

E# 1211355 BK1652 PG0875  
DOUG CROFTS, WEBER COUNTY RECORDER  
08-FEB-93 958 AM FEE \$31.00 DEP NH  
REC FOR: BONNEVILLE TITLE

Recording Requested By  
MOUNTAIN VIEW TITLE  
When Recorded Mail To  
Paul A. Price, Esq.  
1372 E. Yale Avenue  
Salt Lake City, UT 84105

PLATTED  VERIFIED   
ENTERED  MICROFILMED

SECOND SUPPLEMENT TO DECLARATION OF  
COVENANTS, CONDITIONS AND RESTRICTIONS  
FOR PHASES 4, 5 AND 6 OF RIDGEMONT,  
A PLANNED RESIDENTIAL UNIT DEVELOPMENT

This supplement is executed this 2nd day of December, 1992, by OPHEIKENS & COMPANY, INC., a Utah corporation (herein "Declarant") as the owner and developer of Ridgemont Condominiums, a planned residential unit development located in the City of Washington Terrace, County of Weber, State of Utah (herein the "Project") as more particularly described in the Declaration of Covenants, Conditions and Restrictions for Phases 4, 5 And 6 of Ridgemont, A Planned Residential Unit Development (the "Declaration") referred to and described in the following paragraph, for the purpose of annexing to the Project the real property described in the Exhibit "A" attached to and incorporated herein, consisting of a portion of the Additional Land.

WITNESSETH:

WHEREAS, the Project has been subjected to certain covenants, conditions, restrictions, easements, charges and liens by that certain Plat recorded on August 10, 1988 as Entry No. 1054639, in Book 30, Page 77 of Official Records, in the Office of the County Recorder of Weber County, Utah, and by the Declaration recorded on August 10, 1988, as Entry No. 1054640, in Book 1545, at Page 403 of Official Records, in the Office of the County Recorder of Weber County, Utah;

WHEREAS, Article XI of the Declaration provides for the annexation to the Project of all or any portion of the Additional Land, effective upon the recordation in the Office of the County Recorder of Weber County, Utah of a Supplementary Declaration that sets forth the information contained herein; and

WHEREAS, by the execution and recordation of that certain First Supplementary Declaration (as defined therein) which was filed for record on 8 February, 1993, as Entry No. 121355, in Book 1652 Page 871 of Official Records, in the Office of the County Recorder of Weber County, Utah, Declarant has annexed Ridgemont, Phase 5, to the Project.

07-350-0001 TO 0015  
07-419-0001 TO 0013  
07-420-0001 TO 0017

NOW, THEREFORE, BE IT DECLARED:

1. Annexation. The real property described in the attached Exhibit "A" is hereby annexed to the Project and shall hereafter be held, transferred, sold, conveyed and occupied subject to the covenants, conditions, restrictions, easements, charges and liens set forth in the Declaration, as the same may be amended or supplemented in accordance with its terms.

2. Title. This instrument is titled and shall hereafter be referred to as the "Second Supplement to Declaration of Covenants, Conditions and Restrictions for Phases 4, 5 And 6 Of Ridgemont, A Planned Residential Unit Development", or simply as "Second Supplementary Declaration."

3. Identification of Annexed Land. The portion of the Additional Land to be annexed to the Project effective upon the recordation of this Second Supplementary Declaration is described in the Exhibit "A" attached hereto and on the Plat recorded concurrently herewith as Entry No. 1211354, in Book 35 at Page 11 of Official Records, in the Office of the County Recorder of Weber County, Utah, entitled "Ridgemont, A Planned Residential Unit Development, Phase 6."

4. Calculation of Resulting Number of Lots. As a result of the addition of the portion of the Additional land being added to the Project by the recordation of said Plat and this Second Supplementary Declaration, the total number of Lots comprising the Project is increased from twenty-six (26) Lots to forty-two (42) Lots.

5. Form for Conveyancing. Any deed, lease, mortgage, deed of trust or other instrument conveying or encumbering title to a Lot located on the portion of the Additional Land being annexed to the Project hereby shall describe the interest or estate involved substantially as follows:

"Lot No. \_\_\_\_\_, RIDGEMONT, A Planned Residential Unit Development, Phase 6, as said Lot is identified on the Plat recorded on 8 February, 1993, as Entry No. 1211354, in Book 35, at Page 11 of Official Records, in the Office of the County Recorder of Weber County, Utah; in the "Declaration of Covenants, Conditions and Restrictions for Phases 4, 5 And 6 Of Ridgemont, A Planned Residential Unit Development" recorded on August 10, 1988, as Entry No. 1054640, in Book 1545, at Page 403 of Official Records, in the Office of the County Recorder of Weber County, Utah; and in the "Second Supplement to Declaration

of Covenants, Conditions and Restrictions for Phases 4, 5 And 6 Of Ridgmont, A Planned Residential Unit Development", recorded on 8 February, 1992, as Entry No. 1211355, in Book 1472, at Page 877 of Official Records, in the Office of the County Recorder of Weber County, Utah."

Whether or not the description employed in any such instrument is in the above-specified form, however, the Declaration and this Second Supplementary Declaration shall be binding upon and inure to the benefit of any Person who acquires any interest in a Lot in the Project.

6. Capitalized Terms. All capitalized terms used and not otherwise defined herein shall have the meanings ascribed to them in the Declaration.

IN WITNESS WHEREOF, the undersigned Declarant has executed this instrument on the year and date first above written.

OPHEIKENS & COMPANY, INC., A Utah Corporation

By Orluff A. Opheikens  
Orluff A. Opheikens, President

STATE OF UTAH )  
                  ) ss  
COUNTY OF WEBER )

On the 2nd day of December, 1992, before me, a notary public, personally appeared ORLUFF A. OPHEIKENS, personally known to me to be the person who executed the within instrument as President of OPHEIKENS & COMPANY, INC., the corporation named therein, and acknowledged to me that the corporation executed it.

WITNESS MY HAND AND OFFICIAL SEAL.

Paul A. Price  
Notary Public

[Official Seal]

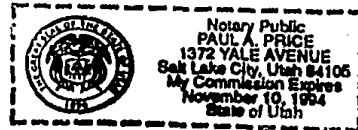


EXHIBIT "A"Description of Portion of Additional Land

The following described parcel of real property in the City of Washington Terrace, County of Weber, State of Utah:

A part of the Southeast quarter of Section 17, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, described as follows: Beginning at a point on the Northerly line of 5500 South Street 422.66 feet South 60°30' West from the intersection of the Westerly right-of-way line of 5500 South Street, said point being North 0°26' East 1514.65 feet along the Section line; and North 89°34' West 1435.25 feet; and North 29°30' West 33.00 feet; and South 60°30' West 422.66 feet from the Southeast corner of said Section 17; running thence South 60°30' West 453.53 feet along the North line of 5500 South Street to the Southeast corner of Ridgemont P.R.U.D., Phase 5, Washington Terrace City, Weber County, Utah, thence North 29°30' West 249.07 feet along the Easterly line of said Ridgemont P.R.U.D., Phase 5, to the Southerly line of Ridgemont P.R.U.D., Phase 4, Washington Terrace City, Weber County, Utah; thence four (4) courses along said Southerly line of Ridgemont P.R.U.D., Phase 4, as follows: North 73°01'38" East 115.85 feet, South 64°28'35" East 62.43 feet, North 25°31'25" East 127.72 feet and North 29°30' West 14.00 feet to the Southern most corner of Ridgemont P.R.U.D., Phase 3, Washington Terrace City, Weber County, Utah; thence North 60°30' East 200.00 feet along the Southerly line of said Ridgemont P.R.U.D., Phase 3, to the Westerly line of Ridgemont P.R.U.D., Phase 1, Washington Terrace City, Weber County, Utah; thence South 29°30'16" East 260.00 feet along said Westerly line of Ridgemont P.R.U.D., Phase 1, to the point of beginning.

Contains 2.474 Acres.