALL OF UNIT 207, AVENUES AT THE STATION PHASE 2 PUD. CONT. 0.03000 ACRES.
<u>085720208</u>	76 N 1100 WEST FARMINGTON 84025	ALL OF UNIT 208, AVENUES AT THE STATION PHASE 2 PUD. CONT. 0.05000 ACRES.
<u>085720209</u>	1124 W CLARK LN FARMINGTON 84025	ALL OF UNIT 209, AVENUES AT THE STATION PHASE 2 PUD. CONT. 0.02000 ACRES.
<u>085720210</u>	84 N 1100 WEST FARMINGTON 84025	ALL OF UNIT 210, AVENUES AT THE STATION PHASE 2 PUD. CONT. 0.02000 ACRES.
<u>085720211</u>	1128 W CLARK LN FARMINGTON 84025	ALL OF UNIT 211, AVENUES AT THE STATION PHASE 2 PUD. CONT. 0.05000 ACRES.
<u>085720212</u>	1132 W CLARK LN FARMINGTON 84025	ALL OF UNIT 212, AVENUES AT THE STATION PHASE 2 PUD. CONT. 0.03000 ACRES.
<u>085720213</u>	1136 W CLARK LN FARMINGTON 84025	ALL OF UNIT 213, AVENUES AT THE STATION PHASE 2 PUD. CONT. 0.02000 ACRES.
<u>085720214</u>	1140 W CLARK LN FARMINGTON 84025	ALL OF UNIT 214, AVENUES AT THE STATION PHASE 2 PUD. CONT. 0.02000 ACRES.
<u>085720215</u>	1144 W CLARK LN FARMINGTON 84025	ALL OF UNIT 215, AVENUES AT THE STATION PHASE 2 PUD. CONT. 0.02000 ACRES.
<u>085720216</u>	1148 W CLARK LN FARMINGTON 84025	ALL OF UNIT 216, AVENUES AT THE STATION PHASE 2 PUD. CONT. 0.02000 ACRES.
<u>085720217</u>	1152 W CLARK LN FARMINGTON 84025	ALL OF UNIT 217, AVENUES AT THE STATION PHASE 2 PUD. CONT. 0.02000 ACRES.
<u>085720218</u>	1156 W CLARK LN FARMINGTON 84025	ALL OF UNIT 218, AVENUES AT THE STATION PHASE 2 PUD. CONT. 0.02000 ACRES.
<u>085720219</u>	1166 W CLARK LN FARMINGTON 84025	ALL OF UNIT 219, AVENUES AT THE STATION PHASE 2 PUD. CONT. 0.02000 ACRES.

3082832
BK 6976 PG 1031

<u>085720220</u>	1170 W CLARK LN FARMINGTON 84025	ALL OF UNIT 220, AVENUES AT THE STATION PHASE 2 PUD. CONT. 0.02000 ACRES.
<u>085720221</u>	1174 W CLARK LN FARMINGTON 84025	ALL OF UNIT 221, AVENUES AT THE STATION PHASE 2 PUD. CONT. 0.02000 ACRES.
<u>085720222</u>	1178 W CLARK LN FARMINGTON 84025	ALL OF UNIT 222, AVENUES AT THE STATION PHASE 2 PUD. CONT. 0.02000 ACRES.
<u>085720223</u>	1182 W CLARK LN FARMINGTON 84025	ALL OF UNIT 223, AVENUES AT THE STATION PHASE 2 PUD. CONT. 0.02000 ACRES.
<u>085720224</u>	1186 W CLARK LN FARMINGTON 84025	ALL OF UNIT 224, AVENUES AT THE STATION PHASE 2 PUD. CONT. 0.02000 ACRES.
<u>085720225</u>	1190 W CLARK LN FARMINGTON 84025	ALL OF UNIT 225, AVENUES AT THE STATION PHASE 2 PUD. CONT. 0.03000 ACRES.
<u>085720226</u>	1196 W CLARK LN FARMINGTON 84025	ALL OF UNIT 226, AVENUES AT THE STATION PHASE 2 PUD. CONT. 0.04000 ACRES.
<u>085720227</u>	1212 W CLARK LN FARMINGTON 84025	ALL OF UNIT 227, AVENUES AT THE STATION PHASE 2 PUD. CONT. 0.04000 ACRES.
<u>085720228</u>	1216 W CLARK LN FARMINGTON 84025	ALL OF UNIT 228, AVENUES AT THE STATION PHASE 2 PUD. CONT. 0.03000 ACRES.
<u>085720229</u>	1220 W CLARK LN FARMINGTON 84025	ALL OF UNIT 229, AVENUES AT THE STATION PHASE 2 PUD. CONT. 0.03000 ACRES.
<u>085720230</u>	1224 W CLARK LN FARMINGTON 84025	ALL OF UNIT 230, AVENUES AT THE STATION PHASE 2 PUD. CONT. 0.04000 ACRES.
<u>085720231</u>	1207 W JACKSON AVE FARMINGTON 84025	ALL OF UNIT 231, AVENUES AT THE STATION PHASE 2 PUD. CONT. 0.04000 ACRES.
<u>085720232</u>	1203 W JACKSON AVE FARMINGTON 84025	ALL OF UNIT 232, AVENUES AT THE STATION PHASE 2 PUD. CONT. 0.03000 ACRES.
<u>085720233</u>	1199 W JACKSON AVE FARMINGTON 84025	ALL OF UNIT 233, AVENUES AT THE STATION PHASE 2 PUD. CONT. 0.03000 ACRES.
<u>085720234</u>	1185 W JACKSON AVE FARMINGTON 84025	ALL OF UNIT 234, AVENUES AT THE STATION PHASE 2 PUD. CONT. 0.04000 ACRES.
<u>085720235</u>	1181 W JACKSON AVE FARMINGTON 84025	ALL OF UNIT 235, AVENUES AT THE STATION PHASE 2 PUD. CONT. 0.04000 ACRES.
<u>085720236</u>	1177 W JACKSON AVE FARMINGTON 84025	ALL OF UNIT 236, AVENUES AT THE STATION PHASE 2 PUD. CONT. 0.03000 ACRES.
<u>085720237</u>	1173 W JACKSON AVE FARMINGTON 84025	ALL OF UNIT 237, AVENUES AT THE STATION PHASE 2 PUD. CONT. 0.03000 ACRES.
<u>085720238</u>	1169 W JACKSON AVE FARMINGTON 84025	ALL OF UNIT 238, AVENUES AT THE STATION PHASE 2 PUD. CONT. 0.04000 ACRES.
<u>085720239</u>	1159 W JACKSON AVE FARMINGTON 84025	ALL OF UNIT 239, AVENUES AT THE STATION PHASE 2 PUD. CONT. 0.04000 ACRES.
<u>085720240</u>	1153 W JACKSON AVE FARMINGTON 84025	ALL OF UNIT 240, AVENUES AT THE STATION PHASE 2 PUD. CONT. 0.03000 ACRES.

3082832
BK 6976 PG 1032

<u>085720241</u>	1149 W JACKSON AVE FARMINGTON 84025	ALL OF UNIT 241, AVENUES AT THE STATION PHASE 2 PUD. CONT. 0.03000 ACRES.
<u>085720242</u>	1145 W JACKSON AVE FARMINGTON 84025	ALL OF UNIT 242, AVENUES AT THE STATION PHASE 2 PUD. CONT. 0.04000 ACRES.
<u>085720243</u>	52 N JACKSON AVE FARMINGTON 84025	ALL OF UNIT 243, AVENUES AT THE STATION PHASE 2 PUD. CONT. 0.04000 ACRES.
<u>085720244</u>	48 N JACKSON AVE FARMINGTON 84025	ALL OF UNIT 244, AVENUES AT THE STATION PHASE 2 PUD. CONT. 0.03000 ACRES.
<u>085720245</u>	44 N JACKSON AVE FARMINGTON 84025	ALL OF UNIT 245, AVENUES AT THE STATION PHASE 2 PUD. CONT. 0.03000 ACRES.
<u>085720246</u>	42 N JACKSON AVE FARMINGTON 84025	ALL OF UNIT 246, AVENUES AT THE STATION PHASE 2 PUD. CONT. 0.04000 ACRES.
<u>085720247</u>	1166 W HENRY AVE FARMINGTON 84025	ALL OF UNIT 247, AVENUES AT THE STATION PHASE 2 PUD. CONT. 0.04000 ACRES.
<u>085720248</u>	1168 W HENRY AVE FARMINGTON 84025	ALL OF UNIT 248, AVENUES AT THE STATION PHASE 2 PUD. CONT. 0.03000 ACRES.
<u>085720249</u>	1172 W HENRY AVE FARMINGTON 84025	ALL OF UNIT 249, AVENUES AT THE STATION PHASE 2 PUD. CONT. 0.03000 ACRES.
<u>085720250</u>	1176 W HENRY AVE FARMINGTON 84025	ALL OF UNIT 250, AVENUES AT THE STATION PHASE 2 PUD. CONT. 0.04000 ACRES.
<u>085720251</u>	1175 W HENRY AVE FARMINGTON 84025	ALL OF UNIT 251, AVENUES AT THE STATION PHASE 2 PUD. CONT. 0.04000 ACRES.
<u>085720252</u>	1171 W HENRY AVE FARMINGTON 84025	ALL OF UNIT 252, AVENUES AT THE STATION PHASE 2 PUD. CONT. 0.03000 ACRES.
<u>085720253</u>	1167 W HENRY AVE FARMINGTON 84025	ALL OF UNIT 253, AVENUES AT THE STATION PHASE 2 PUD. CONT. 0.03000 ACRES.
<u>085720254</u>	1163 W HENRY AVE FARMINGTON 84025	ALL OF UNIT 254, AVENUES AT THE STATION PHASE 2 PUD. CONT. 0.04000 ACRES.
<u>085850301</u>	91 N RIO GRAND AVE FARMINGTON 84025	ALL OF LOT 301, AVENUES AT THE STATION PHASE 3. CONT. 0.04000 ACRES.
<u>085850302</u>	93 N RIO GRAND AVE FARMINGTON 84025	ALL OF LOT 302, AVENUES AT THE STATION PHASE 3. CONT. 0.04000 ACRES.