

When recorded mail to: NILSON & CO., INC., a Utah Corporation 5617 South 1475 East Ogden, UT 84403

E# 2376708 PG 1 OF 2
ERNEST D ROWLEY, WEBER COUNTY RECORDER
21-NOV-D8 234 PM FEE \$64.00 DEP SC
REC FOR: BONNEVILLE SUPERIOR TITLE COMP
ELECTRONICALLY RECORDED

FIRST SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR COLD SPRINGS VILLAGE

11-377-0001 HW 11-377-0053

Planned Residential Unit Development

KNOW ALL PERSONS BY THESE PRESENTS:

WHEREAS, the Declaration of Covenants, Conditions and Restrictions for Cold Springs Village, a planned residential unit development (Phase 1), was recorded March 16, 2006, as Entry number 2166609, pages 1 through 41, Records of Weber County, Utah (the "Declaration"); and

WHEREAS, the First Amendment to Declaration to Declaration of Covenants, Conditions and Restrictions for Cold Springs Village, a planned residential unit development (Phase 1), was dated the 24th day of August, 2006, and recorded on the 28th day of August, 2006, as Entry number 2203671, pages 1 through 43, Records of Weber County, Utah (the "First Amended Declaration"); and

WHEREAS, it is necessary and desirable that the Amended Declaration be supplemented to expand the project by adding additional portions of that real property described in Article II, Paragraph 2.03(a) of the Amended Declaration; and

WHEREAS, the undersigned is authorized by Article II, Paragraph 2.3 of the Amended Declaration in its absolute discretion, and without the consent or participation of any owner to expand the project by filing this Supplemental Declaration,

NOW, THEREFORE, in consideration of the promises, agreements, and considerations herein contained, IT IS HEREBY AGREED that the Declaration shall be, and the same is, hereby amended as follows:

1. The Project is hereby expanded to include Cold Springs Village, Phase 2, a planned residential unit development, more particularly described as follows:

PART OF THE NORTHWEST QUARTER OF SECTION 4 AND PART OF THE NORTHEAST QUARTER OF SECTION 5, T.6N., R.1W., S.L.B.&M., U.S. SURVEY.

BEGINNING AT A POINT BEING N00°01'47"W 762.54 FEET AND S89°58'13"W 4686.76 FEET FROM THE EAST QUARTER CORNER OF SECTION 4; THENCE S00°50'34"W 599.33 FEET TO THE SOUTH LINE OF NORTH OGDEN CITY AND NORTH LINE OF ARC4BFND LLC; THENCE N89°56'15"W 618.46 FEET TO THE SOUTHEAST CORNER OF LOT 1 OF

Nilson & Co., Inc., a Utah Corporation Cold Springs Village First Supplemental Declaration of Covenants 1

NORTH POINTE THEATERS SUBDIVISION: THENCE N00°50'15"E ALONG THE EAST LINE OF SAID LOT 1 442.66 FEET TO THE SOUTH BOUNDARY OF COLD SPRINGS VILLAGE P.R.U.D. PHASE 1; THENCE ALONG SAID SOUTH LINE THE FOLLOWING THIRTEEN (13) COURSES: (1) N72°16'03"E 111.90 FEET TO A 365.00 FOOT RADIUS CURVE THE CENTER OF WHICH BEARS N74°52'35"E, (2) SOUTHEASTERLY ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 02°36'32" A DISTANCE OF 16.62 FEET, (3) S17°43'57"E 5.64 FEET, (4) N72°16'03"E 101.50 FEET, (5) S17°43'57"E 158.15 FEET, (6) S89°09'26"E 115.56 FEET, (7) N00°50'34"E 53.00 FEET, (8) N03°11'12"W 52.66 FEET, (9) N07°43'42"W 46.67 FEET, (10) N22°52'24"W 46.44 FEET, (11) N59°23'28"E 112.49 FEET, (12) N60°03'55"E 30.00 FEET, AND (13) S89°09'26"E 151.10 FEET TO THE POINT OF BEGINNING.

CONTAINING 6.93 ACRES.

11-377-0001 FARU 11-377-005

ALSO KNOWN AS LOTS 62 THROUGH 114, INCLUSIVE, COLD SPRINGS VILLAGE, PHASE 2, A PLANNED RESIDENTIAL UNIT DEVELOPMENT.

- This First Supplemental Declaration incorporates herein by reference the terms and conditions of the Amended Declaration, and all terms thereof shall be binding upon Cold Springs Village, Phase 2, a planned residential unit development.
- This First Supplemental Declaration, and every provision hereof, shall take effect 3. upon recording.

IN WITNESS WHEREOF, the undersigned has executed this First Supplemental Declaration the 21st day of November, 2008.

DECLARANT:

NILSON & CO., INC., a Utah Corporation

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STATE OF UTAH

: ss.)

COUNTY OF WEBER

On this 21st day of November, 2008, personally appeared before me Bruce L. Nilson, known to me to be the President of Nilson & Co., Inc., a Utah Corporation, and known to me to be the person who executed the within instrument on behalf of said entity.

NOTARY PUBLIC Kathleen W. Kimber 962 Chambers Street Suite 10 Ogden, Utah 84403 My Commission Expires May 1, 2009 STATE OF UTAH

Nilson & Co., Inc., a Utah Corporation

Cold Springs Village

First Supplemental Declaration of Covenants

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Notary Public