

JUN 30 2006

E 2181254 B 4067 P 2932-2936  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
06/30/2006 04:24 PM  
FEE \$327.00 Pgs: 5  
DEF PTT REC'D FOR WOODSIDE HOMES C  
ORP

AFTER RECORDING RETURN TO:

Nathan W. Pugsley  
Foxboro Coventry, LLC  
39 East Eagleridge Drive, Suite 100  
North Salt Lake, UT 84054

(Annexation)  
Property  
Parcel 2

(Original)  
Parcel 1  
Existing

(Space Above Line for Recorder's Use Only)

**FIRST AMENDMENT TO THE DECLARATION OF CONDOMINIUM  
FOR  
FOXBORO COVENTRY TOWNS,  
an expandable Utah condominium project**

THIS FIRST AMENDMENT TO THE DECLARATION OF CONDOMINIUM FOR FOXBORO COVENTRY TOWNS, an expandable Utah condominium project (this "Amendment"), is made as of this 30<sup>th</sup> day of June, 2006, by FOXBORO COVENTRY, LLC, a Utah limited liability company ("Declarant"). Capitalized terms used, but not otherwise defined, herein shall have the meaning given to such terms in the Declaration (defined below).

**WITNESSETH:**

A. The Declaration of Condominium for Foxboro Coventry Towns, an expandable Utah condominium project (the "Declaration") was recorded in the official real estate records of Davis County on November 6, 2003 as Entry No. 1930423 in Book 3412 at Page 760 (the "Declaration").

B. Declarant desires to amend Section 44(f)(6) of the Declaration to increase the maximum number of Units in the Project.

C. Pursuant to Section 28 of the Declaration, the Declaration can be amended from time to time.

D. The amendments to the Declaration set forth in this amendment have been approved by the Unit Owners in accordance with Section 26 of the Declaration.

E. The amendments set forth in this Amendment affect certain real property located in Davis County, Utah which is described on Exhibit "A" attached hereto and incorporated herein by this reference.

279 units  
+ 31 common area parcels  
- 1 for document  
309 Parcels

01-344-0001-0010  
01-345-0001-0010

01-364 - 0001 -> 0010  
01-363 - 0001 -> 0010  
01-362 - 0001 -> 0010  
01-365 - 0001 -> 0010

01-366 - 0001 - 0010  
01-367 - 0001 - 0010  
01-368 - 0001 - 0010  
01-369 - 0001 - 0010  
01-370 - 0001 - 0010

01-371 - 0001 - 0010  
01-372 - 0001 - 0010  
01-373 - 0001 - 0010  
01-374 - 0001 - 0010  
01-375 - 0001 - 0010

01-310-0001 -> 0010  
01-311-0001 -> 0010  
01-312-0001 -> 0010  
01-313-0001 -> 0010  
01-314-0001 -> 0010

01-315-0001 -> 0010  
01-316-0001 -> 0010  
01-317-0001 -> 0015  
01-326-0001 -> 0004  
01-327-0001 -> 0010

01-339-0001-0010  
01-340-0001-0015  
01-341-0001-0010  
01-342-0001-0010  
01-343-0001-0010

NOW, THEREFORE, Declarant hereby declares as follows:

1. The definition of the term "Additional Land" in the Declaration shall be revised, expanded and amended to include all real property described in the Declaration as "Additional Land" as well as that certain real property located in Davis County, Utah that is described on Exhibit "B" attached hereto and incorporated herein by this reference.

2. Section 44(f)(6) of the Declaration is hereby amended to increase the maximum number of Units within the project from 153 to 279.

3. Except as expressly modified herein, the Declaration shall remain in full force and effect.

IN WITNESS WHEREOF, Declarant has executed this Amendment the day and year first written above.

**DECLARANT:**

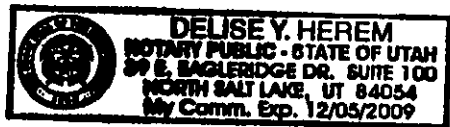
FOXBORO COVENTRY, LLC  
a Utah limited liability company

By: *Nathan W. Pugsley*  
Name: Nathan W. Pugsley  
Its: Manager

STATE OF UTAH     )  
                                  ) ss  
County of Davis     )

On the 30<sup>th</sup> day of June 2006, personally appeared before me Nathan W. Pugsley who being by me duly sworn did say that he, Nathan W. Pugsley, a Manager of Foxboro Coventry, LLC, executed the within instrument.

*Delise Y. Herem*  
Notary Public  
Residing at: Davis County  
My Commission Expires: 12-05-09



**EXHIBIT "A" TO THE  
FIRST AMENDMENT TO THE DECLARATION OF CONDOMINIUM  
FOR  
FOXBORO COVENTRY TOWNS,  
an expandable Utah condominium project**

Legal Description

**Parcel 1:**

A parcel of land located in the Northwest Quarter of Section 3, Township 1 North, Range 1 West, Salt Lake Base and Meridian, Davis County, Utah described as follows:

BEGINNING at the southwest corner of Lot 181, Foxboro Plat 1B, said southwest corner being South 89°51'41" West 974.76 feet along the north line of Section 3, Township 1 North, Range 1 West, Salt Lake Base and Meridian to the northeast corner of Lot D of said Foxboro Plat 1B and South 03°14'17" East 1,482.35 feet along the east line of said Lot D from the North Quarter Corner of said Section 3, and thence along the south line of said Lot 181 North 86°37'40" East 608.31 feet to the west right-of-way line of Foxboro Drive and a point of non-tangency of a 533.00 foot radius curve to the left, of which the radius point bears South 67°51'19" East; thence along said west right-of-way line the following two courses: Southerly 232.65 feet along said curve through a central angle of 25°00'31" and a long chord of South 09°38'26" West 230.80 feet and South 02°51'50" East 655.06 feet to the northeast corner of Lot C of said Foxboro Plat 1B; thence along the north line of said Lot C the following five courses: South 87°42'38" West 82.26 feet, South 80°10'17" West 81.96 feet, North 88°39'55" West 177.98 feet, North 66°51'17" West 144.27 feet and North 89°26'36" West 82.44 feet to the northwest corner of said Lot C and the east line of said Lot D; thence North 03°14'17" West 802.90 feet to the POINT OF BEGINNING. Said parcel contains 481,508 square feet or 11.05 acres, more or less.

**Parcel 2:**

A parcel of land located in the Southwest Quarter of Section 3, Township 1 North, Range 1 West, Salt Lake Base and Meridian, Davis County, Utah described as follows:

BEGINNING at a point at the intersection of the west right-of-way line of Foxboro Drive and the south line of Lot C, as defined in Foxboro Plat 1B, a residential subdivision as found in the official records of Davis County, said point being South 87°08'10" West 33.00 feet and North 02°51'50" West 121.49 feet from the monument marking the intersection Foxboro Drive and Manchester Drive as found in said Foxboro Plat 1B; and thence coincident with the south line of Lot C, said Foxboro Plat 1B the following 4 courses; (1) South 72°40'51" West 150.69 feet, (2) South 55°39'43" West 115.06 feet, (3) South 64°37'08" West 112.40 feet and (4) South 86°56'04" West 202.76 feet to the east

line of Lot D, said Foxboro Plat 1B; thence coincident with said east line South  $03^{\circ}14'17''$  East 639.37 feet to the east line of Foxboro Plat 19, a residential subdivision recorded in the official records of Davis County; thence coincident with said east line the following 8 courses; (1) North  $86^{\circ}45'43''$  East 100.00 feet, (2) North  $03^{\circ}14'17''$  West 24.93 feet, (3) North  $86^{\circ}45'43''$  East 298.14 feet, (4) South  $87^{\circ}36'47''$  East 35.74 feet, (5) South  $06^{\circ}09'55''$  East 130.70 feet to a point of tangency of a 20.00 feet radius curve to the left, (6) southeasterly 11.65 feet along said curve through a central angle of  $33^{\circ}22'01''$ , (7) North  $83^{\circ}50'05''$  East 94.70 feet to a point of tangency of a 21.00 feet radius curve to the left and (8) northeasterly 32.99 feet along said curve through a central angle of  $90^{\circ}00'00''$  to the said west line of Foxboro Drive; thence coincident with said west line the following 3 courses; (1) North  $06^{\circ}09'55''$  West 202.04 feet to a point of tangency of a 733.00 feet radius curve to the right, (2) northerly 42.24 feet along said curve through a central angle of  $03^{\circ}18'05''$ , (3) North  $02^{\circ}51'50''$  West 626.27 feet to the POINT OF BEGINNING. Said parcel contains 383,320 square feet or 8.80 acres, more or less.

**EXHIBIT "B" TO THE  
FIRST AMENDMENT TO THE DECLARATION OF CONDOMINIUM  
FOR  
FOXBORO COVENTRY TOWNS,  
an expandable Utah condominium project**

Legal Description

A parcel of land located in the Southwest Quarter of Section 3, Township 1 North, Range 1 West, Salt Lake Base and Meridian, Davis County, Utah described as follows:

BEGINNING at a point at the intersection of the west right-of-way line of Foxboro Drive and the south line of Lot C, as defined in Foxboro Plat 1B, a residential subdivision as found in the official records of Davis County, said point being South 87°08'10" West 33.00 feet and North 02°51'50" West 121.49 feet from the monument marking the intersection Foxboro Drive and Manchester Drive as found in said Foxboro Plat 1B; and thence coincident with the south line of Lot C, said Foxboro Plat 1B the following 4 courses; (1) South 72°40'51" West 150.69 feet, (2) South 55°39'43" West 115.06 feet, (3) South 64°37'08" West 112.40 feet and (4) South 86°56'04" West 202.76 feet to the east line of Lot D, said Foxboro Plat 1B; thence coincident with said east line South 03°14'17" East 639.37 feet to the east line of Foxboro Plat 19, a residential subdivision recorded in the official records of Davis County; thence coincident with said east line the following 8 courses; (1) North 86°45'43" East 100.00 feet, (2) North 03°14'17" West 24.93 feet, (3) North 86°45'43" East 298.14 feet, (4) South 87°36'47" East 35.74 feet, (5) South 06°09'55" East 130.70 feet to a point of tangency of a 20.00 feet radius curve to the left, (6) southeasterly 11.65 feet along said curve through a central angle of 33°22'01", (7) North 83°50'05" East 94.70 feet to a point of tangency of a 21.00 feet radius curve to the left and (8) northeasterly 32.99 feet along said curve through a central angle of 90°00'00" to the said west line of Foxboro Drive; thence coincident with said west line the following 3 courses; (1) North 06°09'55" West 202.04 feet to a point of tangency of a 733.00 feet radius curve to the right, (2) northerly 42.24 feet along said curve through a central angle of 03°18'05", (3) North 02°51'50" West 626.27 feet to the POINT OF BEGINNING. Said parcel contains 383,320 square feet or 8.80 acres, more or less.