

9/9/06

**RETURNED**  
**SEP 19 2006**

E 2206473 B 4128 P 2720-2725  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
09/29/2006 03:45 PM  
FEE \$99.00 Pgs: 6  
DEP RTT REC'D FOR WOODSIDE HOMES C  
GRP

AFTER RECORDING RETURN TO:

Nathan W. Pugsley  
Woodside Sunset Farms, LLC  
39 East Eagleridge Drive, Suite 100  
North Salt Lake, UT 84054

08-375-0101 thru 0102  
08-376-0201 thru 0229  
08-387-0401 thru 0422  
08-379-0301 thru  
0328

(Space Above Line for Recorder's Use Only)

**FIRST CERTIFICATE OF AMENDMENT  
TO THE  
DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS AND  
RESERVATION OF EASEMENTS  
FOR  
SUNSET EQUESTRIAN ESTATES**

THIS FIRST CERTIFICATE OF AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATION OF EASEMENTS FOR SUNSET EQUESTRIAN ESTATES (this "Amendment"), is made as of this 29 day of September, 2006, by WOODSIDE SUNSET FARMS, LLC, a Utah limited liability company ("Declarant").

**WITNESSETH:**

**WHEREAS:**

A. The original Declaration of Covenants, Conditions, Restrictions and Reservation of Easements for Sunset Equestrian Estates (the "Original Declaration") was recorded in the official real estate records of Davis County on November 22, 2005, as Entry Number 212476 in Book Number 3917 beginning at Page Number 1135; and

B. Declarant desires to amend the Original Declaration to make it conform to the requirements of existing law.

C. Pursuant to Section 9.2 of the Original Declaration, the Original Declaration can be unilaterally amended by Declarant from time to time.

**NOW, THEREFORE**, in consideration of the foregoing premises, and the provisions herein contained, Declarant hereby declares as follows:

1. The Original Declaration is hereby amended to add the following text as a new Section 8.7.1:

Horses. Horses and other equine animals ("Horses") may not be kept or boarded on any Lot except as expressly permitted by this Declaration. Horses may be kept overnight or boarded only on Lots 801 to 814, inclusive, located on the western boundary of the Community (the "Horse Lots"). No more than two (2) horses may be maintained and pastured on each of the Horse Lots and no more than one (1) horse may be maintained and pastured on Lot 814. For all other Lots, Horses may be present for a cumulative period no greater than 6 hours during any 24 hour period but may not live on the Lot. Manure must be removed daily from indoor stalls and weekly from outdoor stalls. Any feed or hay for Horses stored on a Horse Lot shall be limited to amounts reasonably necessary for the short-term needs of the Horses, and on any other Lot, only such amounts of feed or hay may be kept as required for the temporary daylight keeping of such animals on the Lot. In all cases, such feed or hay shall be covered and stored out of sight from the street when not in use. Horses in the Community must be properly vaccinated and wormed regularly. Additional restrictions may be provided for the Cottages Neighborhood pursuant to the Cottages Supplemental Declaration.

2. Except as expressly modified herein, the Original Declaration shall remain in full force and effect.

3. Capitalized terms used, but not otherwise defined, herein shall have the meanings set forth in the Original Declaration.

IN WITNESS WHEREOF, Declarant has executed this Amendment the day and year first written above.


**DECLARANT:**

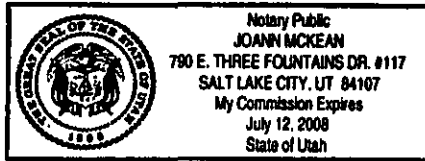
Woodside Sunset Farms, LLC  
a Utah limited liability company

By:   
Name: Nathan W. Pugsley  
Its: Manager

STATE OF UTAH )  
 ) ss  
County of Davis )

On the 29<sup>th</sup> day of Sept. 2006, personally appeared before me Nathan W. Pugsley who being by me duly sworn did say that he, Nathan W. Pugsley is Manager of said Woodside Sunset Farms, LLC, that executed the within instrument.

  
\_\_\_\_\_  
Notary Public  
Residing at:  
My Commission Expires:



**EXHIBIT A**

**ORIGINAL PROPERTY**

The Original Property is described as follows:

**Kaysville Sunset Farms Subdivision Phase 1: Lots One-hundred-one (101) through One-hundred-and-two (102), inclusive, of Kaysville Sunset Farms Subdivision Phase 1 as shown by map thereof in Book 3911 of Plats, Page 1573, in the Office of the County Recorder of Davis County, Utah; and**

08-375-0101 + 0102

**Kaysville Sunset Farms Subdivision Phase 2: Lots Two-hundred-one (201) through Two-hundred-and-twenty nine (229), inclusive, of Kaysville Sunset Farms Subdivision Phase 2 as shown by map thereof in Book 3911 of Plats, Page 1574, in the Office of the County Recorder of Davis County, Utah.**

08-376-0201 thru 0229

**ANNEXED PROPERTY**

The Annexed Property is as follows:

**Lots Three Hundred One (301) through Eight Hundred Twenty Eight (328), inclusive, of Kaysville Sunset Farms, Phase 3, recorded in the official records of the Davis County, Utah, Recorder's Office, as Instrument Number 2128851, Book 3927, Page 466, on December 8, 2005.**

08-379-0301 through 08-379-0328

**EXHIBIT A  
ANNEXED PROPERTY**

The Annexed Property is as follows:

**Lots Four Hundred and One (401) through Four Hundred and Twenty-Two (422), inclusive, of Kaysville Sunset Farms, Phase 4, recorded in the official records of the Davis County, Utah, Recorder's Office, as Instrument Number 2146361, Book 3975, Page 436 on February 21, 2006.**

08-387-0401 thru 0422