

RETURNED  
OCT 29 2014

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BK 6134 PG 534

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RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
10/29/2014 01:35 PM  
FEE \$29.00 Pgs: 3  
DEP RTT REC'D FOR SYMPHONY GROUP L.  
LC

When Recorded Return to:  
Pinehurst 2013  
Attn: Robert Miller  
526 North 400 West  
North Salt Lake, UT 84054

10-299-0201 thru  
0216

**DECLARATION OF EXPANSION #1**  
**PINEHURST PLACE SUBDIVISION**

REFERENCE IS MADE to the certain Declaration of Covenants, Conditions and Restrictions for Pinehurst Place Subdivision, recorded on the December 27, 2007 as Instrument No 2327042 in Book 4427, Pages 103-131, recorded in the Official Records, Davis County Recorder, Davis County, Utah and that certain Amendment to the Declaration of Covenants, Conditions and Restrictions for Pinehurst Place Subdivision recorded on July 1, 2008, as Instrument 2376553, Book 4565, Page 461, recorded in the Official Records, Davis County Recorder, Davis County, Utah and that certain Amendment to the Declaration of Covenants, Conditions and Restrictions for Pinehurst Place Subdivision recorded on October 30, 2013, as Instrument 2774639, Book 5885, Page 263 recorded in the Official Records, Davis County Recorder, Davis County, Utah (collectively referred to herein as the "Declaration").

Pursuant to Section 24 of the Declaration, Declarant reserves the right to further annex additional real property to the subject to the Declaration, and to further such complementary additions and modifications of the covenants, conditions, and restrictions contained in the Declaration as may be necessary to hereby further annex, to the real property currently covered by the Declaration, that real property described in Exhibit A, attached hereto ("Expansion Property").

Upon the recordation of this Declaration of Expansion, the covenants, conditions and restrictions and reservation of easements contained in the Declaration shall apply to the Expansion Property in the same manner as if the Expansion Property originally had been covered in the Declaration and constituted a portion of the Original Property. Upon said recordation, the rights, privileges, duties and liabilities of the parties to the Declaration with regard to the Expansion Property shall be the same as with regard to the Original Property, and the rights, privileges, duties and liabilities of the Owners and occupants of Lots within the Expansion Property shall be the same as those of the Owners and occupants of Lots within the Original Property.

The Identifying Number of each Lot in the Expansion Property is the lot number as shown on the Plat.

Upon the recordation of this Declaration of Expansion, the Expansion Property shall become, and shall thereafter be, subject to the provisions of this Declaration, including, without limitation, the obligations regarding architectural review.

IN WITNESS WHEREOF, Declarant has executed this Declaration of Expansion #1 as of this 27<sup>th</sup> day of October, 2014.

DECLARANT

Pinehurst 2013, LLC

A Utah Limited Liability Company

By: *Robert Miller*  
Robert Miller

Its: Manager

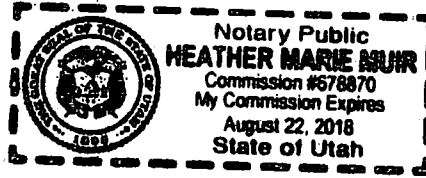
STATE OF UTAH

ss.

COUNTY OF Davis

On the 27<sup>th</sup> day of Oct., 2014, personally appeared before me, **ROBERT C. MILLER**, who being duly sworn did say that he is a **Manager** of **PINEHURST 2013 LLC**, and that the foregoing instrument was signed in behalf of said Limited Liability Company by authority of a resolution of its members, and said **ROBERT C. MILLER** acknowledged to me that said Limited Liability Company executed the same.

Witness my hand and official seal.



*Heather Marie Muir*  
Notary Public

My commission expires: 8/22/2018

Residing at: \_\_\_\_\_

**EXHIBIT A**

EXPANSION PROPERTY

The Expansion Property is as follows:

Lots Two Hundred and One (201) through Two Hundred and Sixteen (216) inclusive; **contained within Pinehurst Place Subdivision** recorded in the official records of Davis County, Utah Recorder's Office, as Instrument Number 2327042 in Book 4427, Pages 103-131, on December 12, 2007.