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ENT 31364:2013 PG 1 of 5
JEFFERY SMITH
UTAH COUNTY RECORDER
2013 Apr 01 10:01 am FEE 43.00 BY ED
RECORDED FOR SPRINGVILLE CITY CORPORATIO

When recorded return to:



RICHARDS, KIMBLE & WINN, PC
2040 E. Murray-Holladay Rd., Suite 106
Salt Lake City, UT 84117
801-274-6800

SUPPLEMENTAL DECLARATION

FOR

BOULDER SPRINGS ESTATES HOMEOWNERS ASSOCIATION

RECITALS:

A. Pursuant to Article 12 of the Amended and Restated Declaration of Protective Covenants for Boulder Springs Estates Homeowners Association (“**Declaration**”) recorded as **Entry No: 79212:2012** in the records of Utah County, Litefoot Investments, LLC (“**Declarant**”) is entitled to unilaterally deed property into the Boulder Springs Estates Homeowners Association (hereafter “**Association**”).

B. Consequently, Declarant hereby desires to deed Lot 24 to the Association, as common area, pursuant to Article 12, by filing this Supplemental Declaration (hereafter “**Supplemental Declaration**”).

C. Additional covenants shall affect the deeded property as described herein and such covenants shall be binding on all property described on **Exhibit A** attached hereto, and all such property is subjected to the terms and provisions of this Supplemental Declaration, as well as to the terms of the Declaration and the jurisdiction of the Association.

NOW THEREFORE, Declarant hereby declares as follows:

1. All defined terms as used in this Supplemental Declaration shall have the same meaning as those set forth in the Declaration.

2. The following described real property (“**Deeded Property**”) situated in the City of Springville, Utah County, Utah, is hereby submitted to the provisions of the Declaration and, pursuant thereto, is shall be deeded into the Boulder Springs Estates Homeowners Association as part of the Property as defined in the Declaration and is to be held, transferred, sold, conveyed and occupied as part of the Property.

SEE THE ATTACHED “DEEDED PROPERTY” DESCRIPTION

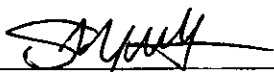
3. The Deeded Property, also known as Lot 24, will be deeded to the Association by Declarant.

4. The Deeded Property includes a walkway that connects the upper and lower plateaus and complies with the Springville City's block Standard.
5. The Deeded Property includes a pond and a natural flowing spring which the Association is responsible to maintain and reasonably upkeep.
6. The above-mentioned spring produces water which belongs to the Springville Irrigation Company but nothing herein shall limit or prohibit the spring water from flowing through the pond into the irrigation Company's ditch.
7. The Association will, as part of its common expenses, collect assessments for all Owners within the Association and use said assessment to maintain the walking trail, the pond, its surrounding area and any type and form of insurance deemed necessary by the Board.
8. All Owners will have an easement to access the Deeded Property, subject to reasonable rules and regulations adopted by the Board
9. To the extent permitted by law, the Deeded Property will be used for the enjoyment of all Owners within the Association, their guests and invitees
10. Except as amended by the provisions of the Declaration, this Supplemental Declaration shall remain unchanged and shall constitute the Declaration of Protective Covenants for Boulder Springs Estates.
11. This Supplemental Declaration will be recorded in the Utah County's Recorder's Office.
12. All other covenants, conditions, and restrictions as set forth in the Declaration shall remain applicable to this Deeded Property and Declarant continues to reserve all rights and privileges as conferred in the Declaration.

IN WITNESS WHEREOF, DECLARANT has executed this Supplemental Declaration this 23 day of March, 2013.

DECLARANT:

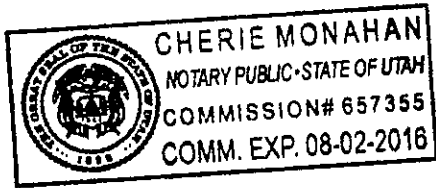
LITE FOOTINVESTMENTS, LLC, a Utah
limited liability company



By: STEPHEN MARTIN
Its: Manager -

STATE OF UTAH)
) ss
County of UTAH)

On this 22nd day of March, 2013 personally appeared before me Stephen Martin being personally known to me (or satisfactorily proved to me), and who being by me duly sworn did say that he is the manager of Declarant, Litefoot Investments, LLC, a Utah limited liability company, and that he executed the foregoing Supplemental Declaration on behalf of said limited liability company being authorized and empowered to do so.



Cherie Monahan
NOTARY PUBLIC

EXHIBIT A**Legal Description****LITEFOOT INVESTMENTS, LLC**

Being that real property situated in the City of Springville, County of Utah, State of Utah, being in Section 3, Township 8 South, Range 3 East, SLBM, and being more particularly described as follows:

Excluding Lot 1 therefrom - Beginning at the southeast corner of said Section 3, witness the South ¼ corner of said Section 3 at South 89°43'18" West 2,678.96 feet and witness the East ¼ corner of said Section 3 at North 01°12'58" West 2,645.93 feet; proceeding thence West 1876.87 feet and North 1792.18 feet to the southeast corner of lands of Litefoot Investments, LLC per Entry No. 27:2012, said point being the southwest corner of lands of Bates per Entry No. 7479:2009, and said point being on the north right-of-way line of 1200 South Street (declared as 1100 South Street) as shown on that plat recorded as Hobbles Creek Estates Plat 'A' under Entry No. 35432:1977, also known as Map Filing No. 1907, said point being **the true point of beginning**.

Proceeding thence along the west line of Bates per Entry No. 7479:2009 **North 00°49'49" West 106.88 feet**; proceeding thence along the north line of said lands of Bates **North 89°08'49" East 121.11 feet** to the southeast corner of said lands of Bates, said point being a westerly corner for lands of Buffo per Entry No. 154595:2007; proceeding thence along the west line of lands of Buffo **North 46°24'18" East 170.77 feet** to the northwest corner of lands of Buffo, said point being on the south line of Hobbles Creek Estates Plat 'C' as recorded as Entry No. 14752:1978, also known as Map Filing No. 2035; proceeding thence along said south line of Hobbles Creek Estates Plat 'C' **North 74°15'44" West 68.30 feet and North 62°22'49" West 360.00 feet** to the east line of 1250 East Street per said plat; thence along the south line of said Hobbles Creek Estates Plat 'C' **North 58°02'58" West 156.18 feet** to the southwest corner of Lot 16 of said Plat 'C,' being the southeast corner of Lot 20 of the Hobbles Creek Estates Plat 'A'; proceeding thence along the south line of said Hobbles Creek Estates Plat 'A' **North 58°02'58" West 117.00 feet and South 88°23'19" West 492.27 feet** to the northwest corner of lands of Litefoot Investments, LLC; proceeding thence along the west line of lands of Litefoot Investments, LLC the following courses and distances:

Thence **South 08°05'57" East 327.29 feet**;

Thence **South 20°53'04" East 39.91 feet**;

Thence **North 88°23'21" East 7.02 feet**;

Thence **South 20°20'34" East 35.11 feet**;

Thence **South 32°05'42" East 67.45 feet**;

Thence **South 53°26'00" East 168.78 feet** to the north line of 1200 South Street (declared as 1100 South Street) of the Hobbles Creek Estates Plat 'A,' being also the north line of 1200 South Street as shown on that plat recorded as Hobbles Creek Estates Plat 'D' under Entry No. 200055:2003, also known as Map Filing No. 10302, proceeding thence along the north line of 1200 South Street, being the south line of lands of Litefoot Investments, LLC **North 89°08'45" East 614.47 feet to the true point of beginning**.

Containing 10.06 acres, more or less.

EXHIBIT B

**DEEDED PRPERTY
Legal Description**

LITEFOOT INVESTMENTS, LLC

Being Lot 24 of the Boulder Springs Estates Subdivision, Plat 'B', County of Utah, State of Utah.