

Kaysville

2681191
BK 5588 PG 1118

When Recorded, Return to:
Woodside Sunset Farms, LLC.
Attn: Peter Evans
39 East Eagleridge Drive, Suite 100
North Salt Lake, UT 84054

E 2681191 B 5588 P 1118-1121
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
08/20/2012 02:53 PM
FEE \$30.00 Pgs: 4
DEP RT REC'D FOR KAYSVILLE CITY CO
RP

DECLARATION OF EXPANSION #9
SUNSET EQUESTRIAN ESTATES

D

08-502-1001 thru 1014

REFERENCE IS MADE to that certain Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for Sunset Equestrian Estates, recorded on November 22, 2005 as Instrument No. 2124476 in Book 3917, Page 1135, recorded in the Official Records, Davis County Recorder, Davis County, Utah, and that certain First Certificate of Amendment to the Declaration of Covenants, Conditions, and Restrictions and Reservation of Easements for Sunset Equestrian Estates, recorded on September 29, 2006, as Instrument No. 2206473 in Book 4128, Page 2720, recorded in the Official Records, Davis County Recorder, Davis County, Utah, and that certain Second Certificate of Amendment to the Declaration of Covenants, Conditions, and Restrictions and Reservation of Easements for Sunset Equestrian Estates, recorded on February 02, 2007, as Instrument No. 2241523 in Book 4212, Page 1595-1603 recorded in the Official Records, Davis County Recorder, Davis County, Utah, and that certain Third Certificate of Amendment to the Declaration of Covenants, Conditions, and Restrictions and Reservation of Easements for Sunset Equestrian Estates, recorded on March 3, 2007, as Instrument No. 2250663 in Book 4235, Page 699-703, recorded in the Official Records, Davis County Recorder, Davis County, Utah (collectively referred to herein as the "Declaration").

Pursuant to Section 12, paragraph 12.1 of the Declaration, Declarant reserved the right to further annex additional real property 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 annex, to the real property currently covered by the Declaration, that real property described on Exhibit A, attached hereto (“Expansion Property”).

Upon the recordation of this Declaration of Expansion, the covenants, conditions and restrictions and reservation of easements contained in the Declaration shall 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 Property. 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 Property, and the rights, obligations, privileges, duties and liabilities of the Owners and occupants of Lots within the Expansion Property shall be the same as those of the Owners and occupants of Lots within the Original Property.

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

Upon the recordation of this Declaration of Expansion, the Expansion Property shall become, and shall thereafter be, subject to the provisions of the Declaration, including, without limitation, the obligations regarding architectural review.

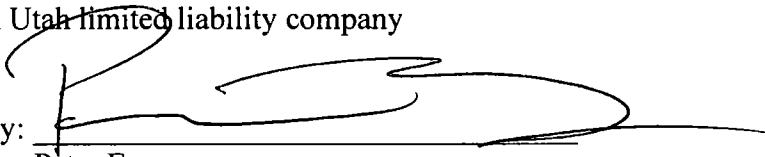
Capitalized terms herein not otherwise defined shall have the meanings set forth in the Declaration.

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

IN WITNESS WHEREOF, Declarant has executed this Declaration of Expansion #9 as of this
22 day of June, 2012.

DECLARANT:

Woodside Sunset Farms, LLC
A Utah limited liability company

By: 
Peter Evans

Its: Manager

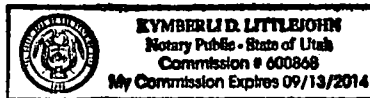
STATE OF UTAH

County of Davis.

On the 22nd day of June, 2012, personally appeared before me Peter Evans who being by me duly sworn did say that he, Peter Evans is the Manager of said Woodside Sunset Farms LLC, a Utah limited liability company.

My commission expires: 9/13/2014


Notary Public



**EXHIBIT A
EXPANSION PROPERTY**

The Expansion Property is as follows:

Lots Ten Hundred and One (1001) through Ten Hundred and Fourteen (1014) inclusive; contained within Kaysville Sunset Equestrian Estates Plat 10A, recorded in the official records of the Davis County, Utah, Recorder's Office, as Instrument Number 2681190, Book 5588, Page 1117 on AUGUST 20, 2012..

SUNSET EQUESTRIAN ESTATES PLAT 10A LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF LOT 626, SUNSET EQUESTRIAN ESTATES PLAT 6, AS FILED IN THE OFFICE OF THE DAVIS COUNTY RECORDER IN BOOK 4212 AT PAGE 1589 OF OFFICIAL RECORDS SAID POINT LIES NORTH 00°12'41" WEST ALONG THE SECTION LINE 1,819.62 FEET AND WEST 940.47 FEET, FROM THE EAST QUARTER CORNER OF SECTION 9, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; RUNNING ALONG SAID PLAT 6 THE FOLLOWING FOUR (4) COURSES AND DISTANCES: 1. THENCE SOUTH 23°03'48" EAST 271.95 FEET; 2. THENCE SOUTH 69°37'16" WEST 265.22 FEET; 3. THENCE NORTH 83°12'58" WEST 61.35 FEET; 4. THENCE SOUTH 70°29'18" WEST 146.25 FEET AND THENCE NORTH 19°30'42" WEST 581.21 FEET; THENCE NORTH 21°28'07" WEST 169.01 FEET; THENCE NORTH 70°29'18" EAST 139.69 FEET; THENCE NORTH 55°19'18" EAST 55.38 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 1,227.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS SOUTH 61°51'46" WEST, THROUGH A CENTRAL ANGLE OF 04°18'56", A DISTANCE OF 92.46; THENCE NORTH 69°47'38" EAST 225.33 FEET; THENCE SOUTH 23°03'40" EAST 428.05 FEET TO THE POINT OF BEGINNING

CONTAINING 322,405 SQUARE FEET OR 7.40 ACRES.
TWO PUBLIC ROADWAYS AND FOURTEEN (14) LOTS