

88/3

(2) M ↓ see below

ENT 114073:2001 PG 1 of 3  
RANDALL A. COVINGTON  
UTAH COUNTY RECORDER  
2001 Nov 06 9:22 am FEE 82.00 BY SS  
RECORDED FOR PANDA HOMES LLC

AMENDMENT FOR EXPANSION  
FOR THE CEDARS HOMEOWNERS' ASSOCIATION

This amendment to the Declaration of Covenants, Conditions and Restrictions of The Cedars Homeowners' Association (hereinafter referred to as the "Declaration"), is made as of the date hereinafter set forth by Panda Homes, LLC. (hereinafter referred to as, "Declarant").

RECITALS

WHEREAS, Declarant caused the Declaration to be recorded on ~~April~~ <sup>March</sup> 7th, 2001 as Entry No. 21552:2001 at pages 1-66 in the official records of the Utah County Recorder, and

WHEREAS, the record of Survey Map as recorded by Delarant on ~~April~~ <sup>March</sup> 7th, 2001 as Entry No. 21550:2001, Map No. 8970, In the official records of the Utah County recorder, and

WHEREAS, the Declarations provides for the expansion of the Homeowners' Association pursuant to paragraph 1.07 of The Cedars Planned Unit Development of Declaration of Covenants, Conditions and Restrictions, and

WHEREAS, Declarant now desires to add Plat "C" to the existing The Cedars Planned Unit Development pursuant to the terms of the Declaration, and

NOW THEREFORE, for the foregoing purposes, Declarant hereby declares and certifies as follow,

Plat "C" is being annexed to and made a part of The Cedars Homeowners' Association, subject to and made a part of all of the Covenants, Condition and Restrictions of the Association. The recordation of the declaration and final plat at the Utah County Recorders Office shall constitute and effectuate the annexation of the Plat "C" into The Cedars PUD, making the same subject to the functions, power and jurisdiction of the Association, and all owners of lots in Plat "C" automatically become members of the Association.

Signed the 12<sup>th</sup> day of April, 2001

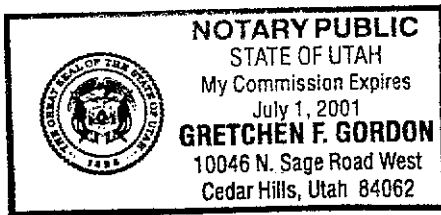
Glen V. Arnell  
Member, Panda Homes, LLC

M →

When Recorded Return To:  
Glen V. Arnell  
Panda Homes, LLC  
PO Box 1132  
Orem, UT 84059

STATE OF UTAH     )  
                                  )  
COUNTY OF UTAH    )

On this 12<sup>th</sup> day of April, 2001 personally appeared before me Glen V. Arnell, whose identity is personally known to me and who by me duly sworn did say that he is a member of Panda Homes, LLC and that said document was signed by him behalf of said corporation and said acknowledged to me that said corporation executed the same.



*Gretchen F. Gordon*  
~~Kim E. Holindrake~~, Notary Public  
GRETCHEN F. GORDON

DATE

ROBBIN J. MULLEN, L.S.

**BOUNDARY DESCRIPTION**

A PARCEL OF LAND LOCATED IN THE EAST 1/2 OF SECTION 31 AND IN THE WEST 1/2 OF SECTION 32 OF TOWNSHIP 4 SOUTH, RANGE 2 EAST, S.L.B. & M., UTAH COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS MONUMENT MARKING THE SOUTHEAST CORNER OF SAID SECTION 31, TOWNSHIP 4 SOUTH, RANGE 2 EAST; THENCE N. 00°16'49" E. ALONG THE SECTION LINE A DISTANCE OF 1599.59 FEET; THENCE EAST A DISTANCE OF 336.29 FEET TO THE REAL POINT OF BEGINNING;

THENCE NORTHWESTERLY A DISTANCE OF 182.75 FEET ALONG THE ARC OF A 370.00-FOOT RADIUS CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 28°17'56", SUBTENDED BY A CHORD THAT BEARS N. 64°24'15" W. A DISTANCE OF 180.89 FEET; THENCE N. 50°15'17" W. A DISTANCE OF 338.56 FEET; THENCE NORTHWESTERLY A DISTANCE OF 290.71 FEET ALONG THE ARC OF A 505.00-FOOT RADIUS CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 32°59'01", SUBTENDED BY A CHORD THAT BEARS N. 66°44'48" W. A DISTANCE OF 286.72 FEET; THENCE NORTHWESTERLY A DISTANCE OF 38.11 FEET ALONG THE ARC OF A 25.00-FOOT RADIUS CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 87°20'51", SUBTENDED BY A CHORD THAT BEARS N. 39°33'52" W. A DISTANCE OF 34.53 FEET; THENCE N. 04°06'33" E. A DISTANCE OF 48.07 FEET; THENCE NORTHWESTERLY A DISTANCE OF 88.37 FEET ALONG THE ARC OF A 122.00-FOOT RADIUS CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 41°30'04", SUBTENDED BY A CHORD THAT BEARS N. 16°38'29" W. A DISTANCE OF 86.45 FEET; THENCE N. 50°53'12" W. A DISTANCE OF 56.94 FEET; THENCE SOUTHWESTERLY A DISTANCE OF 111.37 FEET ALONG THE ARC OF A 122.00-FOOT RADIUS CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 52°18'13", SUBTENDED BY A CHORD THAT BEARS S. 89°28'01" W. A DISTANCE OF 107.54 FEET; THENCE S. 63°21'02" W. A DISTANCE OF 91.27 FEET; THENCE N. 26°41'28" W. A DISTANCE OF 99.93 FEET; THENCE S. 63°18'32" W. A DISTANCE OF 20.00 FEET; THENCE N. 26°41'28" W. A DISTANCE OF 431.00 FEET; THENCE N. 64°49'12" E. A DISTANCE OF 112.45 FEET; THENCE N. 25°10'48" W. A DISTANCE OF 19.36 FEET; THENCE NORTHWESTERLY A DISTANCE OF 14.09 FEET ALONG THE ARC OF A 15.00-FOOT RADIUS CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 53°48'49", SUBTENDED BY A CHORD THAT BEARS N. 52°05'13" W. A DISTANCE OF 13.58 FEET; THENCE NORTHWESTERLY A DISTANCE OF 155.44 FEET ALONG THE ARC OF A 45.00-FOOT RADIUS CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 197°54'57", SUBTENDED BY A CHORD THAT BEARS N. 19°57'51" E. A DISTANCE OF 88.90 FEET; THENCE N. 32°08'53" E. A DISTANCE OF 113.69 FEET; THENCE S. 17°16'14" E. A DISTANCE OF 130.96 FEET; THENCE S. 15°14'02" E. A DISTANCE OF 100.00 FEET; THENCE S. 10°07'35" E. A DISTANCE OF 32.13 FEET; THENCE S. 15°31'20" E. A DISTANCE OF 100.00 FEET; THENCE N. 75°17'03" E. A DISTANCE OF 12.78 FEET; THENCE N. 78°15'24" E. A DISTANCE OF 34.32 FEET; THENCE N. 81°53'00" E. A DISTANCE OF 23.14 FEET; THENCE N. 84°51'21" E. A DISTANCE OF 23.96 FEET; THENCE N. 88°27'09" E. A DISTANCE OF 33.02 FEET; THENCE S. 88°34'30" E. A DISTANCE OF 14.08 FEET; THENCE S. 84°43'06" E. A DISTANCE OF 47.02 FEET; THENCE S. 80°59'35" E. A DISTANCE OF 12.00 FEET; THENCE S. 77°15'33" E. A DISTANCE OF 47.15 FEET; THENCE S. 73°31'23" E. A DISTANCE OF 12.04 FEET; THENCE S. 70°33'57" E. A DISTANCE OF 34.81 FEET; THENCE S. 66°52'32" E. A DISTANCE OF 23.66 FEET; THENCE S. 63°55'07" E. A DISTANCE OF 23.20 FEET; THENCE S. 60°13'43" E. A DISTANCE OF 35.27 FEET; THENCE S. 57°16'18" E. A DISTANCE OF 11.58 FEET; THENCE S. 53°41'19" E. A DISTANCE OF 45.18 FEET; THENCE S. 50°43'54" E. A DISTANCE OF 1.67 FEET; THENCE S. 47°49'38" E. A DISTANCE OF 44.34 FEET; THENCE S. 44°20'38" E. A DISTANCE OF 10.84 FEET; THENCE S. 41°23'13" E. A DISTANCE OF 36.01 FEET; THENCE N. 50°53'10" E. A DISTANCE OF 100.00 FEET; THENCE NORTHWESTERLY A DISTANCE OF 37.11 FEET ALONG THE ARC OF A 554.00-FOOT RADIUS CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 3°50'17", SUBTENDED BY A CHORD THAT BEARS N. 41°01'58" W. A DISTANCE OF 37.10 FEET; THENCE N. 47°02'53" E. A DISTANCE OF 32.00 FEET; THENCE SOUTHEASTERLY A DISTANCE OF 22.79 FEET ALONG THE ARC OF A 15.00-FOOT RADIUS CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 87°02'36", SUBTENDED BY A CHORD THAT BEARS S. 86°28'25" E. A DISTANCE OF 20.66 FEET; THENCE N. 50°00'17" E. A DISTANCE OF 86.06 FEET; THENCE S. 39°12'29" E. A DISTANCE OF 32.00 FEET; THENCE S. 39°59'43" E. A DISTANCE OF 143.27 FEET; THENCE N. 63°04'44" E. A DISTANCE OF 56.46 FEET; THENCE S. 39°59'43" E. A DISTANCE OF 32.26 FEET; THENCE S. 23°35'21" W. A DISTANCE OF 47.17 FEET; THENCE S. 15°12'33" W. A DISTANCE OF 75.33 FEET; THENCE S. 09°56'51" E. A DISTANCE OF 113.29 FEET; THENCE S. 05°18'59" E. A DISTANCE OF 57.47 FEET; THENCE S. 00°30'56" E. A DISTANCE OF 57.47 FEET; THENCE S. 32°11'19" E. A DISTANCE OF 68.52 FEET; THENCE S. 30°50'14" E. A DISTANCE OF 65.02 FEET; THENCE S. 17°21'08" E. A DISTANCE OF 37.35 FEET; THENCE S. 09°57'06" E. A DISTANCE OF 95.33 FEET; THENCE S. 09°45'12" E. A DISTANCE OF 111.76 FEET; THENCE S. 38°24'42" E. A DISTANCE OF 62.05 FEET; THENCE S. 11°26'47" W. A DISTANCE OF 67.78 FEET TO THE REAL POINT OF BEGINNING, CONTAINING 12.74 ACRES OF LAND.