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RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
08/02/2016 12:03 PM  
FEE \$48.00 Pgs: 5  
DEP RT REC'D FOR KAYSVILLE CITY CO  
RP

When recorded mail to:  
Destination Homes  
67 South Main Street  
Layton, Utah 84041

**SUPPLEMENTAL DECLARATION OF PHASE 3 TO THE  
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS**

**For Hill Farms Subdivision** **D**  
11-795-0301 → 0333 Davis County, Utah

This Supplemental Declaration of Phase 3 to the Declaration of Covenants, Conditions and Restrictions for Hill Farms Subdivision (the "Supplemental Declaration") is executed this 8 day of July, 2016, by Golden Land Management, Inc., a Utah corporation, and Legacy Neighborhoods, LLC, a Utah limited liability company (Legacy Neighborhoods, LLC being the "Declarant") for the purpose of annexing a portion of the Undeveloped Land.

**RECITALS:**

- A. This Supplemental Declaration is submitted for the purpose of annexing into the Subdivision certain portions of the Undeveloped Land, as contained within the recorded Plat for the Phase 3, as provided for generally within the Declaration and specifically within Article XXII of the Declaration of Covenants, Conditions and Restrictions for Hill Farms Subdivision, as amended (the "Declaration").
- B. At the time of the recordation of the Plat for Phase 3, the Declarant and/or Golden Land Management, Inc. was the owner of record of all Lots within Phase 3, all such Lots are more particularly described in **Exhibit "A"** attached hereto and by this reference made a part hereof ("Supplemental Property"). This Supplemental Declaration is being recorded in conjunction with the recordation of the Plat for Phase 3.
- C. In addition, the Declarant, in accordance with Article 23.4, may at its sole direction during the Class B Control Period modify the Declaration, including the annexation of additional property within the Undeveloped Land.
- D. For any real property owned by Golden Land Management, Inc. that becomes annexed into the Subdivision, Golden Land Management, Inc. has appointed Legacy Neighborhoods, LLC as the Declarant for the Subdivision, with all the corresponding rights and administrative functions.

NOW, THEREFORE, BE IT DECLARED:

## COVENANTS, CONDITIONS AND RESTRICTIONS

1. Recitals. The above Recitals are specifically incorporated herein by reference and made a part hereof.
2. Definitions. All terms used but not defined herein shall have the meanings given them under the Declaration.
3. Effective Date. This Supplemental Declaration will take effect on the date recorded at the office of the Davis County Recorder's Office (the "Effective Date").
4. Title. This instrument is titled and shall hereinafter be referred to as the "Supplemental Declaration of Phase 3 to the Declaration of Covenants, Conditions and Restrictions for Hill Farms Subdivision."
5. Identification of Annexed Lots. The Lots to be annexed to the Property, as confirmed by the recordation of this Supplemental Declaration are the Lots comprising in Phase 3 and more particularly described in **Exhibit "A"** attached hereto, consisting of fully improved building Lots. The Lot Type for each of the Lots being annexed hereby is identified in **Exhibit "B"** attached hereto.
6. Annexation. To the extent not already completed, the Lots described in **Exhibit "A "** and the Plat for Phase 3 are hereby annexed to the Property, shall hereafter be held, sold, conveyed, encumbered, leased, occupied and improved subject to the covenants, conditions, restrictions, easements, charges and liens set forth in the Declaration, the full text of which is incorporated herein by reference and made a part hereof, as the same may be supplemented hereby.
7. General Restrictions and Requirements. All general restrictions and requirements of the Declaration shall apply to the Lots, without exception.
8. Land Classification. The real property annexed herewith, as set forth in the Plats for Phase 3 does create separate Lots and Common Areas, as depicted in the Plat, which shall all be governed by and made subject to the covenants, conditions, restrictions, easements, charges and liens provided for in the Declaration with the exception of the Original Lots.
9. Conflict. If any provisions of this Supplemental Declaration conflict with any terms set forth in the Declaration, the terms of this Supplemental Declaration, as to Phase 3 shall govern.

IN WITNESS WHEREOF, the undersigned have executed this instrument on the year and date first written above.

Golden Land Management, Inc.

By:

*Ken Mace*  
Its: President

STATE OF UTAH )

COUNTY OF WEBER )

: SS



On the 8 day of July, 2016, personally appeared before me, Kami Mace who being by me duly sworn did say that she is President of Golden Land Management, Inc. and that the within and foregoing instrument was signed in behalf of said corporation and the said he duly acknowledged to me that he executed the same.

*[Signature]*  
NOTARY PUBLIC



Legacy Neighborhoods, LLC, the Declarant

By:

*David S. Bailey*  
Its: MANAGING MEMBER

STATE OF UTAH )

COUNTY OF ~~WEBER~~ Davis

: SS

On the 30 day of June, 2016, personally appeared before me, David S. Bailey, who being by me duly sworn did say that he/she is an authorized agent of Legacy Neighborhoods, LLC, and that the within and foregoing instrument was signed in behalf of said limited liability company and duly acknowledged to me that he/she executed the same.

*[Signature]*  
NOTARY PUBLIC

EXHIBIT "A"  
Legal Description

BEGINNING AT A POINT ON THE WEST LINE OF OLD FARM AT KAYS CREEK PHASE 2 AS RECORDED WITH THE DAVIS COUNTY RECORDER AND RE-ESTABLISHED ON THE GROUND, SAID POINT ALSO BEING ON A BOUNDARY LINE AGREEMENT RECORDED AT ENTRY NO. 1322892, BOOK 2130, PAGE 413; SAID POINT BEING LOCATED NORTH 89°59'57" WEST ALONG SECTION LINE 738.11 FEET AND SOUTH 273.66 FEET FROM THE NORTH QUARTER CORNER SECTION 32, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN (BASIS OF BEARING IS NORTH 00°05'30" EAST BETWEEN THE SOUTHWEST CORNER AND THE WEST QUARTER CORNER OF SAID SECTION); AND RUNNING THENCE SOUTH 40°00'44" EAST ALONG SAID WEST LINE AND BOUNDARY LINE AGREEMENT 494.13 FEET; THENCE SOUTH 51°49'47" WEST 180.08 FEET; THENCE SOUTH 40°00'44" EAST 62.96 FEET; THENCE SOUTH 51°49'00" WEST 138.51 FEET; THENCE SOUTH 51°53'02" WEST 55.01 FEET; THENCE SOUTH 51°49'00" WEST 119.99 FEET; THENCE NORTH 38°11'00" WEST 68.39 FEET; THENCE SOUTH 51°49'00" WEST 115.50 FEET; THENCE SOUTH 62°46'17" WEST 35.13 FEET; THENCE SOUTH 51°49'00" WEST 130.49 FEET; THENCE NORTH 43°33'12" WEST 130.44 FEET; THENCE SOUTH 51°49'00" WEST 30.14 FEET; THENCE NORTH 38°11'00" WEST 39.19 FEET; THENCE SOUTH 51°49'00" WEST 197.49 FEET TO THE EAST LINE OF ANGEL STREET (A 66.00 FOOT RIGHT-OF-WAY ESTABLISHED FROM CENTERLINE MONUMENTS); THENCE NORTH 39°35'42" WEST ALONG SAID EAST LINE 312.66 FEET TO THE SOUTH LINE OF SHADYBROOK SUBDIVISION AS RECORDED WITH THE DAVIS COUNTY RECORDER AND ESTABLISHED ON THE GROUND FROM MONUMENTS; THENCE NORTH 51°49'00" EAST ALONG SAID SOUTH LINE 1003.90 FEET TO THE POINT OF BEGINNING.  
CONTAINS: 473,103 SQ.FT./10.86 ACRES - 29 LOTS

EXHIBIT "B"  
LOT TYPES

<b>Cottage Lots</b>	<b>Garden Lots</b>	<b>Preserve Lots</b>
322	301	
323	302	
324	303	
325	304	
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