

After Recording Return to:  
Burdette Stocking  
Blue River Land Group, LLC  
470 N 2450 W  
Tremonton, UT 84337



ENT 107904:2019 PG 1 of 4  
JEFFERY SMITH  
UTAH COUNTY RECORDER  
2019 Oct 21 9:49 am FEE 40.00 BY MG  
RECORDED FOR JENSEN, AARON

**MODIFICATION OF ANNEXABLE PROPERTY DESCRIBED UNDER THE  
DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS AND  
RESERVATION OF EASEMENTS FOR**

**APPLE HOLLOW PLAT A**

THIS MODIFICATION OF ANNEXABLE PROPERTY DESCRIBED UNDER THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS AND RESERVATION OF EASEMENTS (“**Modification**”) is made this 18 day of October, 2019, by Blue River Land Group, LLC, a Utah limited liability company, whose principal address is 470 N. 2450 W. Tremonton, UT 84337 (“**Declarant**”).

**RECITALS**

A. Declarant is the “Declarant” under and pursuant to each of the previously-recorded Declarations of Covenants, Conditions, and Restrictions and Reservation of Easements for Apple Hollow Plat A (each a “**Declaration**” and collectively the “**Declarations**”) which Declarations are each recorded in the Official Records of the Utah County Recorder as follows: (i) Declaration dated May 14, 2010 and recorded May 21, 2010 as Entry 42030:2010; (ii) Declaration dated May 14, 2010 and recorded June 11, 2010 as Entry 48263:2010; (iii) Declaration dated March 2, 2011 and recorded March 9, 2011 as Entry 19441:2011; (iv) Declaration dated August 18, 2013 and recorded September 4, 2013 as Entry 84629:2013; (v) Declaration dated August 12, 2014 and recorded November 24, 2014 as Entry 84866:2014; (vi) Declaration dated September 17, 2015 and recorded February 11, 2016 as Entry 11473:2016; and (vii) Declaration dated January 19, 2017 and recorded February 23, 2017 as Entry 18500:2017.

B. This Modification is made pursuant to Declarant’s rights of annexation under each Declaration.

C. In addition to the Original Property identified in and subject to each Declaration and the Declarations collectively, Declarant (and/or an affiliate of Declarant) owns additional real property in the City of Santaquin, Utah County, Utah, that Declarant desires to add to the Annexable Property as that term is defined and as that property is currently identified in the Declarations.

D. The Declarations erroneously previously identified as Annexable Property certain portions of the Original Property already included in and subject to the Declarations.

E. Pursuant to what is identified as Article IX in most of the Declarations (but in any case, the section titled "Right of Annexation" in each Declaration), Declarant may unilaterally supplement or modify by recorded instrument the description of the Annexable Property described in Exhibit "B" of the Declarations.

F. Declarant desires to exercise said right and to delete the Exhibit "B" of each of the Declarations and to replace said exhibit with a description of the additional property owned by Declarant thus modifying the Annexable Property subject to the Declarations as more fully set forth herein.

NOW, THEREFORE, in consideration of the foregoing, Declarant hereby supplements and modifies the Annexable Property under the Declarations as follows:

1. Modification. Exhibit "B" of the Declarations is hereby deleted in its entirety and replaced with Exhibit "B", attached hereto and incorporated herein by this reference. Notwithstanding any other provisions in the Declarations to the contrary, from and after the date of the recording of this Modification in the Official Records of the Utah County Recorder, all references to the Annexed Property shall mean and refer to the property described in Exhibit "B" attached hereto.

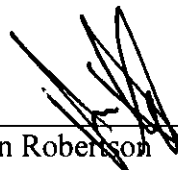
2. Effect of Modification of Declarations. This Modification supersedes all prior recorded documents affecting the property subject to the Declarations. To the extent any provisions of this Modification modify or conflict with any provisions of the Declarations, including prior addenda, amendments, schedules and exhibits, the terms of this Modification shall control.

3. Capitalized Terms. All capitalized terms used and not otherwise defined herein shall have the meanings set forth in the Declarations.

4. Effective Date. This Modification will take effect on the date this it is recorded at the office of the Utah County Recorder.

IN WITNESS THEREOF, the Declarant has executed this Modification to be effective as of the date and year this Modification is recorded.

DECLARANT  
Blue River Land Group, LLC  
a Utah limited liability company

By:  \_\_\_\_\_  
Aaron Robertson  
Its: Manager

*(Acknowledgments follow)*

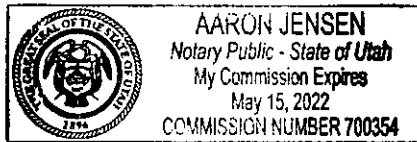
STATE OF UTAH )  
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COUNTY OF DAVIS )

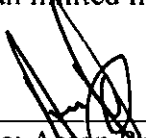
On this 18 day of October 2019, personally appeared before me Jay Stocking, who being duly sworn did say that he, Aaron Robertson is the Manager of Blue River Land Group, LLC, a Utah limited liability company, and acknowledged to me that said company executed the same.

  
NOTARY PUBLIC

Acknowledgment:

Santaquin Development, LLC  
a Utah limited liability company

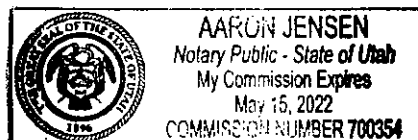


By:   
Name: Aaron Robertson  
Its: Manager

STATE OF UTAH )  
 :ss.  
COUNTY OF DAVIS )

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NOTARY PUBLIC



**EXHIBIT "B"****ANNEXABLE PROPERTY**

The Annexable Property is described as follows:

**Serial Number:** 29:042:0067 (Undeveloped Land)

**Legal Description:** COM N 496.08 FT & E 62.64 FT FR W 1/4 COR. SEC. 36, T9S, R1E, SLB&M.; ALONG A CURVE TO R (CHORD BEARS: N 52 DEG 33' 20" W 20.63 FT, RADIUS = 15 FT); ALONG A CURVE TO R (CHORD BEARS: N 4 DEG 34' 12" W 150.75 FT, RADIUS = 946 FT); N 846 FT; ALONG A CURVE TO R (CHORD BEARS: N 44 DEG 24' 48" E 20.99 FT, RADIUS = 15 FT); ALONG A CURVE TO L (CHORD BEARS: N 77 DEG 11' 14" E 416 FT, RADIUS = 1031 FT); ALONG A CURVE TO R (CHORD BEARS: N 67 DEG 25' 7" E 63.26 FT, RADIUS = 969 FT); N 75.54 FT; ALONG A CURVE TO R (CHORD BEARS: N 74 DEG 30' 51" E 136.15 FT, RADIUS = 1040 FT); ALONG A CURVE TO R (CHORD BEARS: N 84 DEG 8' 1" E 212.59 FT, RADIUS = 1040 FT); E 167.29 FT; S 450.71 FT; E 138.66 FT; S 0 DEG 13' 13" E 258.33 FT; W 155.98 FT; S 57 DEG 44' 53" W 45.45 FT; S 48 DEG 7' 47" W 12.1 FT; S 16 DEG 39' 33" E 16.08 FT; ALONG A CURVE TO R (CHORD BEARS: S 36 DEG 54' 26" W 23.99 FT, RADIUS = 15 FT); W 761.6 FT; ALONG A CURVE TO R (CHORD BEARS: N 45 DEG 0' 0" W 21.21 FT, RADIUS = 15 FT); W 40 FT; S 70 FT; W 7.5 FT; S 247.6 FT; ALONG A CURVE TO L (CHORD BEARS: S 4 DEG 36' 45" E 117 FT, RADIUS = 727.5 FT); ALONG A CURVE TO L (CHORD BEARS: S 10 DEG 17' 31" E 27.1 FT, RADIUS = 727.5 FT); S 11 DEG 21' 33" E 31.36 FT; ALONG A CURVE TO R (CHORD BEARS: S 39 DEG 26' 38" W 23.25 FT, RADIUS = 15 FT); ALONG A CURVE TO L (CHORD BEARS: S 87 DEG 8' 18" W 68.43 FT, RADIUS = 631 FT) TO BEG. AREA 16.931 AC.

**Serial Number:** 29:039:0081 (Undeveloped Land)

**Legal Description:** COM N 470.11 FT & W 1191.31 FT FR E 1/4 COR. SEC. 35, T9S, R1E, SLB&M.; N 33 DEG 17' 0" W 461.27 FT; N 0 DEG 19' 22" E 123.86 FT; ALONG A CURVE TO R (CHORD BEARS: N 57 DEG 59' 1" E 842.84 FT, RADIUS = 4870 FT); S 27 DEG 3' 9" E 71.05 FT; N 63 DEG 39' 57" E 106.37 FT; ALONG A CURVE TO R (CHORD BEARS: S 65 DEG 21' 50" E 12.27 FT, RADIUS = 10 FT); S 27 DEG 30' 0" E 99.63 FT; ALONG A CURVE TO R (CHORD BEARS: S 23 DEG 50' 8" E 77.52 FT, RADIUS = 623.6 FT); S 69 DEG 49' 3" W 15.16 FT; S 77 DEG 8' 59" W 115 FT; ALONG A CURVE TO R (CHORD BEARS: S 14 DEG 22' 56" E 125.44 FT, RADIUS = 479.82 FT); ALONG A CURVE TO R (CHORD BEARS: S 3 DEG 25' 3" E 56.92 FT, RADIUS = 506.45 FT); S 85.01 FT; ALONG A CURVE TO L (CHORD BEARS: S 5 DEG 28' 30" E 80.62 FT, RADIUS = 427.41 FT); S 10 DEG 57' 0" E 121.65 FT; S 79 DEG 3' 0" W 54.97 FT; S 10 DEG 57' 0" E 14.73 FT; S 81 DEG 55' 32" W 100.13 FT; S 84 DEG 18' 24" W 72.74 FT; S 76 DEG 41' 28" W 121.5 FT; S 57 DEG 31' 24" W 207.69 FT; S 56 DEG 55' 8" W 55 FT; S 33 DEG 4' 52" E 25.18 FT; S 56 DEG 43' 0" W 82.35 FT TO BEG. AREA 11.585 AC.

**Serial Number:** 29:040:0135 (Undeveloped Land)

**Legal Description:** COM W 1444.45 FT & N 855.74 FT FR W 1/4 COR. SEC. 36, T9S, R1E, SLB&M.; N 33 DEG 17' 0" W 27.02 FT; ALONG A CURVE TO R (CHORD BEARS: N 52 DEG 15' 26" E 18.99 FT, RADIUS = 4799 FT); S 0 DEG 19' 22" W 34.21 FT TO BEG. AREA 0.006 AC.