

**DECLARATION OF ANNEXATION  
THE VIEWS AT EAGLEWOOD VILLAGE P.U.D.  
HOMEOWNERS ASSOCIATION**

E 2770621 B 5868 P 912-914  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
10/07/2013 04:12 PM  
FEE \$46.00 Pgs: 3

01-464-0201 -> 0234

SCP Eaglewood Village, LLC, Declarant under that certain Declaration of Covenants, Conditions and Restrictions for The Views at Eaglewood Village P.U.D. Homeowners Association, filed of record on April 23, 2013, as Entry Number: 2735111, Book Number: 5754, Page Numbers: 408-446, of the Official Davis County Records (the "Declaration"), hereby exercises its rights and privileges under said Declaration as follows:

1. Pursuant to Section 2.2 of the Declaration, Declarant hereby annexes to the Property (as defined in the Declaration), the following described property located in North Salt Lake City, Davis County, State of Utah:

The Views At Eaglewood P.U.D. Phase 2, more specifically described on Exhibit "A".

The Views At Eaglewood P.U.D. Phase 3, more specifically described on Exhibit "B".

pt 01-443-0016

2. All lot owners in the new phase described above will be subject to all rights, powers, privileges, covenants, restrictions, easements, charges, and liens as set forth in the original Declaration. The annexed land is to be held, sold, conveyed, encumbered, occupied, and approved as part of the Property, subject to the Declaration.

3. Declarant continues to reserve all rights to expand, and such other rights as are conferred upon Declarant in the Declaration.

Dated this 30th day of May 2013.

**DECLARANT:**

SCP EAGLEWOOD VILLAGE, LLC

By: STRATEGIC CAPITAL PARTNERS, LLC

By: Justin Atwater

Its: COO

STATE OF UTAH )

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COUNTY OF DAVIS )

On the 30<sup>th</sup> day of May 2013, personally appeared before me Justin Atwater, COO of the Manager of SCP Eaglewood Village, LLC, a Utah limited liability company, the signor of the foregoing document, who acknowledged to me that he executed the same pursuant to authority given by the Members of SCP Eaglewood Village, LLC.

Megan Nicole DeLeon  
Notary Public

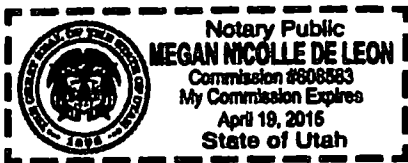


Exhibit "A"

## BOUNDARY DESCRIPTION

A PARCEL OF LAND SITUATE IN THE ~~SW 1/4~~ OF SECTION 12, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, LOCATED IN NORTH SALT LAKE CITY, COUNTY OF DAVIS, STATE OF UTAH, SAID PARCEL BEING A PORTION OF LOT 6, THE EAGLEWOOD VILLAGE SUBDIVISION, RECORDED ON FILE WITH THE DAVIS COUNTY RECORDER'S OFFICE, SAID PORTION OF ~~LOT 6~~, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT ~~A POINT~~ ... ~~CORNER OF SAID LOT 6, WHICH POINT IS~~ SOUTH 0° 09' 22" EAST, ALONG THE SECTION LINE, A DISTANCE OF 1056.51 FEET AND EAST, A DISTANCE OF 295.75 FEET, FROM THE WEST QUARTER CORNER OF SAID SECTION 12; AND RUNNING THENCE NORTH 18° 27' 36" WEST, ~~ALONG THE WESTERLY LINE OF SAID LOT 6,~~ A DISTANCE OF 490.01 FEET THENCE NORTH 13° 37' 45" WEST, ~~ALONG SAID WESTERLY LINE,~~ A DISTANCE OF 295.72 FEET ~~TO THE NORTHERLY LINE THEREOF;~~ THENCE NORTH 61° 55' 04" EAST, ~~ALONG SAID NORTHERLY LINE,~~ A DISTANCE OF 456.82 FEET TO THE BEGINNING OF A CURVE; THENCE ALONG THE ARC OF SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 02° 16' 36", A DISTANCE OF 43.71 FEET, HAVING A RADIUS OF 1100.00 FEET, AND WHOSE LONG CHORD BEARS NORTH 60° 46' 46" EAST, A DISTANCE OF 43.71 FEET TO A POINT OF INTERSECTION WITH A NON-RADIAL LINE. THENCE SOUTH 46° 05' 44" EAST, A DISTANCE OF 350.07 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE (NOTE: PREVIOUS BEARING RADIAL TO THE FOLLOWING CURVE); THENCE ALONG THE ARC OF SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 00° 31' 22", A DISTANCE OF 12.77 FEET, HAVING A RADIUS OF 1400.00 FEET, AND WHOSE LONG CHORD BEARS SOUTH 44° 09' 57" WEST, A DISTANCE OF 12.77 FEET TO A POINT OF INTERSECTION WITH A RADIAL LINE. THENCE SOUTH 45° 34' 22" EAST, A DISTANCE OF 57.00 FEET; THENCE SOUTH 63° 24' 44" EAST, A DISTANCE OF 40.00 FEET; THENCE SOUTH 67° 14' 00" EAST, A DISTANCE OF 40.00 FEET; THENCE SOUTH 74° 05' 12" EAST, A DISTANCE OF 40.00 FEET; THENCE SOUTH 13° 12' 12" WEST, A DISTANCE OF 84.00 FEET; THENCE SOUTH 01° 57' 39" WEST, A DISTANCE OF 31.57 FEET; THENCE SOUTH 12° 32' 52" WEST, A DISTANCE OF 91.10 FEET; THENCE SOUTH 76° 33' 06" EAST, A DISTANCE OF 25.11 FEET; THENCE SOUTH 10° 15' 49" WEST, A DISTANCE OF 92.00 FEET; THENCE SOUTH 29° 35' 41" WEST, A DISTANCE OF 32.77 FEET; THENCE SOUTH 11° 05' 20" WEST, A DISTANCE OF 213.25 FEET, ~~TO THE SOUTHERLY LINE OF SAID LOT 6;~~ THENCE NORTH 89° 58' 09" WEST, A DISTANCE OF 73.15 FEET; THENCE SOUTH 75° 30' 47" WEST, ~~ALONG SAID SOUTHERLY LINE,~~ A DISTANCE OF 463.87 FEET, TO THE POINT OF BEGINNING.

CONTAINING 554,469 SQUARE FEET, OR 12.729 ACRES, IN 32 LOTS, 1 OPEN SPACE PARCEL, AND 5 PRIVATE STREETS.

## EXHIBIT "B"

### The Views at Eaglewood P.U.D. Phase 3

A PARCEL OF LAND SITUATE IN THE WEST HALF OF SECTION 12, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, LOCATED IN NORTH SALT LAKE CITY, COUNTY OF DAVIS, STATE OF UTAH, SAID PARCEL BEING A PORTION OF REMAINDER LOT 6, THE VIEWS AT EAGLEWOOD VILLAGE P.U.D. SUBDIVISION, ON FILE WITH THE DAVIS COUNTY RECORDER'S OFFICE, SAID PORTION OF REMAINDER LOT 6, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER SAID REMAINDER LOT 6, WHICH POINT IS SOUTH 0° 09' 22" EAST, ALONG THE SECTION LINE, A DISTANCE OF 1076.01 FEET AND EAST, A DISTANCE OF 1307.63 FEET, FROM THE WEST QUARTER CORNER OF SAID SECTION 12; AND RUNNING THENCE NORTH 70° 16' 51" WEST, ALONG THE SOUTHERLY LINE OF SAID REMAINDER LOT 6, A DISTANCE OF 374.69 FEET; THENCE NORTH 89° 58' 09" WEST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 136.92 FEET; THENCE NORTH 11° 05' 20" EAST, A DISTANCE OF 213.25 FEET; THENCE NORTH 29° 35' 41" EAST, A DISTANCE OF 32.77 FEET; THENCE NORTH 10° 15' 49" EAST, A DISTANCE OF 92.00 FEET; THENCE NORTH 76° 33' 06" WEST, A DISTANCE OF 25.11 FEET; THENCE NORTH 12° 32' 52" EAST, A DISTANCE OF 91.10 FEET; THENCE NORTH 01° 57' 39" EAST, A DISTANCE OF 31.57 FEET; THENCE NORTH 13° 12' 12" EAST, A DISTANCE OF 84.00 FEET, TO THE NORTH LINE OF SAID REMAINDER LOT 6; THENCE SOUTH 79° 30' 25" EAST, A DISTANCE OF 40.00 FEET; THENCE SOUTH 84° 55' 37" EAST, A DISTANCE OF 40.00 FEET; THENCE NORTH 89° 39' 11" EAST, A DISTANCE OF 57.52 FEET; THENCE NORTH 73° 54' 02" EAST, A DISTANCE OF 119.36 FEET; THENCE NORTH 69° 08' 25" EAST, A DISTANCE OF 49.56 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE; THENCE ALONG THE ARC OF SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 06° 56' 23", A DISTANCE OF 68.19 FEET, HAVING A RADIUS OF 563.00 FEET, AND WHOSE LONG CHORD BEARS SOUTH 17° 23' 24" EAST, A DISTANCE OF 68.15 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE; THENCE ALONG THE ARC OF SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 65° 48' 57", A DISTANCE OF 29.87 FEET, HAVING A RADIUS OF 26.00 FEET, AND WHOSE LONG CHORD BEARS SOUTH 46° 09' 37" WEST, A DISTANCE OF 28.25 FEET TO A POINT OF INTERSECTION WITH A RADIAL LINE; THENCE SOUTH 10° 55' 55" EAST, A DISTANCE OF 31.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE; THENCE ALONG THE ARC OF SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 94° 14' 53", A DISTANCE OF 37.83 FEET, HAVING A RADIUS OF 23.00 FEET, AND WHOSE LONG CHORD BEARS SOUTH 53° 48' 29" EAST, A DISTANCE OF 33.71 FEET TO A POINT OF INTERSECTION WITH A RADIAL LINE. THENCE NORTH 83° 18' 58" EAST, A DISTANCE OF 31.00 FEET TO THE BEGINNING OF A CURVE; THENCE ALONG THE ARC OF SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 00° 32' 56", A DISTANCE OF 5.69 FEET, HAVING A RADIUS OF 594.00 FEET, AND WHOSE LONG CHORD BEARS NORTH 06° 57' 30" WEST, A DISTANCE OF 5.69 FEET TO THE BEGINNING OF CURVE; THENCE ALONG THE ARC OF SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 58° 28' 25", A DISTANCE OF 26.53 FEET, HAVING A RADIUS OF 26.0000 FEET, AND WHOSE LONG CHORD BEARS NORTH 22° 00' 14" EAST, A DISTANCE OF 25.40 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE; THENCE NORTH 79° 02' 11" EAST, A DISTANCE OF 12.12 FEET TO THE BEGINNING OF A CURVE; THENCE ALONG THE ARC OF SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 15° 25' 09.5", A DISTANCE OF 85.31 FEET, HAVING A RADIUS OF 317.00 FEET, AND WHOSE LONG CHORD BEARS NORTH 71° 19' 37" EAST, A DISTANCE OF 85.05 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE; THENCE SOUTH 10° 57' 41" EAST, A DISTANCE OF 26.74 FEET, TO THE NORTHWEST CORNER OF LOT 161 EAGLEPOINTE ESTATES SUBDIVISION, RECORDED IN BOOK 528, AT PAGE 465 OF OFFICIAL RECORDS; THENCE SOUTH 10° 57' 41" EAST, ALONG THE WESTERLY LINE OF SAID SUBDIVISION, A DISTANCE OF 100.17 FEET; THENCE SOUTH 06° 47' 08" WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 193.69 FEET; THENCE SOUTH 16° 00' 19" WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 202.66 FEET; THENCE SOUTH 03° 45' 19" WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 119.09 FEET, TO THE POINT OF BEGINNING.

CONTAINS: 283,725 SQUARE FEET, OR 6.513 ACRES IN 31 LOTS AND 1 OPEN SPACE PARCEL.