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RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
05/19/2015 10:38 AM
FEE \$34.00 Pgs: 4
DEP RT REC'D FOR KAYSVILLE CITY CO
RF

When Recorded, Return to:
Woodside Sunset Farms, LLC.
Attn: Ryan Ortman
39 East Eagleridge Drive, Suite 100
North Salt Lake, UT 84054

DECLARATION OF EXPANSION # 15
SUNSET EQUESTRIAN ESTATES

D

08-555 - 1501 -> 1516

REFERENCE IS MADE to that certain Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for Sunset Equestrian Estates, recorded on November 22, 2005 as Instrument No. 2124476 in Book 3917, Page 1135, recorded in the Official Records, Davis County Recorder, Davis County, Utah, and that certain First Certificate of Amendment to the Declaration of Covenants, Conditions, and Restrictions and Reservation of Easements for Sunset Equestrian Estates, recorded on September 29, 2006, as Instrument No. 2206473 in Book 4128, Page 2720, recorded in the Official Records, Davis County Recorder, Davis County, Utah, and that certain Second Certificate of Amendment to the Declaration of Covenants, Conditions, and Restrictions and Reservation of Easements for Sunset Equestrian Estates, recorded on February 02, 2007, as Instrument No. 2241523 in Book 4212, Page 1595-1603 recorded in the Official Records, Davis County Recorder, Davis County, Utah, and that certain Third Certificate of Amendment to the Declaration of Covenants, Conditions, and Restrictions and Reservation of Easements for Sunset Equestrian Estates, recorded on March 3, 2007, as Instrument No. 2250663 in Book 4235, Page 699-703, recorded in the Official Records, Davis County Recorder, Davis County, Utah (collectively referred to herein as the "Declaration").

Pursuant to Section 12, paragraph 12.1 of the Declaration, Declarant reserved the right to further annex additional real property to be 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 on 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, obligations, 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 the Declaration, including, without limitation, the obligations regarding architectural review.

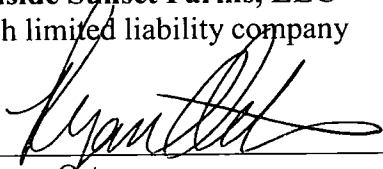
Capitalized terms herein not otherwise defined shall have the meanings set forth in the Declaration.

[Remainder of page intentionally left blank. Signatures to follow.]

IN WITNESS WHEREOF, Declarant has executed this Declaration of Expansion # 15 as of this
30 day of April, 2015.

DECLARANT:

Woodside Sunset Farms, LLC
A Utah limited liability company


By: 
Ryan Ortman

Its: Manager

STATE OF UTAH

County of Davis.

On the 30 day of April, 2015, personally appeared before me Ryan Ortman who being by me duly sworn did say that he, Peter Evans is the Manager of said Woodside Sunset Farms LLC, a Utah limited liability company.

My commission expires: June 19, 2017 
Notary Public



**EXHIBIT A
EXPANSION PROPERTY**

The Expansion Property is as follows:

Lots Fifteen Hundred and One (1501) through Fifteen Hundred and Sixteen (1516) inclusive; contained within Kaysville Sunset Equestrian Estates Plat 15A, recorded in the official records of the Davis County, Utah, Recorder's Office, as Instrument Number 2867761, Book 6270, Page 63 on 5-19-11, 2015.

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 9 AND THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF KAYSVILLE SUNSET EQUESTRIAN ESTATES PLAT 8, AS RECORDED IN THE OFFICE OF THE DAVIS COUNTY RECORDER AS ENTRY NO. 2321752, IN BOOK 4412 AT PAGE 575, SAID POINT LIES NORTH 00°16'22" WEST ALONG THE SECTION LINE 2012.29 FEET AND EAST 86.18 FEET FROM THE CENTER OF SECTION 9, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 00°16'04" WEST ALONG SAID EAST LINE 940.02 FEET TO THE SOUTH LINE OF KAYSVILLE SUNSET EQUESTRIAN ESTATES PLAT 17A, AS RECORDED IN THE OFFICE OF THE DAVIS COUNTY RECORDER AS ENTRY NO. 2377834, IN BOOK 4569 AT PAGE 75; THENCE NORTH 87°43'59" EAST ALONG SAID SOUTH LINE 5.00 FEET; THENCE SOUTH 00°16'04" EAST 447.71 FEET; THENCE NORTH 89°43'56" EAST 145.00 FEET; THENCE NORTH 40°42'48" EAST 83.87 FEET; THENCE NORTH 89°43'56" EAST 204.81 FEET; THENCE NORTH 77°39'45" EAST 198.12 FEET; THENCE NORTH 61°08'03" EAST 161.68 FEET; THENCE SOUTH 31°36'30" EAST 155.21 FEET; THENCE NORTH 53°05'01" EAST 91.54 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A 172.50 FOOT RADIUS TANGENT CURVE TO THE LEFT, THE CENTER OF WHICH BEARS NORTH 36°54'59" WEST THROUGH A CENTRAL ANGLE OF 53°02'37" A DISTANCE OF 159.70 FEET; THENCE NORTH 00°02'24" EAST 30.23 FEET; THENCE SOUTH 48°32'20" EAST 72.43 FEET; THENCE SOUTH 89°49'51" EAST 213.30 FEET TO THE WEST LINE OF KAYSVILLE SUNSET EQUESTRIAN ESTATES PLAT 10C, AS RECORDED IN THE OFFICE OF THE DAVIS COUNTY RECORDER AS ENTRY NO. _____ IN BOOK _____ AT PAGE _____ THENCE SOUTH 00°33'53" EAST ALONG SAID WEST LINE 190.16 FEET TO THE WEST LINE OF KAYSVILLE SUNSET EQUESTRIAN ESTATES PLAT 10B AS RECORDED IN THE OFFICE OF THE DAVIS COUNTY RECORDER AS ENTRY NO. 2730297, IN BOOK 5738 AT PAGE 299; THENCE ALONG SAID WEST LINE THE FOLLOWING TEN (10) COURSES: 1) SOUTH 87°17'00" WEST 20.02 FEET, 2) SOUTH 00°19'15" EAST 9.28 FEET, 3) SOUTH 64°24'02" EAST 22.61 FEET, 4) SOUTH 23°03'24" EAST 252.63 FEET, 5) SOUTH 65°37'55" WEST 57.63 FEET, 6) SOUTHWESTERLY ALONG THE ARC OF A 527.50 FOOT RADIUS TANGENT CURVE TO THE LEFT, THE CENTER OF WHICH BEARS SOUTH 24°22'05" EAST, THROUGH A CENTRAL ANGLE OF 05°43'46" A DISTANCE OF 52.75 FEET, 7) SOUTH 59°54'09" WEST 62.74 FEET, 8) WESTERLY ALONG THE ARC OF A 15.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS NORTH 30°05'51" WEST, THROUGH A CENTRAL ANGLE OF 88°02'23" A DISTANCE OF 23.05 FEET, 9) SOUTH 57°56'32" WEST 55.00 FEET AND 10) SOUTHEASTERLY ALONG THE ARC OF A 1172.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS SOUTH 57°56'32" WEST, THROUGH A CENTRAL ANGLE OF 04°13'43" A DISTANCE OF 86.54 FEET TO THE NORTH LINE OF KAYSVILLE SUNSET EQUESTRIAN ESTATES PLAT 10A, AS RECORDED IN THE OFFICE OF THE DAVIS COUNTY RECORDER AS ENTRY NO. 2681190, IN BOOK 5588 AT PAGE 1117; THENCE SOUTH 70°29'18" WEST ALONG SAID NORTH LINE AND THE EXTENSION THEREOF 187.96 FEET; THENCE NORTH 29°41'23" WEST 304.45 FEET; THENCE NORTH 38°19'21" WEST 159.99 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 777.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS NORTH 27°24'26" WEST, THROUGH A CENTRAL ANGLE OF 09°11'23" A DISTANCE OF 124.70 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 15.00 FOOT RADIUS TANGENT CURVE TO THE LEFT, THE CENTER OF WHICH BEARS SOUTH 18°13'03" EAST, THROUGH A CENTRAL ANGLE OF 86°55'33" A DISTANCE OF 22.76 FEET; THENCE SOUTH 74°51'23" WEST 55.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 15.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, THE CENTER OF WHICH BEARS SOUTH 74°51'23" WEST, THROUGH A CENTRAL ANGLE OF 86°55'33" A DISTANCE OF 22.76 FEET; THENCE WESTERLY ALONG THE ARC OF A 777.50 FOOT RADIUS TANGENT CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS NORTH 12°04'10" WEST, THROUGH A CENTRAL ANGLE OF 11°48'06" A DISTANCE OF 160.15 FEET; THENCE SOUTH 89°43'56" WEST 160.53 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 15.00 FOOT RADIUS TANGENT CURVE TO THE LEFT, THE CENTER OF WHICH BEARS SOUTH 00°16'04" EAST, THROUGH A CENTRAL ANGLE OF 90°00'00" A DISTANCE OF 23.56 FEET; THENCE SOUTH 89°43'56" WEST 55.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 15.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, THE CENTER OF WHICH BEARS SOUTH 89°43'56" WEST, THROUGH A CENTRAL ANGLE OF 90°00'00" A DISTANCE OF 23.56 FEET; THENCE SOUTH 89°43'56" WEST 130.00 FEET; THENCE SOUTH 00°16'04" EAST 333.48 FEET TO THE NORTH LINE OF SAID PLAT 8; THENCE SOUTH 89°45'02" WEST ALONG SAID NORTH LINE 5.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 422,740 SQUARE FEET OR 9.70 ACRES, 16 LOTS, 3 OPEN SPACE PARCELS, AND 3 ROADS.