

Ent: 421541 - Pg 1 of 5
Date: 11/20/2015 2:18:00 PM
Fee: \$176.00
Filed By: eCASH
Jerry M. Houghton, Recorder
Tooele County Corporation
For: Cottonwood Title Insurance Agency, Inc.

WHEN RECORDED, PLEASE RETURN TO:

The Boyer Company
Attn: Richard Moffat
101 South 200 East, Suite 200
Salt Lake City, Utah 84111
05-035-0-0011, 05-035-0-6031
05-036-0-0026

**SECOND SUPPLEMENT AND AMENDMENT TO DECLARATION OF
COVENANTS, CONDITIONS, AND RESTRICTIONS FOR
STANSBURY PLACE SUBDIVISION PUD PHASE 1
ADDING AND AMENDING
STANSBURY PLACE PUD PHASE 4**

This Second Supplement and Amendment (the "Second Supplement") is made and executed this 17th day of ~~NOVEMBER~~ 2015, by BOYER-PLUMB STANSBURY, L.L.C a Utah limited liability company (the "Declarant").

RECITALS:

- A. Declarant is the record owner of that certain tract of real property to be recorded to be known as Stansbury Place PUD Phase 4 ("Phase 4") in Tooele County, State of Utah. The description of Stansbury Place PUD Phase 4 is set forth on Exhibit "A" of this Second Supplement.
- B. Declarant previously recorded that certain plat of subdivision known as Stansbury Place Subdivision PUD Phase 1 in the official records of Tooele County, State of Utah, on January 30, 2006, as Entry Number 253917.
- C. Declarant previously executed and recorded that certain Declaration of Protective Covenants, Conditions, and Restrictions for Stansbury Place Subdivision PUD Phase 1 dated March 30, 2006 (the "Declaration"), which Declaration was recorded in the official records of Tooele County, State of Utah on March 30, 2006, as Entry Number 257166 at Page 1-16. Capitalized terms not specifically defined herein have the meaning ascribed to such terms in the Declaration.
- D. Declarant previously recorded that certain plat of subdivision known as Stansbury Place Subdivision PUD Phase 2 in the official records of Tooele County, State of Utah, on January 18, 2007, as Entry Number 276224.
- E. Declarant previously executed and recorded that certain First Supplement to Declaration of Covenants, Conditions, and Restrictions for Stansbury Place Subdivision PUD Phase 1 Adding Stansbury Place PUD Phase 2 (the "First Supplement"), which Supplement was recorded in the official records of Tooele County, State of Utah on February 8, 2007, as Entry Number 277713 at Page 1-5.

79247-PF

F. Pursuant to Article V of the Declaration, Declarant reserved the right to expand the Project by submitting certain Additional Land to the Declaration. Phase 4 is a part of the Additional Land.

G. Pursuant to Section 5.3 of the Declaration, Declarant desires to expand the Project by adding Stansbury Place PUD Phase 4 to the Project and to subject Stansbury Place Subdivision PUD Phase 1 to the Declaration with this First Supplement and Amendment.

H. Under Section 4.2 and 5.2 of the Declaration the Declaration may be amended by Declarant.

NOW, THEREFORE, in consideration of the foregoing covenants and promises contained herein and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged:

1. Declarant hereby declares that, as more fully set forth in Article V of the Declaration, the Project known as Stansbury Place Subdivision PUD Phase 1 shall be expanded to include Stansbury Place PUD Phase 4 and that Stansbury Place PUD Phase 4, from and after the recording of this Second Supplement, shall be a part of the Project.

2. Declarant also declares that Stansbury Place PUD Phase 4 shall be held, transferred, sold, conveyed, and occupied subject to the covenants, restrictions, easements, charges, and liens set forth in the Declaration, as the same may be amended or supplemented from time to time in accordance with the terms and provisions of the Declaration.

3. Declarant also declares with respect to Stansbury Place PUD Phase 4 only, section 3.3 "Construction Quality, Size, and Cost" shall be amended to allow the construction of the 1622 square foot two story "Chesapeake" home and the 1620 square foot two story "Davenport" plan as contained in the Ivory Homes 2015 Catalogue of Homes. The 1512 square foot two story Bridgeport home in the same catalogue may be built with the Architectural Control Committee's prior written approval provided that no more than 5 total such homes may be built in the entire Phase 4.

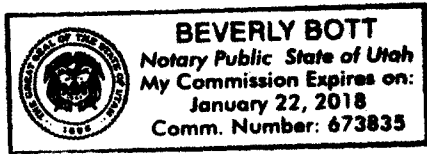
NOTARIES:

STATE OF UTAH)
) ss
COUNTY OF SALT LAKE)

On this 17th day of NOV, 2006¹⁵, personally appeared before me Brian Gochmour, who being by me duly sworn, did say that he is a MANAGER of THE BOYER COMPANY, L.C., a Utah limited liability company and the MANAGER of BOYER STANSBURY RESIDENTIAL, L.C., that the foregoing Supplement to Declaration of Covenants, Conditions and Restrictions was signed on behalf of said limited liability company by proper authority, and did acknowledge to me that said limited liability company executed the same.

** ^{Member} ~~Manager~~ of Boyer-Plumb Stansbury, LLC
a Utah limited liability company

[Seal]



My Commission Expires:

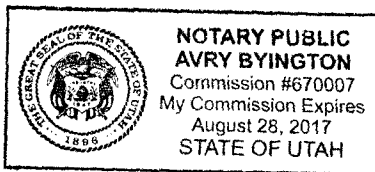
January 22, 2018
STATE OF UTAH)
) ss
COUNTY OF SALT LAKE)

Beverly Bott

Notary Public
Residing at Salt Lake City

On this 18 day of Nov, 2006¹⁵, personally appeared before me Walter J. Plumb^{IV}, who being by me duly sworn, did say that he is a MANAGER of PLUMB HOLDINGS L.L.C., a Utah limited liability company, that the foregoing Supplement to Declaration of Covenants, Conditions and Restrictions was signed on behalf of said limited liability company by proper authority, and did acknowledge to me that said limited liability company executed the same.

[Seal]



My Commission Expires:

8/28/2017

Avry Byington

Notary Public
Residing at Salt Lake City


Executed by Declarant on this 17th day of ~~NOVEMBER~~ 2015.

“DECLARANT”

BOYER-PLUMB STANSBURY, L.L.C,
A Utah limited liability company

By Its Members,

Boyer Stansbury Residential , L.C. By Its Manager,
The Boyer Company, L.C, a Utah limited liability
company

By: 

MANAGER

Plumb Holdings L.L.C

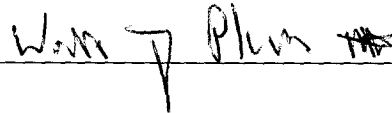
By: 

EXHIBIT "A"

STANSBURY PLACE PUD PHASE 4 BOUNDARY DESCRIPTION

COMMENCING AT THE NORTHWEST CORNER OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 00°41'27" EAST, ALONG THE SECTION LINE, 592.01 FEET; THENCE NORTH 89°18'33" EAST, A DISTANCE OF 3956.17 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION AND RUNNING THENCE NORTH 41°02'49" WEST, A DISTANCE OF 147.18 FEET; THENCE NORTH 23°34'04" WEST, A DISTANCE OF 194.40 FEET; THENCE NORTH 89°18'58" WEST, A DISTANCE OF 198.61 FEET; THENCE NORTH 04°57'49" WEST, A DISTANCE OF 81.67 FEET; THENCE NORTH 15°11'52" WEST, A DISTANCE OF 108.11 FEET; THENCE NORTH 55°00'33" EAST, A DISTANCE OF 161.88 FEET; THENCE NORTH 20°00'45" WEST, A DISTANCE OF 160.64 FEET; THENCE NORTH 30°40'00" WEST, A DISTANCE OF 260.08 FEET; THENCE SOUTH 59°20'00" WEST, A DISTANCE OF 51.90 FEET; THENCE NORTH 30°40'00" WEST, A DISTANCE OF 185.19 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY SR-138; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE NORTH 59°19'37" EAST, A DISTANCE OF 630.00 FEET TO THE NORTHWEST CORNER OF LOT 3013 OF STANSBURY PLACE P.U.D. PHASE 3; THENCE ALONG THE BOUNDARY LINE OF SAID SUBDIVISION THE FOLLOWING TWELVE (12) COURSES: (1) SOUTH 30°40'00" EAST, A DISTANCE OF 125.26 FEET, (2) SOUTH 27°42'17" EAST, A DISTANCE OF 60.08 FEET, (3) SOUTH 30°40'00" EAST, A DISTANCE OF 96.00 FEET, (4) SOUTH 13°54'58" WEST, A DISTANCE OF 56.54 FEET, (5) NORTH 78°14'24" WEST, A DISTANCE OF 59.69 FEET, (6) SOUTH 59°20'00" WEST, A DISTANCE OF 167.50 FEET, (7) SOUTH 09°50'22" WEST, A DISTANCE OF 113.54 FEET, (8) SOUTH 36°32'18" EAST, A DISTANCE OF 173.78 FEET, (9) SOUTH 82°57'14" EAST, A DISTANCE OF 32.48 FEET, (10) SOUTH 04°34'58" WEST, A DISTANCE OF 87.82 FEET, (11) SOUTH 19°59'49" EAST, A DISTANCE OF 90.55 FEET, (12) SOUTH 14°31'40" EAST A DISTANCE OF 91.65 FEET TO THE NORTHWEST CORNER OF LOT 388 OF STANSBURY PLACE P.U.D. PHASE 2; THENCE ALONG THE BOUNDARY LINE OF SAID SUBDIVISION THE REMAINING COURSES: (1) SOUTH 15°10'25" EAST, A DISTANCE OF 92.44 FEET, (2) SOUTH 24°15'33" EAST, A DISTANCE OF 95.00 FEET, (3) SOUTH 29°03'39" EAST, A DISTANCE OF 76.22 FEET, (4) SOUTH 42°13'56" EAST, A DISTANCE OF 154.85 FEET, (5) SOUTH 55°27'29" WEST, A DISTANCE OF 111.45 FEET, (6) SOUTH 61°50'44" WEST, A DISTANCE OF 60.37 FEET, (7) SOUTH 54°32'31" WEST, A DISTANCE OF 106.29 FEET TO THE POINT OF BEGINNING.

CONTAINING 473,615 SQ. FT. OR 10.873 ACRES, MORE OR LESS.