

E 2230781 B 4186 P 1046-1070

RICHARD T. MAUGHAN

DAVIS COUNTY, UTAH RECORDER

12/26/2006 02:17 PM

FEE \$301.00 Pgs: 25

DEP RTT REC'D FOR WOODSIDE HOMES C
ORP**RETURNED
DEC 26 2006**When Recorded, Return to:

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

Parcel ID Nos. (APN's)

01-310-0001—0010	01-317-0001—0013	01-343-0001—0010	01-366-0001—0010
01-311-0001—0010	01-326-0001—0014	01-344-0001—0010	01-367-0001—0010
01-312-0001—0010	01-327-0001—0010	01-345-0001—0010	01-368-0001—0010
01-313-0001—0010	01-339-0001—0010	01-362-0001—0010	01-369-0001—0010
01-314-0001—0010	01-340-0001—0013	01-363-0001—0010	01-374-0001—0010
01-315-0001—0010	01-341-0001—0010	01-364-0001—0010	01-375-0001—0010
01-316-0001—0010	01-342-0001—0010	01-365-0001—0010	

DECLARATION OF EXPANSION # 21FOXBORO COVENTRY TOWNS

REFERENCE IS MADE to that certain Declaration of Condominium for Foxboro Coventry Towns, recorded on November 6, 2003, as Instrument No. 1930423 in Book 3412, Page 760, recorded in the Official Records, Davis County Recorder, Davis County, Utah, and that certain First Amendment to the Declaration of Condominium for Foxboro Coventry Towns, recorded on June 30, 2006, as Instrument No. 2181254 in Book 4067, Page 2932-2936, recorded in the Official Records, Davis County Recorder, Davis County, Utah (collectively referred to herein as the "Declaration").

Pursuant to Article III, Paragraph 44, Declarant reserved the right to further expand the Project to include additional Units to be subject to the Declaration, and to further such complementary additions and modifications of the covenants, conditions, and restrictions contained in the Declaration as may be necessary to hereby further expansions to the real property currently covered by the Declaration, that real property described on Exhibit A-1 to this Declaration of Expansion and depicted on Exhibit A-2 to this Declaration of Expansion (the "Expansion Property").

Upon the recordation of this Declaration of Expansion and pursuant to the terms of the Declaration, all the terms and conditions of the Declaration shall automatically apply to the Expansion Property in the same manner as if the Expansion Property originally had been covered in the Declaration and constituted a portion of the original Project. Upon said recordation, the rights, privileges, duties and liabilities of the parties to the Declaration with regard to the Expansion Property shall be the same as with regard to the original Project, and the rights, obligations, privileges, duties and liabilities of the Owners and occupants of Units within the Expansion Property shall be the same as those of the Owners and occupants of Units within the Original Property.

Pursuant to the Declaration, Declarant reserved the power to appoint to Unit Owners, from time to time, the percentages in the Common Areas. A revised schedule of undivided interests in the Common Areas created by this Declaration of Expansion is shown on Exhibit B to this Declaration of Expansion (“Revised Schedule of Undivided Interest”).

The Identifying Number of each Unit in the Expansion Property is the unit number as shown on the Plat.

Capitalized terms herein not otherwise defined shall have the meanings set forth in the Declaration.

[Remainder of page intentionally left blank. Signatures to follow.]

IN WITNESS WHEREOF, Declarant has executed this Declaration of Expansion, as of
this 22nd day of December, 2006.

DECLARANT:

FOXBORO COVENTRY, LLC
a Utah limited liability company



Scott "Chip" Nelson
Manager

STATE OF UTAH

County of Davis

On the 22nd day of December, 2006, personally appeared before me Scott "Chip" Nelson who being by me duly sworn did say that he is the Manager of FOXBORO COVENTRY, LLC, a Utah limited liability company, and that the within and foregoing instrument was signed in behalf of said Company by authority of a resolution of its Members or its Articles of Organization, and said Scott "Chip" Nelson, duly acknowledged to me that the said Company executed the same.

[Handwritten Signature]
NOTARY PUBLIC
Residing at: Davis County, Utah
My commission expires: 07-29-10



EXHIBIT A-1
Legal Description of Expansion Property

The Expansion Property is as follows:

Phase 23

All of Unit A, Unit B, and Unit C, Building 317; all of Unit A, Unit B, and Unit C, Building 322; all of Unit A, Unit B, and Unit C, Building 323; and the Common Area; contained within Coventry at Foxboro Phase 23, an expandable Utah Condominium project, as the same is identified in the Condominium Plat recorded in the official records of Davis County, Utah, Recorder's Office, as Instrument No. 2113673, Book 3890, Page 386 on October 13, 2005.

Phase 24

All of Unit A, Unit B, and Unit C, Building 324; all of Unit A, Unit B, and Unit C, Building 325; all of Unit A, Unit B, and Unit C, Building 326; and the Common Area; contained within Coventry at Foxboro Phase 24, an expandable Utah Condominium project, as the same is identified in the Condominium Plat recorded in the official records of Davis County, Utah, Recorder's Office, as Instrument No. 2115504, Book 3894, Page 1183 on October 19, 2005.

Phase 25

All of Unit A, Unit B, and Unit C, Building 327; all of Unit A, Unit B, and Unit C, Building 335; all of Unit A, Unit B, and Unit C, Building 339; and the Common Area; contained within Coventry at Foxboro Phase 25, an expandable Utah Condominium project, as the same is identified in the Condominium Plat recorded in the official records of Davis County, Utah, Recorder's Office, as Instrument No. 2115754, Book 3895, Page 649 on October 20, 2005.

Phase 30

All of Unit A, Unit B, and Unit C, Building 304; all of Unit A, Unit B, and Unit C, Building 305; all of Unit A, Unit B, and Unit C, Building 334; and the Common Area; contained within Coventry at Foxboro Phase 30, an expandable Utah Condominium project, as the same is identified in the Condominium Plat recorded in the official records of Davis County, Utah, Recorder's Office, as Instrument No. 2116854, Book 3898, Page 884 on October 25, 2005.

Phase 31

All of Unit A, Unit B, and Unit C, Building 301; all of Unit A, Unit B, and Unit C, Building 302; all of Unit A, Unit B, and Unit C, Building 303; and the Common Area; contained within Coventry at Foxboro Phase 31, an expandable Utah Condominium project, as the same is identified in the Condominium Plat recorded in the official records of Davis County, Utah, Recorder's Office, as Instrument No. 2116916, Book 3898, Page 1226 on October 25, 2005.

EXHIBIT A-2
Map of Expansion Property, Phase 23

1-BREP

COVENTRY AT FOXBORO PHASE 23
A CONDENSED PLANET LOCATED IN THE NINTH-PART QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 1 WEST, 3d 1/4, LAKE SUE, AND SECTION 20, TOWNSHIP 1 NORTH, RANGE 1 WEST, LAKE SUE, LAKE COUNTY, ILL.

OWNER'S DEDICATION AND CONSENT TO RECORD
I, the undersigned, do hereby dedicate and consent to the recording of this instrument in favor of the State of Illinois, Lake County, Illinois, for the purpose of recording this instrument in the public records of Lake County, Illinois.

DEVELOPER'S CERTIFICATE
I, the undersigned, do hereby certify that the information herein is true and correct to the best of my knowledge and belief, and that the same has been prepared and issued in the public interest.

NOTES
1. The boundaries of the lots are shown on the attached map and are based on the plan of the subdivision as shown on the attached map and are based on the plan of the subdivision as shown on the attached map and are based on the plan of the subdivision as shown on the attached map.

City Council Approval
I, the undersigned, do hereby certify that the information herein is true and correct to the best of my knowledge and belief, and that the same has been prepared and issued in the public interest.

Notary Public
Notary Public for the State of Illinois
By Charles A. [Signature] Notary Public
My Commission Expires 12/31/2010

City Council Seal
Seal of the City Council of Lake County, Illinois

Notary Seal
Notary Seal of Charles A. [Signature]

<p>Responsible for Approval</p> <p>The <u>Subdivider</u> is <u>[Signature]</u></p> <p>City Engineer <u>[Signature]</u></p>	<p>Responsible for Approval</p> <p>The <u>Subdivider</u> is <u>[Signature]</u></p> <p>City Engineer <u>[Signature]</u></p>	<p>Responsible for Approval</p> <p>The <u>Subdivider</u> is <u>[Signature]</u></p> <p>City Engineer <u>[Signature]</u></p>	<p>City Council Approval</p> <p>Approved by the City Council of Lake County, Illinois on this <u>17th</u> day of <u>September</u>, 2008 at which time the resolution was approved and adopted.</p> <p><u>[Signature]</u> City Clerk</p>
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1-BREP

Plan Prepared For:
Portland Development, LLC
20 East Lincoln Drive, Suite 100
Farmers Dale, Lake County, Illinois

Plan Prepared By:
BUNGE LANC
1001 West Lincoln Drive, Suite 100
Farmers Dale, Lake County, Illinois

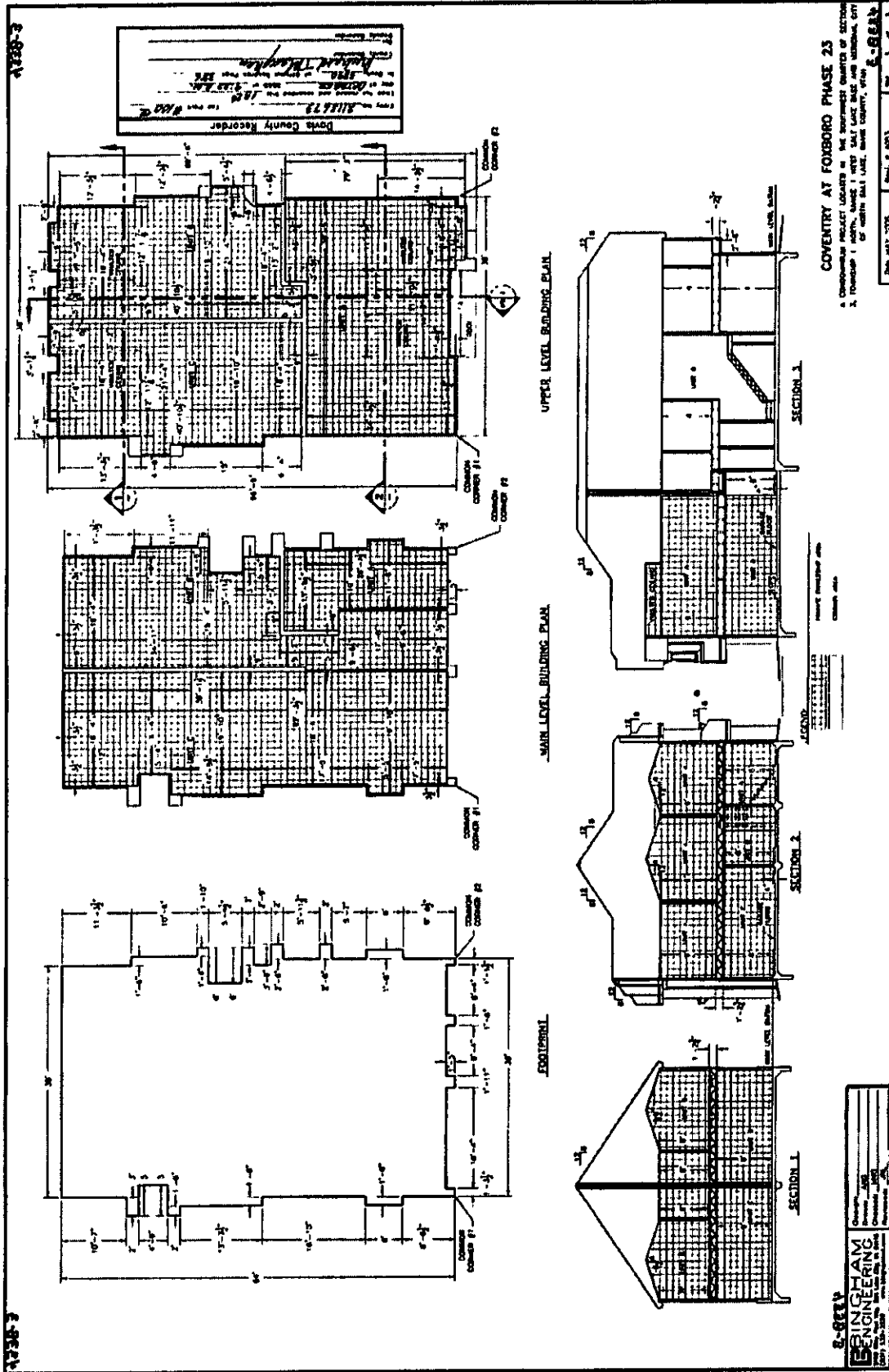
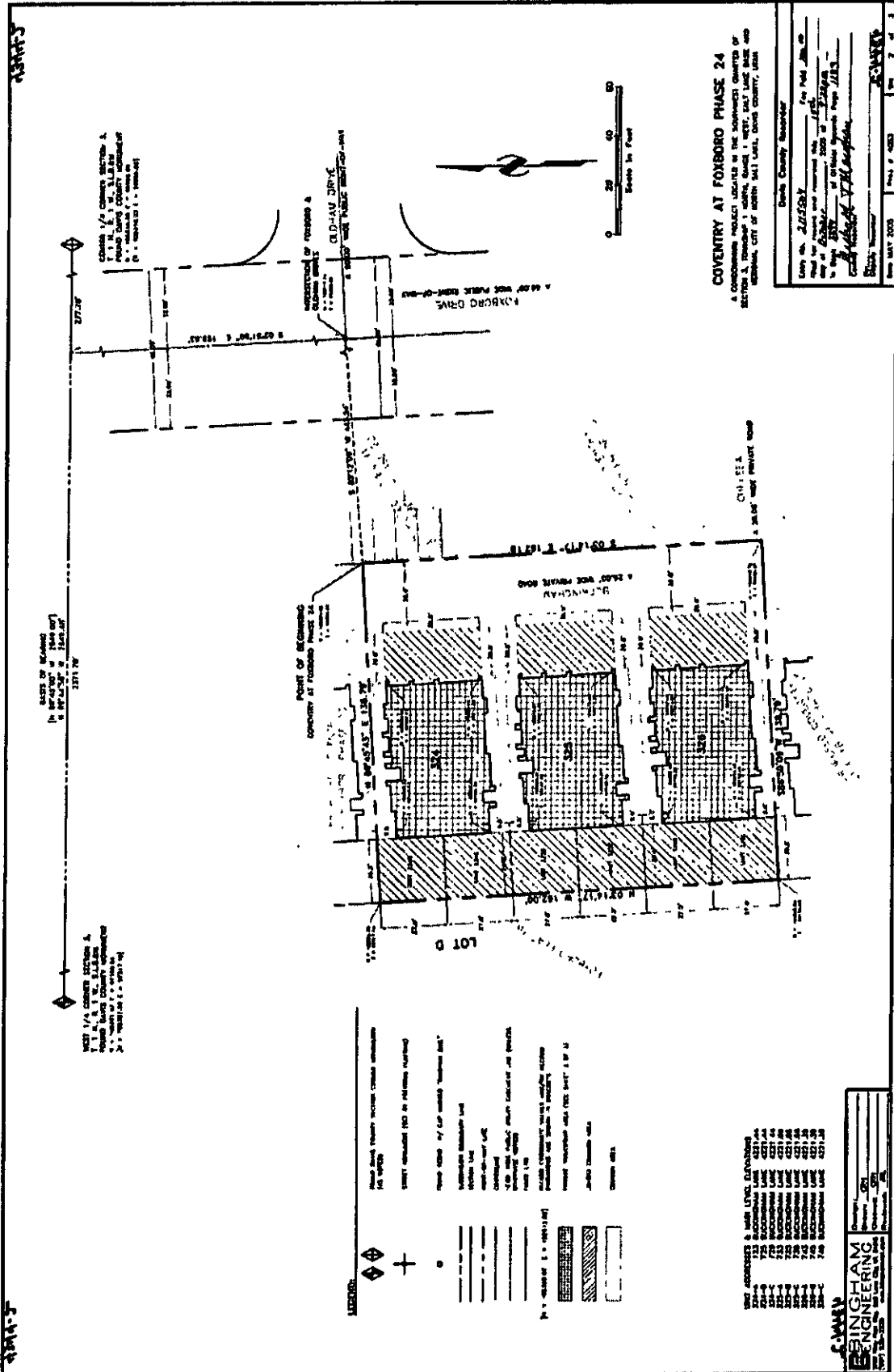
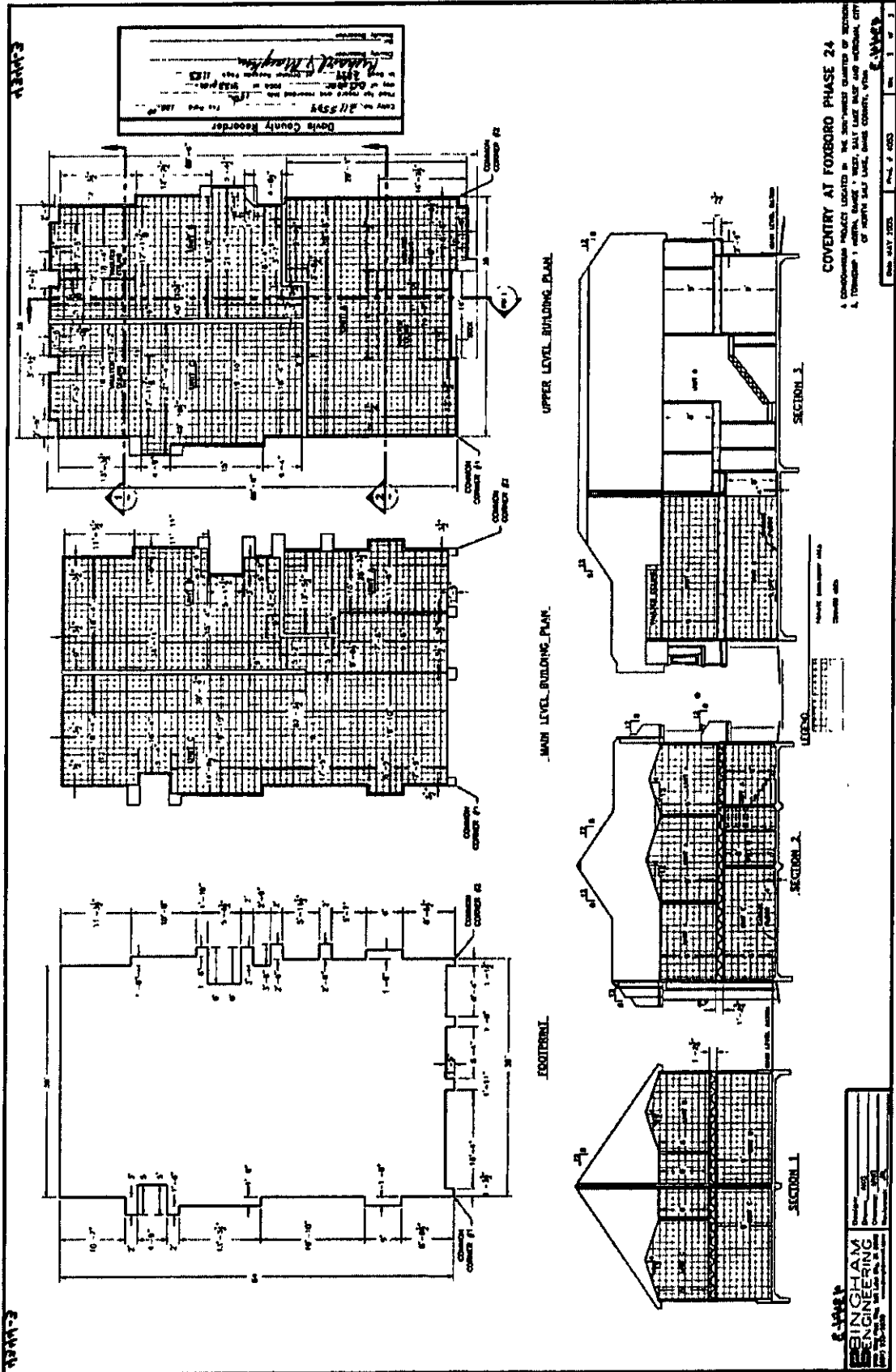
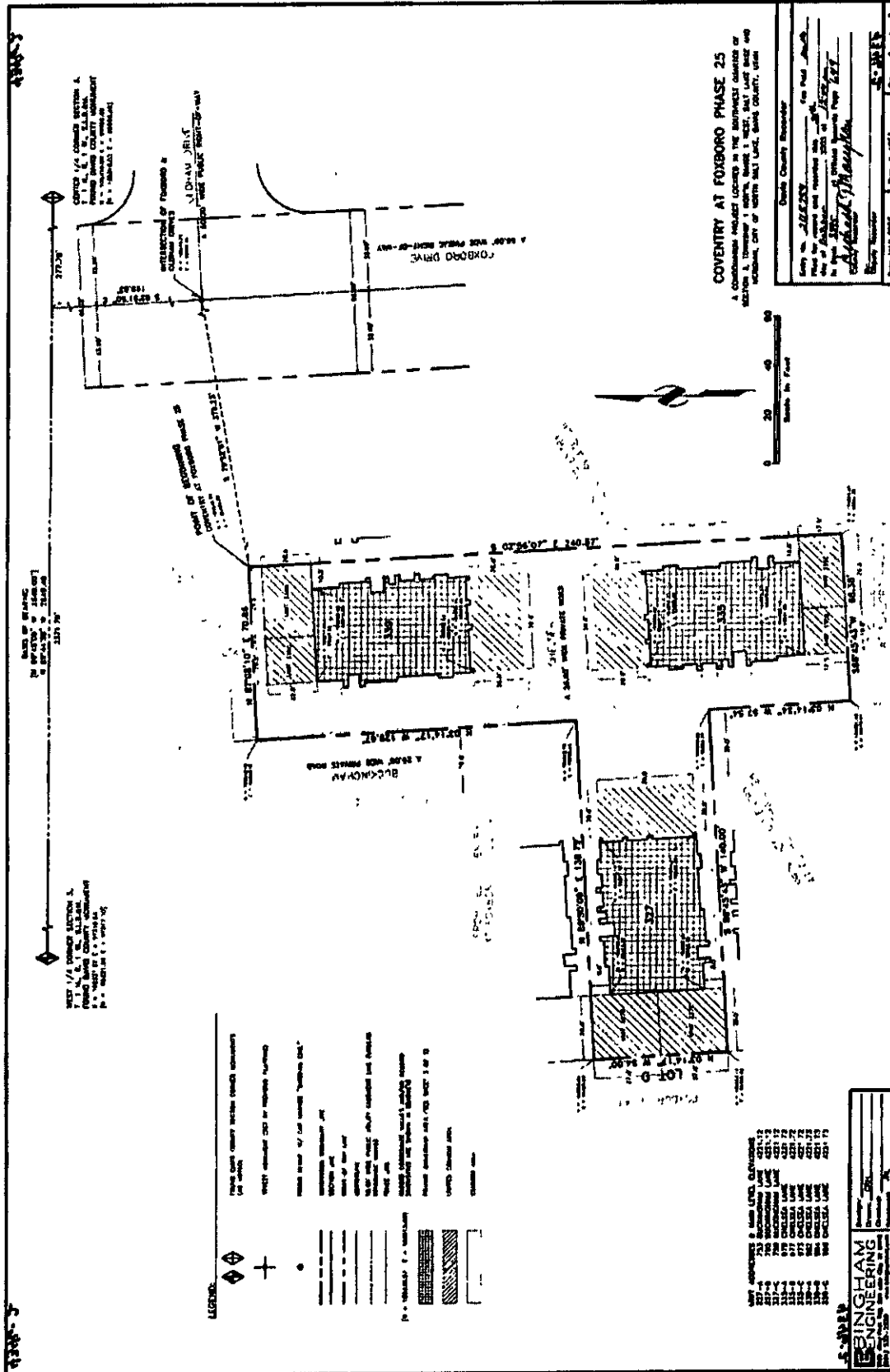


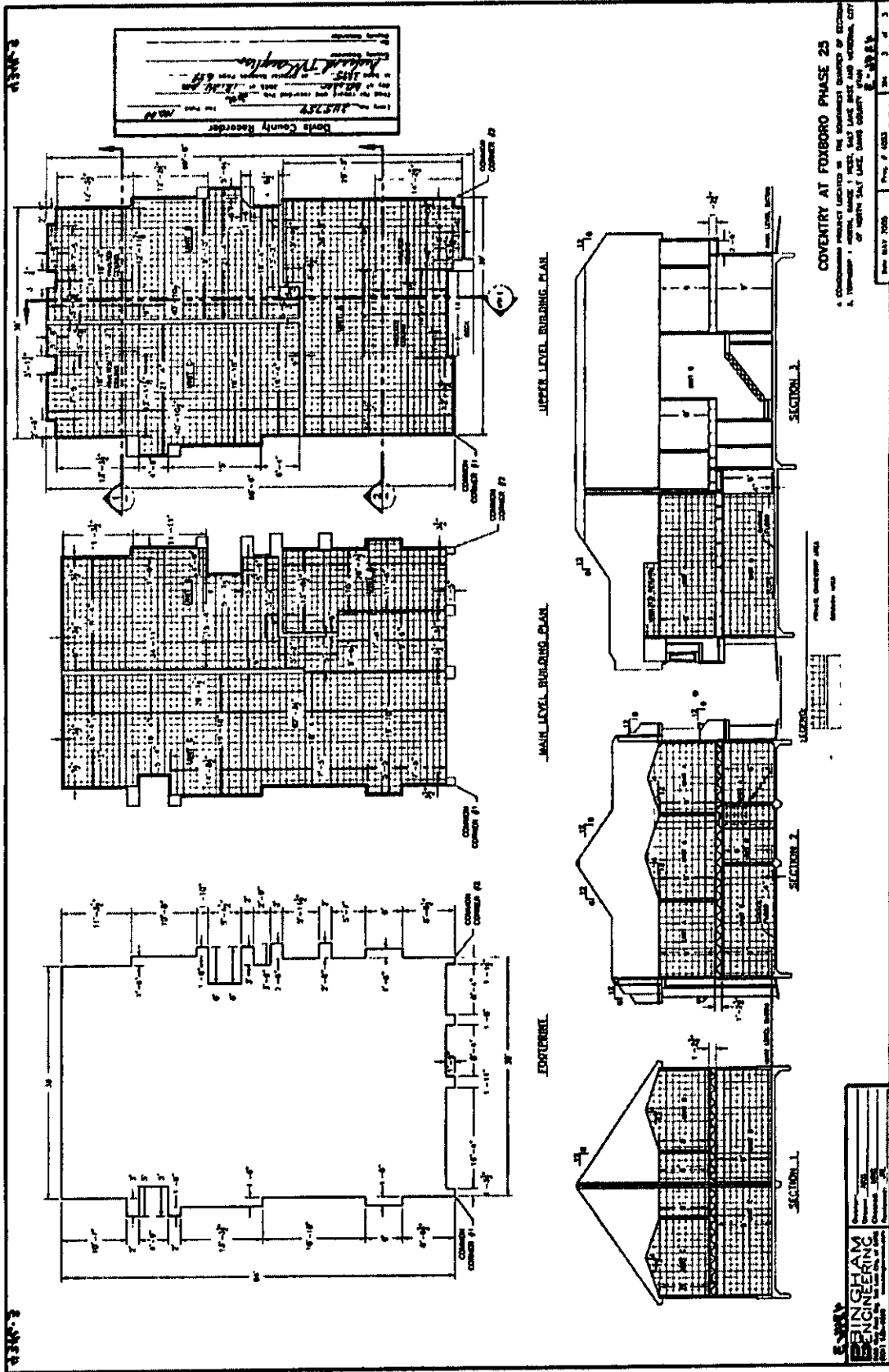
EXHIBIT A-2
Map of Expansion Property, Phase 24

<p style="text-align: center;">COVENTRY AT FOXBORO PHASE 24</p> <p>A. COMPOSITE PLANT LOCATED IN THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 1 WEST 10th 1st L&M AND WESTMAN, CITY OF WORTH 3RD L&M, DAVENPORT COUNTY, IOWA.</p> <p style="text-align: center;">OWNER'S DEDICATION AND CONSENT TO RECORD</p> <p>I, the undersigned, being the owner of the above described premises, do hereby dedicate and consent to the recording of the plat hereon attached and to the extension of the right of way and easements thereon as shown on the plat hereon attached.</p> <p style="text-align: center;">ACKNOWLEDGEMENT</p> <p>Given at North Davenport, Iowa, this 13th day of August, 2008.</p> <p><i>[Signature]</i> James H. Nelson President of Foxboro Development, LLC</p> <p style="text-align: right;">Notary Public for the State of Iowa My Commission Expires 12-31-2010</p>	<p style="text-align: center;">NOTES</p> <ol style="list-style-type: none"> 1. Boundary corners will be located and marked on the ground with a "M" or other suitable mark. 2. The plat hereon attached is based on the plat of the Foxboro Development, LLC, dated and recorded in the Public Records of Davenport, Iowa, at Book 1875, Page 17, of the County of Davenport, Iowa. 3. All corners on the plat hereon attached are of the same character. 4. All lines on the plat hereon attached are of the same character. 5. All lines on the plat hereon attached are of the same character. 6. All lines on the plat hereon attached are of the same character. 7. All lines on the plat hereon attached are of the same character. 8. All lines on the plat hereon attached are of the same character. 9. All lines on the plat hereon attached are of the same character. 10. All lines on the plat hereon attached are of the same character. 11. All lines on the plat hereon attached are of the same character. 12. All lines on the plat hereon attached are of the same character. 13. All lines on the plat hereon attached are of the same character. 14. All lines on the plat hereon attached are of the same character. 15. All lines on the plat hereon attached are of the same character. 16. All lines on the plat hereon attached are of the same character. 17. All lines on the plat hereon attached are of the same character. 18. All lines on the plat hereon attached are of the same character. 19. All lines on the plat hereon attached are of the same character. 20. All lines on the plat hereon attached are of the same character.
<p style="text-align: center;">RECOMMENDED FOR APPROVAL</p> <p><i>[Signature]</i> City Engineer</p>	<p style="text-align: center;">RECOMMENDED FOR APPROVAL</p> <p><i>[Signature]</i> City Engineer</p>
<p style="text-align: center;">RECOMMENDED FOR APPROVAL</p> <p><i>[Signature]</i> City Engineer</p>	<p style="text-align: center;">RECOMMENDED FOR APPROVAL</p> <p><i>[Signature]</i> City Engineer</p>
<p style="text-align: center;">RECOMMENDED FOR APPROVAL</p> <p><i>[Signature]</i> City Engineer</p>	<p style="text-align: center;">RECOMMENDED FOR APPROVAL</p> <p><i>[Signature]</i> City Engineer</p>









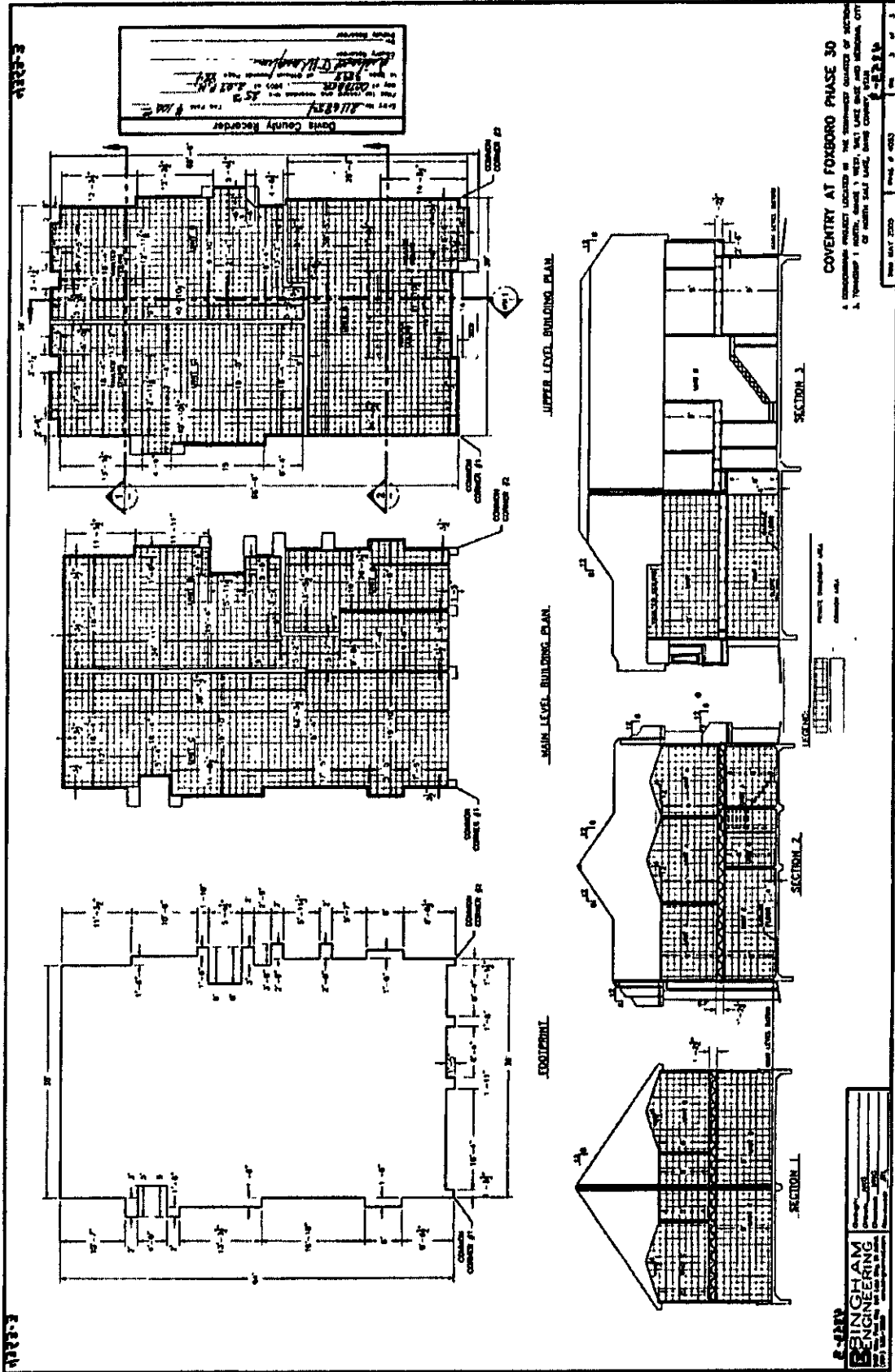


EXHIBIT A-2 Map of Expansion Property, Phase 31

COVENTRY AT FOXBORO PHASE 31
A COMMERCIAL PROJECT LOCATED IN THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 1 WEST, 3RD LANE WEST AND NATIONAL CITY OF FOXBORO TOWN, EAST FOXBORO COUNTY, ILLINOIS

DIRECTOR'S CERTIFICATE
I, Charles J. Jackson, Director of Planning and Development, do hereby certify that the expansion of the property, as shown on the attached map, is in accordance with the provisions of the Foxboro Township Zoning Ordinance, Chapter 11.0, and that the expansion is in accordance with the provisions of the Foxboro Township Zoning Ordinance, Chapter 11.0, and that the expansion is in accordance with the provisions of the Foxboro Township Zoning Ordinance, Chapter 11.0.

ACKNOWLEDGMENT
I, [Signature], Mayor of Foxboro, Illinois, do hereby certify that the expansion of the property, as shown on the attached map, is in accordance with the provisions of the Foxboro Township Zoning Ordinance, Chapter 11.0, and that the expansion is in accordance with the provisions of the Foxboro Township Zoning Ordinance, Chapter 11.0.

NOTES
1) Property shown on this map is bounded and measured as shown on the attached map.
2) This Certificate is subject to the provisions of the Foxboro Township Zoning Ordinance, Chapter 11.0, and that the expansion is in accordance with the provisions of the Foxboro Township Zoning Ordinance, Chapter 11.0.
3) The property shown on this map is bounded and measured as shown on the attached map.
4) The property shown on this map is bounded and measured as shown on the attached map.
5) The property shown on this map is bounded and measured as shown on the attached map.
6) The property shown on this map is bounded and measured as shown on the attached map.
7) The property shown on this map is bounded and measured as shown on the attached map.
8) The property shown on this map is bounded and measured as shown on the attached map.
9) The property shown on this map is bounded and measured as shown on the attached map.
10) The property shown on this map is bounded and measured as shown on the attached map.

City Council Approval
Approved by the City Council of Foxboro, Illinois, on the 15th day of September, 2008.

City Council Member
[Signature]

City Council Secretary
[Signature]

City Council Approval
Approved by the City Council of Foxboro, Illinois, on the 15th day of September, 2008.

City Council Member
[Signature]

City Council Secretary
[Signature]

FOXBORO DEVELOPMENT, INC.
1500 North Lincoln Street, Suite 100
Foxboro, Illinois 61231

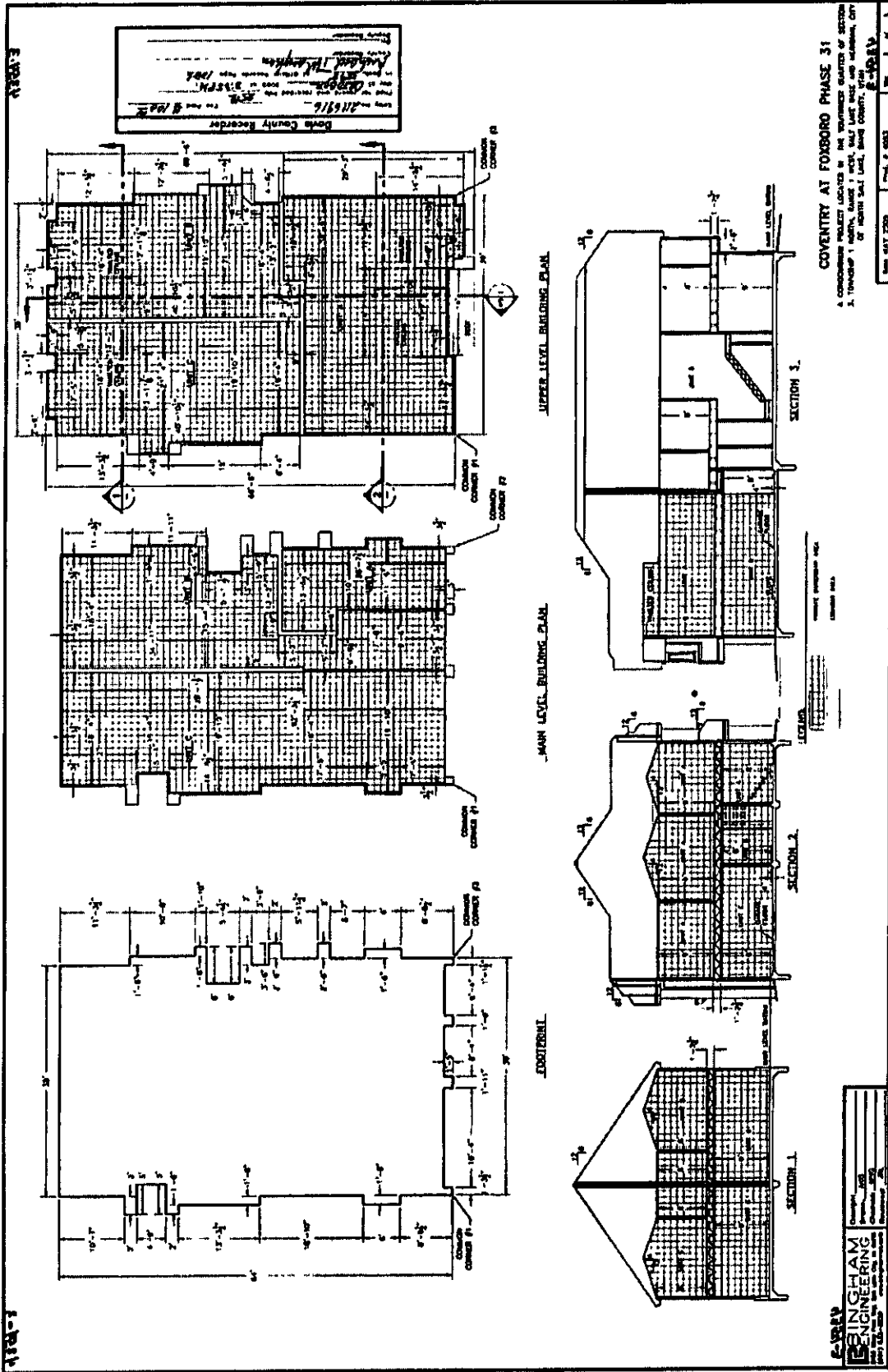
Project Prepared By:
[Signature]

Project Prepared For:
Foxboro Development, Inc., 1500 North Lincoln Street, Suite 100, Foxboro, Illinois 61231

Recommended for Approval
[Signature]

Recommended for Approval
[Signature]

Recommended for Approval
[Signature]



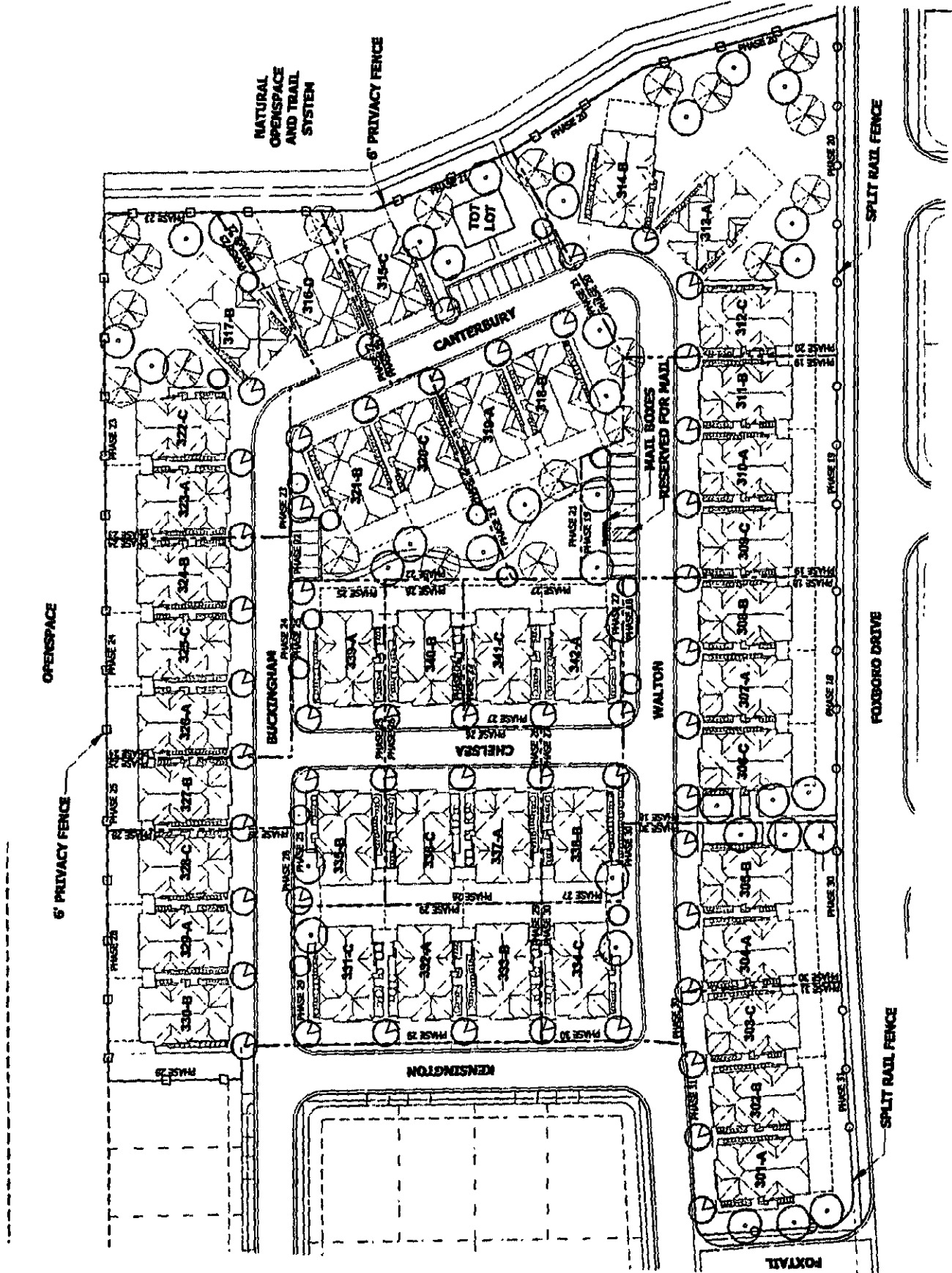


EXHIBIT B

Revised Schedule of Undivided Interest								
Phase #	UNIT	UNIT %	Phase #	UNIT	UNIT %	Phase #	UNIT	UNIT %
	101 A	0.412%		111 A	0.412%		121 A	0.412%
	101 B	0.412%		111 B	0.412%		121 B	0.412%
	101 C	0.412%		111 C	0.412%		121 C	0.412%
	102 A	0.412%		112 A	0.412%		122 A	0.412%
	102 B	0.412%		112 B	0.412%		122 B	0.412%
	102 C	0.412%		112 C	0.412%		122 C	0.412%
	103 A	0.412%		113 A	0.412%		123 A	0.412%
	103 B	0.412%		113 B	0.412%		123 B	0.412%
	103 C	0.412%		113 C	0.412%		123 C	0.412%
	104 A	0.412%		114 A	0.412%		124 A	0.412%
	104 B	0.412%		114 B	0.412%		124 B	0.412%
	104 C	0.412%		114 C	0.412%		124 C	0.412%
	105 A	0.412%		115 A	0.412%		125 A	0.412%
	105 B	0.412%		115 B	0.412%		125 B	0.412%
	105 C	0.412%		115 C	0.412%		125 C	0.412%
	106 A	0.412%		116 A	0.412%		126 A	0.412%
	106 B	0.412%		116 B	0.412%		126 B	0.412%
	106 C	0.412%		116 C	0.412%		126 C	0.412%
	107 A	0.412%		117 A	0.412%		127 A	0.412%
	107 B	0.412%		117 B	0.412%		127 B	0.412%
	107 C	0.412%		117 C	0.412%		127 C	0.412%
	108 A	0.412%		118 A	0.412%		128 A	0.412%
	108 B	0.412%		118 B	0.412%		128 B	0.412%
	108 C	0.412%		118 C	0.412%		128 C	0.412%
	109 A	0.412%		119 A	0.412%		129 A	0.412%
	109 B	0.412%		119 B	0.412%		129 B	0.412%
	109 C	0.412%		119 C	0.412%		129 C	0.412%
	110 A	0.412%		120 A	0.412%			
	110 B	0.412%		120 B	0.412%			
	110 C	0.412%		120 C	0.412%			

Revised Schedule of Undivided Interest								
Phase #	UNIT	UNIT %	Phase #	UNIT	UNIT %	Phase #	UNIT	UNIT %
	201 A	0.412%		211 A	0.412%		221 A	0.412%
	201 B	0.412%		211 B	0.412%		221 B	0.412%
	201 C	0.412%		211 C	0.412%		221 C	0.412%
	202 A	0.412%		212 A	0.412%		222 A	0.412%
	202 B	0.412%		212 B	0.412%		222 B	0.412%
	202 C	0.412%		212 C	0.412%		222 C	0.412%
	203 A	0.412%		213 A	0.412%			
	203 B	0.412%		213 B	0.412%			
	203 C	0.412%		213 C	0.412%			
	204 A	0.412%		214 A	0.412%			
	204 B	0.412%		214 B	0.412%			
	204 C	0.412%		214 C	0.412%			
	205 A	0.412%		215 A	0.412%			
	205 B	0.412%		215 B	0.412%			
	205 C	0.412%		215 C	0.412%			
	206 A	0.412%		216 A	0.412%			
	206 B	0.412%		216 B	0.412%			
	206 C	0.412%		216 C	0.412%			
	207 A	0.412%		217 A	0.412%			
	207 B	0.412%		217 B	0.412%			
	207 C	0.412%		217 C	0.412%			
	208 A	0.412%		218 A	0.412%			
	208 B	0.412%		218 B	0.412%			
	208 C	0.412%		218 C	0.412%			
	209 A	0.412%		219 A	0.412%			
	209 B	0.412%		219 B	0.412%			
	209 C	0.412%		219 C	0.412%			
	210 A	0.412%		220 A	0.412%			
	210 B	0.412%		220 B	0.412%			
	210 C	0.412%		220 C	0.412%			

Revised Schedule of Undivided Interest								
Phase #	UNIT	UNIT %	Phase #	UNIT	UNIT %	Phase #	UNIT	UNIT %
Phase 31	301 A	0.412%	Phase 19	311 A	0.412%	Phase 22	321 A	0.412%
Phase 31	301 B	0.412%	Phase 19	311 B	0.412%	Phase 22	321 B	0.412%
Phase 31	301 C	0.412%	Phase 19	311 C	0.412%	Phase 22	321 C	0.412%
Phase 31	302 A	0.412%	Phase 20	312 A	0.412%	Phase 23	322 A	0.412%
Phase 31	302 B	0.412%	Phase 20	312 B	0.412%	Phase 23	322 B	0.412%
Phase 31	302 C	0.412%	Phase 20	312 C	0.412%	Phase 23	322 C	0.412%
Phase 31	303 A	0.412%	Phase 20	313 A	0.412%	Phase 23	323 A	0.412%
Phase 31	303 B	0.412%	Phase 20	313 B	0.412%	Phase 23	323 B	0.412%
Phase 31	303 C	0.412%	Phase 20	313 C	0.412%	Phase 23	323 C	0.412%
Phase 30	304 A	0.412%	Phase 20	314 A	0.412%	Phase 24	324 A	0.412%
Phase 30	304 B	0.412%	Phase 20	314 B	0.412%	Phase 24	324 B	0.412%
Phase 30	304 C	0.412%	Phase 20	314 C	0.412%	Phase 24	324 C	0.412%
Phase 30	305 A	0.412%	Phase 21	315 A	0.412%	Phase 24	325 A	0.412%
Phase 30	305 B	0.412%	Phase 21	315 B	0.412%	Phase 24	325 B	0.412%
Phase 30	305 C	0.412%	Phase 21	315 C	0.412%	Phase 24	325 C	0.412%
Phase 18	306 A	0.412%	Phase 22	316 A	0.412%	Phase 24	326 A	0.412%
Phase 18	306 B	0.412%	Phase 22	316 B	0.412%	Phase 24	326 B	0.412%
Phase 18	306 C	0.412%	Phase 22	316 C	0.412%	Phase 24	326 C	0.412%
Phase 18	307 A	0.412%	Phase 23	317 A	0.412%	Phase 25	327 A	0.412%
Phase 18	307 B	0.412%	Phase 23	317 B	0.412%	Phase 25	327 B	0.412%
Phase 18	307 C	0.412%	Phase 23	317 C	0.412%	Phase 25	327 C	0.412%
Phase 18	308 A	0.412%	Phase 21	318 A	0.412%	Phase 28	328 A	
Phase 18	308 B	0.412%	Phase 21	318 B	0.412%	Phase 28	328 B	
Phase 18	308 C	0.412%	Phase 21	318 C	0.412%	Phase 28	328 C	
Phase 19	309 A	0.412%	Phase 21	319 A	0.412%	Phase 28	329 A	
Phase 19	309 B	0.412%	Phase 21	319 B	0.412%	Phase 28	329 B	
Phase 19	309 C	0.412%	Phase 21	319 C	0.412%	Phase 28	329 C	
Phase 19	310 A	0.412%	Phase 22	320 A	0.412%	Phase 28	330 A	
Phase 19	310 B	0.412%	Phase 22	320 B	0.412%	Phase 28	330 B	
Phase 19	310 C	0.412%	Phase 22	320 C	0.412%	Phase 28	330 C	

Revised Schedule of Undivided Interest						
Phase #	UNIT	UNIT %	Phase #	UNIT	UNIT %	
Phase 29	331 A		Phase 27	341 A		
Phase 29	331 B		Phase 27	341 B		
Phase 29	331 C		Phase 27	341 C		
Phase 29	332 A		Phase 27	342 A		
Phase 29	332 B		Phase 27	342 B		
Phase 29	332 C		Phase 27	342 C		
Phase 29	333 A					
Phase 29	333 B					
Phase 29	333 C					
Phase 30	334 A	0.412%				
Phase 30	334 B	0.412%				
Phase 30	334 C	0.412%				
Phase 25	335 A	0.412%				
Phase 25	335 B	0.412%				
Phase 25	335 C	0.412%				
Phase 26	336 A					
Phase 26	336 B					
Phase 26	336 C					
Phase 26	337 A					
Phase 26	337 B					
Phase 26	337 C					
Phase 27	338 A					
Phase 27	338 B					
Phase 27	338 C					
Phase 25	339 A	0.412%				
Phase 25	339 B	0.412%				
Phase 25	339 C	0.412%				
Phase 26	340 A					
Phase 26	340 B					
Phase 26	340 C					
					Total %	100%
					Units	243
					% / unit	0.412%