

WHEN RECORDED RETURN TO:
ANGEL STREET PARTNERS, LLC
758 South 400 East
Orem, Utah 84097
(801) 447-5155

E 2512545 B 4965 P 397-401
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
2/19/2010 12:58:00 PM
FEE \$21.00 Pgs: 5
DEP eCASH REC'D FOR BARTLETT TITLE INS AGENCY INC

Tax ID 10-284-0001
10-284-0002
10-284-0003
10-284-0004

**FIRST SUPPLEMENT TO
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS,
AND RESERVATION OF EASEMENTS
FOR
COURTYARDS AT ANGEL STREET
(an Expandable Utah Town Home Development)**

This First Supplement to Declaration of Covenants, Conditions and Restrictions, and Reservation of Easements for Courtyards at Angel Street is made and executed by ANGEL STREET PARTNERS, LLC, a Utah limited liability company, of 758 South 400 East, Orem, Utah 84097 (the "Declarant").

RECITALS

Whereas, the original Declaration of Covenants, Conditions and Restrictions, and Reservation of Easements for Courtyards at Angel Street was recorded in the office of the County Recorder of Davis County, Utah on November 9, 2009 as Entry No. 2492257 in Book 4898 at Pages 1071-1132 of the Official Records (the "Declaration").

Whereas, a Final Plat was also recorded in the office of the County Recorder of Davis County, Utah.

Whereas, pursuant to Article III, Section 32 of the Declaration, Declarant has the unilateral right to supplement the Declaration

Whereas, Declarant is the fee simple owner of record of that certain real property located in Davis County, Utah and described with particularity on Exhibit "A" attached hereto and incorporated herein by this reference (the "Property").

Whereas, under the provisions of the Declaration, Declarant expressly reserved the absolute right to add to the Project any or all portions of the Additional Land at any time and in any order, without limitation.

Whereas, under the provisions of the Declaration, Declarant expressly reserved the absolute right to develop the land submitted to the Act and the Declaration in phases, at any time and in any order, without limitation.

A G R E E M E N T

NOW, THEREFORE, for the reasons recited above, and for the benefit of the Project and the Unit Owners thereof, Declarant hereby executes this First Supplement to Covenants, Conditions and Restrictions, and Reservation of Easements for Courtyards at Angel Street.

1. **Legal Description.** The Property described in Exhibit "A" is hereby submitted to the provisions of the Act and said land shall be held, transferred, sold, conveyed and occupied subject to the provisions of the Declaration, as amended or supplemented.

2. **Annexation.** Declarant hereby declares that the Property has been annexed to and is subject to the Declaration. The recordation of this First Supplement to the Declaration shall constitute and effectuate the contraction of the Project, making only the real property described in Exhibit "A" subject to the Declaration and the functions, powers, rights, duties and jurisdiction of the Association.

3. **Development Schedule.** Declarant intends to develop the real property known as Building 3 now and Buildings 1 and 2 will be developed later.

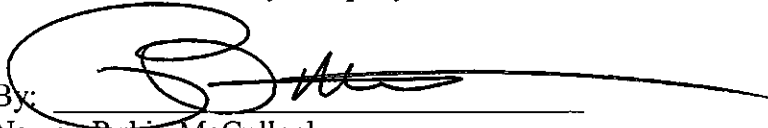
4. **Total Number of Town Homes Revised.** Because of the change in the development schedule and as shown on the recorded Plat 2 for Building No. 3, which is a 4-plex, there is one Building and there will be four (4) Town Homes in the Project. The number of Buildings and the number of Town Homes is subject to change.

5. **Percentage Interest Revised.** Because of the change in the development schedule and pursuant to the Act and the Declaration, Declarant is required, with the revision of the number of Town Homes to reallocate the undivided percentages of ownership interest in the Association. Exhibit "C" (Percentages of Undivided Ownership Interests) to the Declaration is hereby deleted in its entirety and "Revised Exhibit 'C,'" attached hereto and incorporated herein by this reference, is substituted in lieu thereof.


6. **Effective Date.** The effective date of this First Supplement to the Declaration and Plat 2 for Building 3 shall be the date on which said instruments are filed for record in the Office of the County Recorder of Davis County, Utah.

EXECUTED the // day of February, 2010.

ANGEL STREET PARTNERS, LLC
a Utah limited liability company


By: 
Name: Robin McCulloch
Title: Manager

ANGEL STREET PARTNERS, LLC
a Utah limited liability company

By: 
Name: Terril Mortensen
Title: Manager

STATE OF UTAH)
 ss:
COUNTY OF UTAH)

On the 11 day of February, 2010, personally appeared before me Robin McCulloch and Terril Mortensen, who by me being duly sworn, did say that they are the Managers of Angel Street Partners, LLC, a Utah limited liability company, and that the within and foregoing instrument was signed in behalf of said Company by authority of its Articles of Organization or a resolution of its Members, and said Robin McCulloch and Terril Mortensen duly acknowledged to me that said Company executed the same.


Notary Public

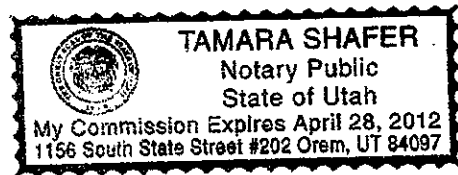


EXHIBIT "A"

**COURTYARDS AT ANGEL STREET
LEGAL DESCRIPTION**

The Property described in the foregoing document as Plat 2, Building 3 is located in Davis County, Utah and is described more particularly as follows:

UNITS 1, 2, 3 AND 4, BUILDING 3, ANGEL STREET TOWNHOMES - PHASE 2,
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE
DAVIS COUNTY RECORDER'S OFFICE.

Together with the right and easement of use and enjoyment in and to the common areas as
set forth on said plat.

APN: 10-284-0001
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REVISED EXHIBIT "C"
PERCENTAGES OF UNDIVIDED OWNERSHIP INTEREST

Phase	Building No.	Unit No.	Percentage of Ownership Interest
1	3	A	25%
1	3	B	25%
1	3	C	25%
1	3	D	25%
TOTAL:			100%