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5/8/2013 10:37:00 AM \$43.00
Book - 10136 Pg - 1790-1794
Gary W. Ott
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 5 P.

When Recorded Mail To:

Spring View Capital, LLC
9071 South 1300 West Ste. 200
West Jordan, UT 84088

Tax ID No's (for reference purposes):

33-10-206-002 through 006
33-10-204-001 through 004
33-10-205-001
33-10-203-001
33-03-479-001

33-10-228-001 through 003
33-10-227-001 through 004
33-10-229-001 through 005
33-10-230-001

33-10-226-010

**Cover Page to Supplement to Declaration of Covenants,
Conditions, and Restrictions of Springview Farms Subdivision**

**SUPPLEMENT TO
THE
DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS
OF
SPRINGVIEW FARMS SUBDIVISION**

Annexation of Sage Estates Phases 2A, 2B, and 2C

WHEREAS, a Declaration of Covenants, Conditions, and Restrictions for Springview Farms Subdivision (the "Declaration") was made as of the 8th day of October, 2004 and Recorded the 12th day of October, 2004 as Entry 9195349 in Book 9047 at Page 5731, and

Pursuant to the provision of Section 15.2 of the Declaration, and applicable law, Spring View Capital, LLC, a Utah limited liability company by and through its Manager, C.W. Management Corporation, a Utah corporation ("Declarant"), does hereby supplement and amend the Declaration.

WHEREAS, Declarant is the Declarant under the original Declaration; and

WHEREAS, the Declaration anticipated expansion of the Springview Farms Subdivision (the "Subdivision") according to the projections in the approved Master Plan, which is of record; and

WHEREAS, Section 7.1 of the Declaration provides that the Declarant may from time to time unilaterally subject additional property, from that which is described on Exhibit "B" to the Declaration, to the provisions of the Declaration by filing with the Salt Lake County Recorder a Supplemental Declaration describing the property being annexed.

NOW, THEREFORE, the Declaration is and shall be supplemented and amended as follows:

1. The Declarant does hereby submit the following described real property to, and annex into the Springview Farms Subdivision, and amend and supplement the Declaration to provide that, in addition to the real property which is the subject of the initial Declaration, the following described real property, situated in Salt Lake County, State of Utah:

See Exhibit "A", attached hereto and incorporated herein by this reference.

The above-described property is hereby subjected to the Declaration and any amendments thereto pursuant to this Supplemental Declaration. The annexed property is, for reference purposes, identified on the Master Plan as Sage Estates Phases 2A, 2B, and 2C. Such property shall accordingly be divided into Units, Common Area, etc., as applicable, pursuant to the Master Plan, and shall be held, sold, used and conveyed subject to the easements, restrictions, covenants, and conditions, which run with the title to the real property subjected to the Declaration, which is accordingly incorporated herein by this reference. The Declaration as supplemented shall be binding upon all parties having any right, title or interest in the above-reference property, and their heirs, successors, successors in title, and assigns, and

shall inure to the benefit of each Owner of such property as a portion of the Properties governed by the Declaration.

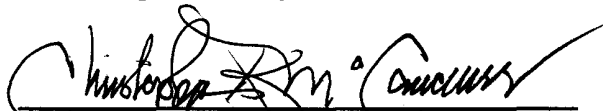
- 2. As contemplated by the Declaration, the property described in Exhibit "A" to this Supplement shall be joined with the Properties governed by the Declaration, and the numbers of Units, Owners, Members, etc., shall be adjusted accordingly as the Units are created and conveyed by Declarant.
- 3. Except as amended and supplemented hereby, the Declaration shall remain in full force and effect. The terms of this Supplemental Declaration shall control and supersede any conflicting provisions of the Declaration.

The foregoing Supplemental Declaration to the Declaration of Covenants, Conditions and Restrictions of Springview Farms Subdivision was adopted by the Declarant pursuant to the provisions of the said Declaration in its capacity as the Declarant pursuant to rights reserved in the Declaration and in its capacity as the owner of the property annexed hereby. This Supplemental Declaration shall be effective upon recordation with the Salt Lake County Recorder.

Dated this 6 day of May, 2013.


DECLARANT:

**Spring View Capital, LLC, by its Manager:
CW Management Corporation**


 By: Christopher K. McCandless
 Its: President

STATE OF UTAH)
)ss.
 COUNTY OF SALT LAKE)

On this 6 day of May, 2013, Christopher K. McCandless appeared or identified to me to be the President of the corporation that executed the above instrument on behalf of said corporation and acknowledged that such corporation executed the same.



 Notary Public
 My Commission Expires: 7/25/15



EXHIBIT A

Sage Estates Phase 2A Subdivision

Beginning North 89°59'27" East 796.14 feet along the section line from the South quarter corner of Section 3, Township 4 South, Range 1 West, Salt Lake Base and Meridian, and running thence North 2°13'35" East 110.89 feet; thence North 0°45'35" West 62.83 feet to the South line of The Residence at the Bluffs Subdivision; thence South 81°36'23" East 322.76 feet along the South line of said subdivision; thence South 82°02'47" East 221.94 feet along the South line of said subdivision; thence North 26°18'50" East 19.13 feet; thence South 80°06'00" East 42.71 feet; thence Southwesterly 24.36 feet along the arc of a 1040.00 foot radius curve to the right (center bears North 64°14'16" West and long chord bears South 26°25'59" West 24.36 feet, with a central angle of 1°20'32"); thence South 27°06'15" West 100.56 feet; thence South 62°53'45" East 46.68 feet; thence Southeasterly 112.60 feet along the arc of a 375.00 foot radius curve to the left (center bears North 62°53'15" East and long chord bears South 71°29'52" East 112.18 feet, with a central angle of 17°12'15"); thence South 80°06'00" East 12.74 feet; thence South 9°54'00" West 50.00 feet; thence North 80°06'00" West 12.74 feet; thence Northwesterly 88.87 feet along the arc of a 425.00 foot radius curve to the right (center bears North 9°54'00" East and long chord bears North 74°06'35" West 88.71 feet with a central angle of 11°58'50"); thence South 21°52'50" West 92.49 feet; thence South 41°37'14" West 170.00 feet; thence South 48°22'46" East 153.54 feet; thence North 41°37'14" East 5.00 feet; thence South 48°22'46" East 50.00 feet; thence South 41°37'14" West 86.00 feet; thence Southeasterly 23.56 feet along the arc of a 15.00 foot radius curve to the left (center bears South 41°37'14" East and long chord bears South 3°22'46" East 21.21 feet, with a central angle of 90°00'00"); thence South 48°22'46" East 73.55 feet; thence South 41°37'14" West 209.00 feet; thence North 48°22'46" West 315.00 feet; thence North 55°18'51" West 331.29 feet; thence North 31°44'19" West 43.70 feet; thence North 58°15'41" East 73.28 feet; thence North 2°13'35" East 249.20 feet to the point of beginning.

Sage Estates Phase 2B Subdivision

Beginning at a point being North 89°59'27" East 1,518.90 feet along the section line and North 82.87 feet from the South quarter corner of Section 3, Township 4 South, Range 1 West, Salt Lake Base and Meridian and running thence South 80°06'00" East 266.25 feet; thence South 09°54'00" West 150.00 feet; thence South 15°35'48" West 50.25 feet; thence South 09°54'00" West 99.37 feet; thence South 38°24'32" West 170.37 feet; thence South 41°37'14" West 281.00 feet; thence South 48°22'46" East 43.55 feet; thence South 41°37'14" West 209.00 feet; thence North 48°22'46" West 95.00 feet to the Southeast corner of Lot 29 of Sage Estates Phase 2A Subdivision; thence North 41°37'14" East 209.00 feet along the boundary line of said Sage Estates Phase 2A Subdivision; thence North 48°22'46" West 73.55 feet along the boundary line of said Sage Estates Phase 2A Subdivision; thence Northwesterly 23.56 feet along the arc of a 15.00 foot radius curve to the right (center bears North 41°37'14" East and the chord bears North 03°22'46" West 21.21 feet with a central angle of 90°00'00") along the boundary line of said Sage Estates Phase 2A Subdivision; thence North 41°37'14" East 86.00 feet along the

boundary line of said Sage Estates Phase 2A Subdivision; thence North 48°22'46" West 50.00 feet along the boundary line of said Sage Estates Phase 2A Subdivision; thence South 41°37'14" West 5.00 feet along the boundary line of said Sage Estates Phase 2A Subdivision; thence North 48°22'46" West 153.54 feet along the boundary line of said Sage Estates Phase 2A Subdivision; thence North 41°37'14" East 170.00 feet along the boundary line of said Sage Estates Phase 2A Subdivision; thence North 21°52'50" East 92.49 feet along the boundary line of said Sage Estates Phase 2A Subdivision; thence Southeasterly 88.87 feet along the arc of a 425.00 foot radius curve to the left (center bears North 21°52'52" East and the chord bears South 74°06'33" East 88.71 feet with a central angle of 11°58'50") along the boundary line of said Sage Estates Phase 2A Subdivision; thence South 80°06'00" East 12.74 feet along the boundary line of said Sage Estates Phase 2A Subdivision; thence North 09°54'00" East 200.00 feet along the boundary line of said Sage Estates Phase 2A Subdivision and its extension to the point of beginning.

Proposed SAGE ESTATES PHASE 2C SUBDIVISION, being more particularly described as follows:

Beginning at the Northeast corner of Lot 4, of Sage Estates Phase 2B Subdivision, said point being North 89°59'27" East 1781.18 feet along the section line and North 37.05 feet from the South quarter corner of Section 3, Township 4 South, Range 1 West, Salt Lake Base and Meridian, and running thence South 80°06'00" East 266.25 feet; thence South 09°54'00" West 150.00 feet; thence South 07°15'40" West 50.05 feet; thence South 09°54'00" West 150.00 feet; thence South 58°36'48" East 62.01 feet; thence South 31°23'12" West 164.49 feet; thence South 41°37'14" West 200.00 feet; thence South 48°22'46" East 85.84 feet; thence South 29°50'43" West 192.74 feet; thence South 41°08'09" West 49.78 feet; thence South 26°58'12" West 156.63 feet; thence North 48°22'46" West 111.74 feet; thence South 36°44'54" West 20.07 feet; thence North 48°22'46" West 351.63 feet to the Southeast corner of Lot 28, of Sage Estates Phase 2B Subdivision; thence North 41°37'14" East 209.00 feet along the boundary line of said Sage Estates Phase 2B Subdivision; thence North 48°22'46" West 43.55 feet along the boundary line of said Sage Estates Phase 2B Subdivision; thence North 41°37'14" East 281.00 feet along the boundary line of said Sage Estates Phase 2B Subdivision; thence North 38°24'32" East 170.37 feet along the boundary line of said Sage Estates Phase 2B Subdivision; thence North 09°54'00" East 99.37 feet along the boundary line of said Sage Estates Phase 2B Subdivision; thence North 15°35'48" East 50.25 feet along the boundary line of said Sage Estates Phase 2B Subdivision; thence North 09°54'00" East 150.00 feet along the boundary line of said Sage Estates Phase 2B Subdivision to the point of beginning.