

29297

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NOTICE OF ADDITION OF TERRITORY
AND
SUPPLEMENTAL DECLARATION
OF
COVENANTS, CONDITIONS, AND RESTRICTIONS
AND RESERVATION OF EASEMENTS
FOR THE
BULL RIVER PLANNED COMMUNITY, A PLANNED UNIT DEVELOPMENT

RECORDED AT THE REQUEST OF
Day Christensen

1990 SEP 6 PM 2:18

NOTARIAL PUBLIC
UTAH COUNTY RECORDER
At 1100

THIS NOTICE AND SUPPLEMENTAL DECLARATION is made this 2nd
day of AUGUST, 1990, by DAY E. CHRISTENSEN and JENNIFER J.
CHRISTENSEN (together the "Declarant") and BULL RIVER PROPERTY
OWNERS ASSOCIATION, a Utah non-profit corporation (the "Associa-
tion")

WITNESSETH:

WHEREAS, the Bull River Planned Community is a residential
planned unit development (the "Development") located in the City
of Highland, Utah County, State of Utah; and

WHEREAS, Bull River Development Company, owner and developer
of the Development, as Declarant, did file that certain "Bull
River Property Owners Protective Covenants" contemporaneously with
the filing of the Development's Plat Map on May 13, 1977, as Entry
No. 14458, in Book 1551, page 512, et suite, which was amended by
that certain "Amended Declaration of Covenants, Conditions, and
Restrictions and Reservations of Easements for the Bull River
Planned Community, a Planned Unit Development", executed by Bull
River Development Company and the Association and recorded on

December 19, 1977, as Entry No. 43182, in Book 1607, page 529, et suite (the "Amended Declaration"); and

WHEREAS, Article XIV Sections 2 and 4 of the Amended Declaration provide for the annexation of additional property into the Development by the owner thereof upon approval by vote or written consent of no less than 75% of the voting power of the members of the Association; and

WHEREAS, the Declarant herein has acquired the following described parcel of real property immediately adjacent to the northern boundary of Lot 11 of the Development and immediately adjacent to a portion of the eastern boundary of Lot 35 of the Development:

Beginning at the Southwest corner of Clayton Hall Property said beginning point being North 130.94 feet and East 804.21 feet (based upon the Utah State Plane Coordinate System, Central Zone, Bearings of Section lines) from the Southwest corner of Section 26, Township 4 South, Range 1 East, Salt Lake Base and Meridian; (the said beginning point is also the Northwest corner of Lot 11, Bull River Planned Community, Highland, Utah, according to the official plat thereof); thence North 0° 03' East 192.00 feet; thence East 177.63 feet; thence South 48° 57' East 135.79 feet; thence East 250.08 feet to a fence line; thence South 0° 03' West along said fence line 111.00 feet; thence North 89° 07' West along the North line of said Lot 11, Bull River Planned Community and the South line of the Grantor's property, 530.25 feet to the point of beginning.

and also the following described parcel of real property extending from Gambol Oak Circle along the eastern boundary of Lot 7 of the Development and connecting to Lot 11 of the Development:

Beginning at the Southeast corner of Lot 7, Bull River, A Planned Community, in Highland, Utah, according to the official plat thereof which beginning point is located South 89° 59' 04" East along the Section line 701.77 feet and South 72.44 feet and South 25° 24' 33" West 206.94 feet from the Northwest corner of Section 35, Township 4 South, Range 1

east, Salt Lake Base and Meridian; thence North 25° 24' 33" East 206.94 feet along the Easterly line of said Lot 7; thence South 87° 39' 40" East 60.68 feet; thence South 69° 58' 44" West 55.40 feet; thence South 26° 31' 58" West along an old (remnant) fence line 191.00 feet; thence North 65° 51' 26" West 13.21 feet to the point of beginning.

both of which above-described parcels shall herein be referred to as the "Annexed Property"; and

WHEREAS, the required vote or written consent of the members of the Association to include the Annexed Property within the Development has been obtained;

NOW, THEREFORE, the above-described Annexed Property is hereby added to and shall henceforth be a part of the Development as an addition to Lot 11 therein; provided, however, that the open space easement covering Lot 11, as set forth on the plat map pertaining to the Development, shall not affix in any way to the Annexed Property.

Declarant agrees that the Annexed Property shall be added to the Development as herein set forth, and shall be held as a part of the Development and subjected to all reservations, restrictions, and easements of record, including specifically the Amended Declaration.

The Association hereby certifies that the approvals required by Article XIV Section 2 of the Amended Declaration have been obtained and original copies of all such approvals, votes, and/or consents are in the possession of the Association and will remain among the records of the Association for inspection of any and all interested parties.

Except as amended by this and any amendments made prior hereto, all of the terms and provisions of the Amended Declaration are hereby expressly ratified and confirmed and shall remain in full force and effect and shall apply to the Development as the same has been or will be expanded, including the expansion set forth herein.

IN WITNESS WHEREOF, this Notice and Supplemental Declaration has been executed as of the day and year first above set forth.

Day E. Christensen
Day E. Christensen

Jennifer J. Christensen
Jennifer J. Christensen

BULL RIVER PROPERTY OWNERS
ASSOCIATION

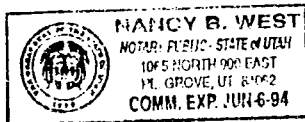
By Scott Kenney
Scott Kenney, President

STATE OF UTAH)
: ss.
COUNTY OF UTAH)

On the 3rd day of August, 1990, personally appeared before me, Day E. Christensen and Jennifer J. Christensen, the signers of the foregoing instrument, who duly acknowledged to me that they executed the same.

Nancy B. West
Notary Public

Residing at:
My Commission Expires:



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STATE OF UTAH)
): ss.
COUNTY OF)

On the 4 day of September, 1990, personally appeared before me, Scott Kenney, who, being by me duly sworn, did say that he is the President of Bull River Property Owners Association and that said instrument was signed in behalf of said corporation by authority of its bylaws and/or a resolution of its board of directors, and did acknowledge to me that said corporation executed the same.

[Handwritten Signature]

Notary Public
Residing at: *[Handwritten Address]*
My Commission Expires: *[Handwritten Date]*

