

WHEN RECORDED RETURN TO:
ANGEL STREET PARTNERS, LLC
1156 S. State Street, Suite 105
Orem, Utah 84097

E 2590340 B 5235 P 158-162
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
03/22/2011 10:26 AM
FEE \$30.00 Pgs: 5
DEF RTT REC'D FOR LAYTON CITY

10-284-0001 thru 0003
10-289-0001 thru 0010

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

This Second Supplement to Declarations 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 1156 S. State Street, Suite 105, 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, the First Supplement to 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 February 19, 2010 as Entry No. 2512545 in Book 4965 at Pages 397-401 of the Official Records.

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 provision 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 provision 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.

AGREEMENT

NOW, THEREFORE, for the reasons recited above, and for the benefit of the Project and Unit Owners thereof, Declarant hereby executes this Second 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 provision 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. **Annexations.** Declarant hereby declares that the Property has been annexed to and is subject to the Declaration. The recordation of this Second Supplement to the Declaration shall constitute and effectuate the expansion of the Project, making the real property described in Exhibit "A" subject to the Declaration and the functions, powers, rights, duties and jurisdiction of the Association.
3. **Development.** Declarant has developed the real property known as Plat 2, Building 3 and Angel Street Townhomes Phase 1 Amendment, Buildings 1 and 2.
4. **Total Number of Town Homes Revised.** Because of the change in development and as shown on the recorded Angel Street Townhomes Phase 1 Amendment, which includes Building 1 which is a 6-plex and Building 2 which is a 3-plex, there are three Buildings and there will be thirteen (13) Town Homes in the Project. The number of Buildings and number of Town Homes is subject to change.
5. **Percentage Interest Revised.** Because of the change in development and pursuant to the Act and the Declaration, Declarant is required, with revision of the number of Town Homes to reallocate the undivided percentages of ownership interest in the Association. Exhibit "C" (Percentages of Undivided Ownership Interest) to the Declaration is hereby deleted in its entirety and "Revised Exhibit 'C'," attached hereto and incorporated by this reference, is substituted in lieu thereof.
6. **Effective Date.** The effective date of this Second Supplement to the Declaration and Angel Street Townhomes Phase 1 Amendment 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, 2011.

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: Terril Mortensen
Name: Terril Mortensen
Title: Manager

STATE OF UTAH)
 ss:
COUNTY OF UTAH)

On the 9th day of ~~February~~ March, 2011, personally appeared before me Robin McCulloch and Terril Mortensen, who by me being duly sworn, did say that they are 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.

[Handwritten Signature]

Notary Public

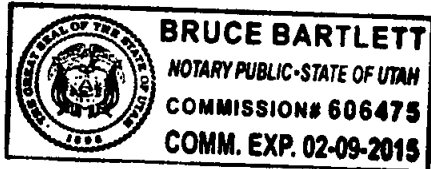


EXHIBIT "A"

**COURTYARDS AT ANGEL STREET
LEGAL DESCRIPTION**

The Property described in the foregoing document as Plat 2, Building 3 and Angel Street Townhomes Phase 1 Amendment, Buildings 1 and 2, are located in Davis County, Utah and are described more particularly as follows:

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

UNITS 1, 2, 3, 4, 5, AND 6 BUILDING 1, ANGEL STREET TOWNHOMES PHASE 1 AMENDMENT, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE DAVIS COUNTY REDORDER'S OFFICE.

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

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

APN: 10-284-001
10-284-002
10-284-003
10-284-004
10-283-001
10-283-002
10-283-003
10-283-004
10-283-005
10-283-006
10-283-007
10-283-008
10-283-009

*Previous No's
(now deleted)*

REVISED EXHIBIT "C"
PERCENTAGES OF UNDIVIDED OWNERHISP INTEREST

Phase	Building No.	Unit No.	Percentage of Ownership Interest
2	3	1	7.69%
2	3	2	7.69%
2	3	3	7.69%
2	3	4	7.69%
1	1	1	7.69%
1	1	2	7.69%
1	1	3	7.69%
1	1	4	7.69%
1	1	5	7.69%
1	1	6	7.69%
1	2	1	7.69%
1	2	2	7.69%
1	2	3	7.69%