

**FIRST AMENDMENT TO THE
DECLARATION OF CONSOLIDATION AND
AMENDED AND RESTATED DECLARATION
OF COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR VALENTINE ESTATES OWNERS ASSOCIATION, INC.**

This FIRST AMENDMENT TO THE DECLARATION OF CONSOLIDATION AND AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR VALENTINE ESTATES OWNERS ASSOCIATION, INC. (the "**Amendment**") is adopted by the Valentine Estates Owners Association, Inc. (the "**Association**").

RECITALS

1. Real property in Davis County, Utah, known as Valentine Estates, was subjected to certain covenants, conditions, and restrictions, as set forth in paragraphs 2 through 39, below.
2. An initial declaration entitled "Valentine Estates Phase 1 Homeowner's, Inc. Supplemental Declaration of Covenants, Conditions and Restrictions" was recorded in the Davis County Recorder's Office on May 9, 2006 as Entry No. 2166826, in Book 4030 beginning at Page 769 (the "**Enabling Declaration**").
3. A plat map entitled "Valentine Estates Phase 1" was recorded in the Davis County Recorder's Office on May 9, 2006 as Entry No. 2166825, containing 18 Lots in Valentine Estates Phase 1 and Parcels E through J, which is the land described by the boundary description attached as Exhibit A to the Enabling Declaration.
4. A plat map entitled "Valentine Estates Townhomes Phase 1" was recorded in the Davis County Recorder's Office on May 18, 2006 as Entry No. 2169262, which contains 14 Townhomes Lots within Parcel F as described on the Valentine Estates Phase 1 plat, and within the boundary description attached as Exhibit A to the Enabling Declaration.
5. A plat map entitled "Valentine Estates Phase 2" was recorded in the Davis County Recorder's Office on February 5, 2007 as Entry No. 2241750.
6. A "Second Supplemental Declaration of Covenants Conditions and Restrictions for Valentine Estates Plat A Homeowner's Inc." was recorded in the Davis County Recorder's Office on February 5, 2007 as Entry No. 2241751, in Book 4213 beginning at Page 499.
7. A "Declaration of Covenants, Conditions and Restrictions" was recorded in the Davis County Recorder's Office on August 29, 2008 as Entry No. 2389249 in Book 4605 beginning at Page 247.
8. A plat map entitled "Valentine Estates Cottage Homes Phase 1" was recorded in the Davis County Recorder's Office on July 15, 2009 as Entry No. 2467386.

9. A "Supplemental Declaration of Covenants Conditions and Restrictions for Valentine Estates Phase 1" was recorded in the Davis County Recorder's Office on July 27, 2009 as Entry No. 2470077 in Book 4825 beginning at Page 641.

10. A plat map entitled "Valentine Estates Townhomes Phase 2" was recorded in the Davis County Recorder's Office on September 3, 2009 as Entry No. 2479373 which contains 10 Townhomes Lots within a portion of Parcel H as described on the Valentine Estates Phase 1 plat, and within the boundary description attached as Exhibit A to the Enabling Declaration.

11. A plat map entitled "Valentine Estates Cottage Homes Phase 2" was recorded in the Davis County Recorder's Office on September 22, 2009 as Entry No. 2482508.

12. A "Supplemental Declaration of Covenants Conditions and Restrictions for Valentine Estates Phase 1" was recorded in the Davis County Recorder's Office on October 8, 2009 as Entry No. 2486207 in Book 4876 beginning at Page 621.

13. A "Supplemental Declaration of Covenants and Restrictions for Valentine Estates Phase 1 (Townhomes Phase 2)" was recorded in the Davis County Recorder's Office on October 27, 2009 as Entry No. 2489607 in Book 4889 beginning at Page 1228.

14. A plat map entitled "Valentine Estates Townhomes Phase 3" was recorded in the Davis County Recorder's Office on February 26, 2010 as Entry No. 2513852 which contains 10 Townhomes Lots within a portion of Parcel J as described on the Valentine Estates Phase 1 plat, and within the boundary description attached as Exhibit A to the Enabling Declaration.

15. A "Supplemental Declaration of Covenants and Restrictions for Valentine Estates Phase 1 (Townhomes Phase 3 & 4)" was recorded in the Davis County Recorder's Office on February 26, 2010 as Entry No. 2513853 in Book 4970 beginning at Page 944.

16. A plat map entitled "Valentine Estates Phase 3" was recorded in the Davis County Recorder's Office on March 3, 2010 as Entry No. 2514689.

17. A "Supplemental Declaration of Covenants and Restrictions for Valentine Estates Phase 1 (Phase 3)" was recorded in the Davis County Recorder's Office on March 3, 2010 as Entry No. 2514690 in Book 4973 beginning at Page 741.

18. A plat map entitled "Valentine Estates Townhomes Phase 4" was recorded in the Davis County Recorder's Office on March 29, 2010 as Entry No. 2519449 which contains 10 Townhomes Lots within a portion of Parcel J as described on the Valentine Estates Phase 1 plat, and within the boundary description attached as Exhibit A to the Enabling Declaration.

19. A "Supplemental Declaration of Covenants and Restrictions for Valentine Estates Phase 1 (Townhomes Phase 1)" was recorded in the Davis County Recorder's Office on April 16, 2010 as Entry No. 2523287 in Book 5005 beginning at Page 1350.

20. A "Supplemental Declaration of Covenants and Restrictions for Valentine Estates Phase 1 (Townhomes Phase 1)" was recorded in the Davis County Recorder's Office on April 16, 2010 as Entry No. 2523025 in Book 5005 beginning at Page 360.

21. An "Amendment to the Supplemental Declaration of Covenants Conditions and Restrictions for Valentine Estates Phase 1 (Cottages Phases 1 and 2)" was recorded in the Davis County Recorder's Office on April 22, 2010 as Entry No. 2524140 in Book 5009 beginning at Page 208.

22. A "Supplemental Declaration of Covenants and Restrictions for Valentine Estates Phase 1 (Townhomes Phase 1)" was recorded in the Davis County Recorder's Office on August 30, 2010 as Entry No. 2549068 in Book 5098 beginning at Page 92.
23. The "Bylaws of Valentine Estates Owners Association" were recorded in the Davis County Recorder's Office on October 28, 2010 as Entry No. 2562909 in Book 5140 beginning at Page 823.
24. A "Supplemental Declaration of Covenants Conditions and Restrictions for Valentine Estates Phase 1 (Townhomes Phase 1)" was recorded in the Davis County Recorder's Office on August 1, 2011 as Entry No. 2609681 in Book 5326 beginning at Page 895.
25. A plat map entitled "Valentine Estates Townhomes Phase 5" was recorded in the Davis County Recorder's Office on October 4, 2011 as Entry No. 2619337.
26. A "Supplemental Declaration of Covenants Conditions and Restrictions for Valentine Estates Phase 1 (Townhomes Phase 5)" was recorded in the Davis County Recorder's Office on October 4, 2011 as Entry No. 2619338 in Book 5371 beginning at Page 50.
27. A "Supplemental Declaration of Covenants Conditions and Restrictions for Valentine Estates Phase 1 (Townhomes Phase 1)" was recorded in the Davis County Recorder's Office on November 28, 2011 as Entry No. 2629376 in Book 5406 beginning at Page 1871.
28. A "Supplemental Declaration of Covenants Conditions and Restrictions for Valentine Estates Phase 1 (Townhomes Phase 6)" was recorded in the Davis County Recorder's Office on July 26, 2012 as Entry No. 2676117 in Book 5571 beginning at Page 1665.
29. A plat map entitled "Valentine Estates Townhomes Phase 6" was recorded in the Davis County Recorder's Office on August 1, 2012 as Entry No. 2677391.
30. A plat map entitled "Valentine Estates Townhomes Phase 7" was recorded in the Davis County Recorder's Office on May 1, 2013 as Entry No. 2737578.
31. A "Supplemental Declaration of Covenants Conditions and Restrictions for Valentine Estates Phase 1 (Townhomes Phase 7)" was recorded in the Davis County Recorder's Office on May 1, 2013 as Entry No. 2737579 in Book 5760 beginning at Page 1146.
32. A plat map entitled "Valentine Estates Cottage Homes Phase 3" was recorded in the Davis County Recorder's Office on May 2, 2013 as Entry No. 2737768.
33. A "Supplemental Declaration of Covenants Conditions and Restrictions for Valentine Estates Phase 1 (Cottage Homes Phase 3)" was recorded in the Davis County Recorder's Office on May 2, 2013 as Entry No. 2737771 in Book 5761 beginning at Page 465.
34. A plat map entitled "Valentine Estates Townhomes Phase 8" was recorded in the Davis County Recorder's Office on November 20, 2013 as Entry No. 2777843.
35. A "Supplemental Declaration of Covenants Conditions and Restrictions for Valentine Estates Phase 1 (Townhomes Phase 8)" was recorded in the Davis County Recorder's Office on November 20, 2013 as Entry No. 2777844 in Book 5899 beginning at Page 406.
36. A "Supplemental Declaration of Covenants and Restrictions for Valentine Estates Phase 1 (Townhomes Phase 1)" was recorded in the Davis County Recorder's Office on May 7, 2014 as Entry No. 2802490 in Book 6013 beginning at Page 134.

37. An "Amendment to the Bylaws of Valentine Estates Owners Association" was recorded in the Davis County Recorder's Office on October 7, 2015 as Entry No. 2897924 in Book 6367 beginning at Page 1090.

38. An "Amendment to the Bylaws of Valentine Estates Owners Association" was recorded in the Davis County Recorder's Office on October 8, 2015 as Entry No. 2898153 in Book 6368 beginning at Page 1022, which is a duplicate of Entry No. 2897924.

39. A "Declaration of Consolidation and Amended and Restated Declaration of Covenants, Conditions and Restrictions for Valentine Estates Owners Association, Inc." (the "**Declaration**") was recorded in the Davis County Recorder's Office on December 29, 2017 as Entry No. 3067976 in Book 6921 beginning at Page 2105

40. The Association hereby amends the Declaration as outlined below to clarify the leasing and Non-Owner Occupancy provisions, to reflect the Association's position in regards to such leasing and Non-Owner Occupancy, and to correct errors in the drafting of the leasing and Non-Owner Occupancy provisions in the Declaration.

41. This Amendment affects the real property located in Davis County, State of Utah, described with particularity on **Exhibit A** attached hereto and incorporated herein by reference. This Amendment contains covenants, conditions, and restrictions which shall run with the land and shall be binding upon, burden, and benefit all Persons having or acquiring any right, title, or interest to the land or any part thereof.

42. Unless otherwise set forth herein, the capitalized terms have their same meanings and definitions as stated in the Declaration.

NOW, THEREFORE, in consideration of the foregoing Recitals, the Association hereby adopts this Amendment.

AMENDMENT

(I) Article 20 of the Declaration is deleted in its entirety and replaced with the following new Article 20:

ARTICLE 20: LEASING AND NON-OWNER OCCUPANCY

- 20.1 **Declaration and Rules Govern Non-Owner Occupancy.** Any leasing and Non-Owner Occupancy of a Dwelling and Lot shall comply with the provisions of this Article 20 as well as any other provisions in the Declaration and any Rules adopted by the Association.
- 20.2 **Definitions.** For the purpose of this Article 20:
- (a) "Non-Owner Occupied" or "Non-Owner Occupancy" means:
 - (1) For a Lot owned in whole or in part by a natural individual or individuals, the Dwelling is occupied by someone when no individual Owner occupies the Dwelling as the individual Owner's primary residence, or
 - (2) For a Dwelling owned entirely by one or more entities or trusts, the Dwelling is occupied by anyone.
 - (b) "Non-Owner Occupant" means the Person(s) occupying the Non-Owner Occupied Lot or Dwelling on the Lot.

- (c) "Family Member" means:
- (1) The spouse, parent, sibling, or child of an Owner; or
 - (2) In the case of a Dwelling owned by a trust or other entity created for estate planning purposes, a Person occupying the Lot if the trust or other estate planning entity that owns the Lot was created for the estate of (1) a current Occupant of the Lot, or (2) the spouse, parent, child, or sibling of the current Occupant of the Lot.

20.3 **Leasing and Non-Owner Occupancy is Permitted.** Any Dwelling in the Project may be leased or Non-Owner Occupied, subject to the provisions Section 20.6 and other provisions of the Association's Governing Documents.

20.4 **Non-Owner Occupied Lots Which May Receive Variances from the Board.** Upon a showing of a hardship (as determined by the Board, in its sole discretion, on a case-by-case basis), the Board may grant temporary variances, or exceptions, in writing, from some of the Non-Owner Occupancy requirements in Section 20.6 for the following Non-Owner Occupied Lots:

- (a) A Lot owned by a Person in the military for the period of the Owner's deployment;
- (b) A Lot occupied by a Lot Owner's spouse, parent, child, or sibling;
- (c) A Lot whose Owner is relocated by the Owner's employer for a period of two (2) years or less;
- (d) A Lot that is owned by an entity and is occupied by a natural Person who: (1) has voting rights under the entity's organizing documents, and (2) has a twenty-five percent (25%) or greater share of ownership, control, and right to profits and losses of the entity; and
- (e) A Lot owned by a trust or other entity created for estate planning purposes if the trust or other estate planning entity was created for: (1) the estate of a current resident of the Lot; or (2) the parent, child, or sibling of the current resident of the Lot.

20.5 **Rules and Resolutions.** The Board of Directors may create by Rule, or resolution, procedures to:

- (a) Determine and track the number of Lots with Non-Owner Occupied Dwellings in the Project;
- (b) Ensure consistent administration and enforcement of this Declaration regarding Non-Owner Occupied Dwellings;
- (c) Establish reporting and procedural requirements related to Non-Owner Occupancy and the Occupants of those Dwellings other than those found in this Article 20, including requiring informational forms to be filled out by Owners and/or residents identifying the names of adult Non-Owner Occupants, their vehicles, phone numbers, etc.; and
- (d) Establish other reasonable administrative provisions consistent with and as it deems appropriate to enforce the requirements of this Declaration. The Association may charge a reasonable fee for the administration of Non-Owner Occupancy reporting and monitoring, but at no time will such fee be more than the actual costs incurred by the Association for such administration

20.6 **Requirements for Leasing and Non-Owner Occupancy.** Unless an exception is granted in writing, the Owners of all Dwellings and Lots must comply with the following provisions:

- (a) Any lease or agreement for Non-Owner Occupancy must be in writing, must be for an initial term of at least twelve (12) months, and shall provide as a term of the agreement that the Non-Owner Occupants shall comply with this Declaration, the Bylaws, and the Rules, and that any failure to comply shall be a default under the lease or agreement. If a lease or agreement for Non-Owner Occupancy (whether in writing or not) does not include these provisions, they shall nonetheless be deemed to be part of the lease or agreement and binding on the Owner and the Non-Owner Occupant(s).
- (b) If required in the Rules or requested by the Board, a copy of any lease or other agreement for Non-Owner Occupancy shall be delivered to the Association within the time period provided for in the Rules or by the Board.
- (c) A Non-Owner Occupant may not occupy any Dwelling for transient, short-term (less than twelve months), hotel, resort, vacation, or seasonal use (whether for pay or not). Except as a non-paying guest of an Owner, daily and weekly occupancy by Non-Owner Occupants is prohibited. Airbnb, VRBO, and similar types of short-term rentals are expressly prohibited.
- (d) No Owner may lease individual rooms to separate Persons or lease less than the entire Dwelling.
- (e) Any Owner who shall lease a Lot, or Dwelling, shall be responsible for assuring compliance with the Governing Documents by the Non-Owner Occupant and any guest. Failure by an Owner to take legal action, including the institution of a forcible entry and unlawful detainer proceeding against the Non-Owner Occupant who is in violation of the Governing Documents within ten (10) days after receipt of written demand to do so from the Board shall entitle the Association to take any and all such action as allowed by law and the Association's Governing Documents, including, but not limited to, the commencement of proceedings in forcible entry and unlawful detainer on behalf of such Owner, or the Association, against the Owner's Non-Owner Occupant. The Association, the Board, and the Manager shall not have any liability for any action taken pursuant to this Section 20.6 and the Owner shall indemnify and pay the defense costs of the Association, the Board, the Manager and any of their agents, arising from any claim related to any action taken in good faith by any of them pursuant to this Section 20.4. Any expenses incurred by the Association, the Board, the Manager and any of their agents, related to an eviction, or other legal action, including attorney fees, service fees, storage fees, constable or sheriff fees, and costs of suit, shall be charged as an Assessment to such Owner of the Lot.

20.7 Certain Exceptions for Family Members. If only Family Members occupy a Lot, or Dwelling, then notwithstanding anything contrary herein, the following applies:

- (a) Subsections 20.6(a), 20.6(c), and 20.6(d) shall not apply to that Non-Owner Occupancy;
- (b) No written agreement regarding occupancy needs to be created between the Occupant and the Owner; and
- (c) Any written agreement regarding occupancy, to the extent it exists, may not be requested by the Board until an Occupant has violated a provision of the Governing Documents and if requested, may only be requested related to remedying or taking action as a result of such a violation.

EXHIBIT A

LEGAL DESCRIPTION

Phase 1- Valentine Estates Townhomes (Parcels A-E)

A part of the Northeast Quarter of Section 34, Township 2 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey in Woods Cross, Davis County,

Beginning 1238.29 feet South 0°23'18" East along the Section Line from the Northeast Corner of said Section 34; and running thence South 0°23'18" East 843.49 feet along said Section Line; thence North 89°48'15" West 1047.94 feet; thence North 0°11'45" East 338.60 feet to a point of curvature; thence Northwesterly along the arc of a 15.00 foot radius curve to the Left a distance of 17.91 feet (Central Angle equals 68°24'35" and Long Chord bears North 34°00'32" West 16.87 feet) to a point of reverse curvature; thence Northwesterly, Northerly and Northeasterly along the arc of a 100.50 foot radius curve to the Right a distance of 239.52 feet (Central Angle equals 136°33'09" and Long Chord bears North 0°03'45" East 186.73 feet) to a point of reverse curvature; thence Northeasterly along the arc of a 15.00 foot radius curve to the Left a distance of 17.84 feet (Central Angle equals 68°08'34" and Long Chord bears North 34°16'02" East 16.81 feet) to a point of tangency; thence North 0°11'45" East 290.25 feet; thence South 89°48'15" East 1039.84 feet to the Section Line and the point of beginning.

Phase 1- Valentine Estates Townhomes (Parcel F)

All of Parcel F, Valentine Estates Phase 1, as recorded with the office of the Davis County Recorder, Located within the Northeast Quarter of Section 34, Township 2 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey in Woods Cross City, Davis County, Utah is further described as follows :

Beginning at a point on the West line of Redwood Road, as it is dedicated to a 53.00 foot half-width being 1718.76 feet South 0°23'18" East along the Section line and 33.06 feet North 89°48'15" West from the Northeast Corner of said Section 34, and running thence Southerly along said West line of Redwood Road, the following two (2) courses: South 0°11'09" East 176.13 feet and South 0°31'09" East 186.89 feet; thence North 89°48'15" West 40.00 feet; thence North 0°31'09" West 159.01 feet; thence North 89°48'15" West 177.23 feet; thence South 0°11'45" West 14.00 feet; thence North 89°48'15" West 33.00 feet; thence Northwesterly along the arc of a 15.00 foot radius curve to the left through a central angle of 90°00'00" (center bears North 89°48'15" West, long chord bears North 44°48'15" West 21.21 feet), a distance of 23.56 feet; thence North 0°11'45" East 5.00 feet; thence North 89°48'15" West 175.85 feet; thence South 0°11'45" West 5.00 feet; thence Southeasterly along the arc of a 15.00 foot radius curve to the left through a central angle of 90°29'45" (center bears South 0°11'45" West, long chord bears South 44°56'53" West 21.30 feet), a distance of 23.69 feet; thence South 89°42'00" West 33.00 feet; thence North 0°18'00" West 30.92 feet; thence North 89°48'15" West 79.87 feet; thence North 0°11'45" East 52.50 feet; thence North 89°48'15" West 154.00 feet; thence North 0°11'45" East 190.00 feet to the South line of 2260 South Street; thence Easterly along said South line the following two (2) courses: South 89°48'15" East 139.23 feet to a point of curvature and Northeasterly along the arc of a 178.00 foot radius curve to the left through a central angle of 44°39'07" (long chord bears North 67°52'12" East 135.24 feet), a distance of 138.72 feet; thence South 0°18'00" East 134.92 feet; thence South 45°18'00" East 26.16 feet; thence South 0°18'00" East 50.14 feet; thence South 44°42'00" West 26.16 feet; thence South 0°18'00" East 34.45 feet to a point of curvature; thence Southeasterly along the arc of a 15.00 foot radius curve to the left through a central angle of 89°30'15" (long chord bears South 45°03'07" East 21.12 feet), a distance of 23.43 feet to a point of tangency; thence South 89°48'15" East 176.44 feet to a point of curvature; thence Northeasterly along the arc of a 15.00 foot radius curve to the left through a central angle of 90°00'00" (long chord bears North 45°11'45" East 21.21 feet), a distance of 23.56 feet; thence South 89°48'15" East 33.00 feet; thence South 0°11'45" West 14.00 feet; thence South 89°48'15" East 176.81 feet; thence North 0°11'09" West 164.00 feet; thence South 89°48'15" East 40.00 feet to the point of beginning.

Contains: 91,666 sq.ft. - 2.104 ac. - 14 Units

Phase 2 – Valentine Estates Townhomes

A part of the Northeast Quarter of Section 34, Township 2 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey in Woods Cross, Davis County, Utah:

Beginning at the Northwest Corner of Valentine Estates Phase 1 Subdivision being 1238.29 feet South 0°23'18" East along the Section Line and 1039.84 feet North 89°48'15" West from the Northeast Corner of said Section 34; and running thence along the West Line of said Valentine Estates Phase 1 Subdivision the following three courses: South 0°11'45" West 290.25 feet to a point of curvature; Southwesterly along the arc of a 15.00 foot radius curve to the right a distance 17.84 feet (Central Angle equals 68°08'34" and Long Chord bears South 34°16'02" West 16.81 feet) to a point of reverse curvature; Southwesterly and Southerly along the arc of a 100.50 foot radius curve to the left a distance of 157.87 feet (Central Angle equals 90°00'00" and Long Chord bears South 23°20'19" West 142.13 feet) to a point of reverse curvature; thence Northwesterly along the arc of a 15.00 foot radius curve to the left a distance of 17.84 feet (Central Angle equals 68°08'34" and Long Chord bears North 55°43'58" West 16.81 feet) to a point of tangency; thence North 89°48'15" West 381.61 feet to a point of curvature; thence Southwesterly along the arc of a 15.00 foot radius curve to the left a distance of 17.84 feet (Central Angle equals 68°08'34" and Long Chord bears South 56°07'28" West 16.81') to a point of reverse curvature; thence Southwesterly, Westerly and Northwesterly along the arc of a 100.50 foot radius curve to the right a distance of 239.05 feet (Central Angle equals 136°17'08" and Long Chord bears North 89°48'15" West 186.55 feet) to a point of reverse curvature; thence Northwesterly along the arc of a 15.00 foot radius curve to the left a distance of 17.84 feet (Central Angle equals 68°08'34" and Long Chord bears North 55°43'58" West 16.81 feet) to a point of tangency; thence North 89°48'15" West 307.65 feet; thence South 28°53'00" West 101.83 feet; thence North 61°07'00" West 100.00 feet; thence North 76°49'28" West 58.17 feet; thence North 61°07'00" West 100.00 feet; thence North 28°53'00" East 462.47 feet; thence South 89°48'15" East 1041.87 feet to the Northwest Corner of said Valentine Estates Phase 1 Subdivision and the point of beginning.

Contains 506,137 sq. ft. or 11.619 acres.

Phase 1- Valentine Estates Cottage Homes

A part of the North~~East~~ of Section 34, Township 2 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey in Woods Cross City, Davis County, Utah and a portion of Parcel H, Valentine Estates Phase 1; being more particularly described as follows :

Beginning at a point on the South Line of Parcel H, Valentine Estates Phase 1, as recorded with the office of the Davis County Recorder, said point being 2081.78 feet South 0°23'18" East along the Section line and 992.94 feet North 89°48'15" West from the Northeast Corner of said Section 34; and running thence North 89°48'15" West 331.00 feet; thence North 0°11'45" East 335.99 feet; thence South 89°48'15" East 45.73 feet; thence North 0°11'45" East 82.00 feet to the South line of 2260 South Street and the Southerly boundary line of Valentine Estates Phase 2, as recorded with the office of the Davis County Recorder and running thence along said Southerly line the following two (2) courses: South 89°48'15" East 150.57 feet to a point of curvature; and 17.84 feet Southeasterly along the arc of a 15.00 foot Radius curve to the right through a Central Angle of 68°08'34" (Long Chord Bears South 55°43'58" East 16.81 feet) to a point of reverse curvature and a point on the Westerly line of Valentine Estates Phase 1 as recorded with the office of the Davis County Recorder; thence 157.40 feet southeasterly along the arc of a 100.50 foot Radius curve to the left through a Central Angle of 89°43'59" (Long Chord bears South 66°31'40" East 141.80 feet) along said Westerly line to a point of reverse curvature; thence 17.91 feet Southwesterly along the arc of 15.00 foot Radius curve to the left through a Central Angle a 68°24'35" (Center bears South 21°23'39" East, Long Chord bears South 34°24'03" West 16.86 feet) to a point of tangency; thence South 0°11'45" West 338.60 feet to the point of beginning.

Contains 127,492 sq.ft.
or 2.927 acres

Phase 2 - Valentine Estates Townhomes (Parcel H)

A part of Parcel H, Valentine Estates Phase 1, as recorded with the office of the Davis County Recorder, Located within the Northeast Quarter of Section 34, Township 2 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey in Woods Cross City, Davis County, Utah, described as follows:

Beginning at the Southwest Corner of Valentine Estates Townhomes Phase 1, located 1853.76 feet South 0°23'18" East along the Section line and 756.13 feet North 89°48'15" West from the Northeast Corner of said Section 34; and running thence North 89°48'15" West 154.00 feet; thence North 0°11'45" East 190.00 feet to the South Line of 2260 South Street as it exists at 28.00 foot half-width; thence South 89°48'15" East 154.00 feet along said South Line to the Northwest Corner of said Valentine Estates Townhomes Phase 1; thence South 0°11'45" West 190.00 feet along the West Line of said Valentine Estates Townhomes Phase 1 to the point of beginning.

*Contains: 29,260 sq. ft.
or 0.672 ac.
10 Units*

Phase 2 – Valentine Estates Cottage Homes

A part of the NE 1/4 of Section 34, Township 2 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey in Woods Cross City, Davis County, Utah;

Beginning at the Southwest corner of Valentine Estates Cottage Homes Phase 1, as recorded with the office of the Davis County Recorder, said point being 2081.78 feet South 0°23'18" East along the Section line and 1323.94 feet North 89°48'15" West from the Northeast Corner of said Section 34; and running thence North 89°48'15" West 391.00 feet; thence North 0°11'45" East 355.22 feet; thence North 47°31'55" East 33.45 feet to the South line of 2260 South Street, the Southerly boundary line of Valentine Estates Phase 2 and a point on the arc of a curve; thence Easterly along said south line the following three (3) courses: Southeasterly 202.56 feet along the arc of a 100.50 foot Radius curve to the left through a Central Angle of 115°28'44" (Center bears North 47°31'55" East, Long Chord bears North 79°47'33" East 169.97 feet) to a point of reverse curvature; Northeasterly 17.84 feet along the arc of a 15.00 foot Radius curve to the right through a Central Angle of 68°08'34" (Long Chord bears North 56°07'28" East 16.81 feet) to a point of tangency; and South 89°48'15" East 231.03 feet to the Westerly line of said Valentine Estates Cottage Homes Phase 1; thence along said Westerly line the following three (3) Courses: South 0°11'45" West 82.00 feet; North 89°48'15" West 45.73 feet; and South 0°11'45" West 335.99 feet to the point of beginning.

*Contains 156,125 sq.ft
or 3.584 acres*

Phase 3 - Valentine Estates Townhomes (Par of Parcel J)

A part of Parcel J, Valentine Estates Phase 1, as recorded with the office of the Davis County Recorder, Located within the Northeast Quarter of Section 34, Township 2 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey in Woods Cross City, Davis County, Utah, described as follows:

Beginning at a point on the South Line of said Parcel J located 2081.78 feet South 0°23'18" East along the Section line and 252.47 feet North 89°48'15" West from the Northeast Corner of said Section 34; and running thence along said Parcel J the following eight courses: North 89°48'15" West 219.09 feet to the Southwest corner thereof; North 0°18'00" West 145.06 feet; North 12°58'48" West 15.35 feet; North 0°11'45" East 5.00 feet to the Northwest corner thereof; South 89°48'15" East 175.85 feet; South 0°11'45" West 5.00 feet to a point on the arc of a curve, Southeasterly along the arc of a 15.00 foot radius curve to the right a distance of 23.56 feet (Center Bears South 0°11'45" West; Central Angle equals 90°00'00" and Long Chord bears South 44°48'15" East 21.21 feet); and South 89°48'15" East 33.00 feet; thence South 0°11'45" West 145.00 feet to the point of beginning.

*Contains: 35,527 sq. ft.
or 0.816 acres
10 Units*

Phase 3 – Valentine Estates Townhomes

A part of the North Half of Section 34, Township 2 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey in Woods Cross, Davis County, Utah:

Beginning at the Northwestery Corner of Valentine Estates Phase 2, a subdivision in Davis County, Utah located 1238.29 feet South 0°23'18" East along the Section Line and 2081.71 feet North 89°48'15" West along the Northerly Boundary of the previous Valentine Estates Subdivisions from the Northeast Corner of said Section 34; and running thence along the Westerly and Southerly Boundary of said Valentine Estates Phase 2 the following four courses: South 28°53'00" West 462.47 feet; South 61°07'00" East 100.00 feet; South 76°49'28" East 58.17 feet; and South 61°07'00" East 100.00 feet; thence South 28°53'00" West 324.12 feet; thence South 25°39'58" East 49.27 feet; thence South 0°23'18" East 40.17 feet; thence North 89°48'31" West 897.67 feet; thence North 0°23'18" West 20.00 feet along the Easterly Line of Lot 7 of the Amended Westside Industrial Park to the Northeastery Corner thereof; thence North 89°48'31" West 74.49 feet along the Northerly Line of said Lot 7 to the Easterly Line of the Legacy Parkway; thence North 27°58'42" East 976.23 feet along said Easterly Line; thence South 89°48'15" East 640.87 feet to the point of beginning.

*Contains 683,635 sq. ft.
or 15.694 acres*

Phase 4 – Valentine Estates Townhomes (Part of Parcel J)

A part of Parcel J, Valentine Estates Phase 1, as recorded with the office of the Davis County Recorder, Located within the Northeast Quarter of Section 34, Township 2 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey in Woods Cross City, Davis County, Utah, described as follows:

Beginning at the Southeast corner of said Parcel J located 2081.78 feet South 0°23'18" East along the Section line and 73.26 feet North 89°48'15" West from the Northeast Corner of said Section 34; and running thence North 89°48'15" West 179.22 feet; thence North 0°11'45" East 159.00 feet to the North Line of said Parcel J; thence South 89°48'15" East 177.23 feet along said North Line to the Northeast corner thereof; thence South 0°31'09" East 159.01 feet to the Southeast corner thereof and the point of beginning.

*Contains: 28,338 sq. ft.
or 0.650 acres
10 Units*

Phase 5 - Valentine Estates Townhomes (Parcel G)

All of Parcel G, Valentine Estates Subdivision Phase 1, located in the Northeast Quarter of Section 34, Township 2 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, described metes and bounds as follows:

Beginning at the Southwest Corner of Valentine Estates Townhomes Phase 3, located 2,081.78 feet South 0°23'18" East along the Section Line; and 471.57 feet North 89°48'15" West from the Northeast Corner of said Section 34; and running thence North 89°48'15" West 286.89 feet; thence North 0°11'45" East 228.00 feet to the Southwest Corner of Valentine Estates Townhomes Phase 1; thence along said Valentine Estates Townhomes Phase 1 the following six courses: South 89°48'15" East 154.00 feet; South 0°11'45" West 52.50 feet; South 89°48'15" East 79.87 feet; South 0°18'00" East 30.92 feet; North 89°42'00" East 33.00 feet; and Northeasterly along the arc of a 15.00 foot radius curve to the right a distance of 23.69 feet (Center bears North 89°42'00" East; Central Angle equals 90°29'45" and Long Chord bears North 44°56'53" East 21.30 feet); thence along the West Line of said Valentine Estates Townhomes Phase 3 the following two courses: South 12°58'48" East 15.35 feet; and South 0°18'00" East 145.06 feet to the point of beginning.

*Contains 56,924 sq. ft.
or 1.307 acres*

Phase 6 - Valentine Estates Townhomes (Parcel H)

A part of Parcel H, Valentine Estates Subdivision Phase 1, located in the Northeast Quarter of Section 34, Township 2 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey:

Beginning at the Southwest Corner of Valentine Estates Townhomes Phase 5, located 2,081.78 feet South 0°23'18" East along the Section Line; and 758.46 feet North 89°48'15" West from the Northeast Corner of said Section 34; and running thence North 89°48'15" West 234.49 feet to the Southeast Corner of Valentine Estates Cottage Homes Phase 1 Subdivision; thence along the East line of said subdivision the following two courses: North 0°11'45" East 338.60 feet to a point of curvature; and Northeasterly along the arc of a 15.00 foot radius curve to the right a distance of 17.91 feet (Central Angle equals 68°24'35" and Long Chord bears North 34°24'03" East 16.86 feet) to a point of reverse curvature on the South Line of 2260 South Street; thence along said South Line the following three courses: Northeasterly along the arc of a 100.50 foot radius curve to the left a distance of 81.66 feet (Central Angle equals 46°33'09" and Long Chord bears North 45°19'46" East 79.43 feet) to a point of reverse curvature; Northeasterly along the arc of a 15.00 foot radius curve to the right a distance of 17.84 feet (Central Angle equals 68°08'34" and Long Chord bears North 56°07'28" East 16.81 feet) to a point of tangency; and South 89°48'15" East 0.79 feet to the Northwest corner of Valentine Estates Townhomes Phase 2 Subdivision; thence along said subdivision the following two courses: South 0°11'45" West 190.00 feet to the Southwest corner thereof; and South 89°48'15" East 154.00 feet to the Southeast corner thereof; thence South 0°11'45" West 228.00 feet along the West line of said Valentine Estates Townhomes Phase 5 to the point of beginning.

*Contains 65,519 sq. ft.
or 1.504 acres*

Phase 7 - Valentine Estates Townhomes (Parcel I)

A part of Parcel I, Valentine Estates Phase 1, as recorded with the office of the Davis County Recorder, Located within the Northeast Quarter of Section 34, Township 2 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey in Woods Cross City, Davis County, Utah, described as follows:

Beginning at a point on the North Line of said Parcel I located 1718.76 feet South 0°23'18" East along the Section line and 248.77 feet North 89°48'15" West from the Northeast Corner of said Section 34; and running thence South 0°11'45" West 150.00 feet to the Southerly Line of said Parcel I; thence along said Parcel I the following ten courses: North 89°48'15" West 33.00 feet; Southwesterly along the arc of a 15.00 foot radius curve to the right a distance of 23.56 feet (Center Bears North 89°48'15" West; Central Angle equals 90°00'00" and Long chord bears South 45°11'45" West 21.21 feet) to a point of tangency; North 89°48'15" West 176.44 feet to a point of curvature; Northwestery along the arc of a 15.00 foot radius curve to the right a distance of 23.43 feet (Central Angle equals 89°30'15" and Long Chord bears North 45°03'07" West 21.12 feet); North 0°18'00" West 34.45 feet; North 44°42'00" East 26.16 feet; North 0°18'00" West 50.14 feet; North 45°18'00" West 26.16 feet; North 0°18'00" West 28.54 feet; and South 89°48'15" East 240.74 feet to the point of beginning.

*Contains 37,743 sq. ft.
or 0.866 acre
10 Units*

Phase 3- Valentine Estates Cottage Homes

A part of the Northeast Quarter of Section 34, Township 2 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey in Woods Cross City, Davis County, Utah:

Beginning at the Southwest Corner of Parcel A, Valentine Estates Cottage Homes Phase 2 Subdivision, located 2081.78 feet South 0°23'18" East along the Section Line; and 1714.94 feet North 89°48'15" West from the Northeast Corner of said Section 34; and running thence North 89°48'15" West 499.33 feet to the Easterly Line of Valentine Estates Phase 3 Subdivision; thence along said Easterly Line the following two courses: North 25°39'58" West 49.27 feet to the Southeast corner of Lot 304 thereof; and North 28°53'00" East 425.95 feet to the Southerly Line of 2260 South Street as it exists at 28.00 foot half-width; thence along said Southerly Line the following three courses: South 89°48'15" East 307.65 feet to a point of curvature; Southeasterly along the arc of a 15.00 foot radius curve to the right a distance of 17.84 feet (Central Angle equals 68°08'34" and Long Chord bears South 55°43'58" East 16.81 feet) to a point of reverse curvature; and Southeasterly along the arc of a 100.50 foot radius curve to the left a distance of 36.50 feet (Central Angle equals 20°48'25" and Long Chord bears South 32°03'53" East 36.30 feet) to the most Northerly Corner of Lot 220 of said Valentine Estates Cottage Homes Phase 2 Subdivision; thence along the Westerly Line of said subdivision the following two courses: South 47°31'55" West 33.45 feet; and South 0°11'45" West 355.22 feet to the Southwest Corner of said Parcel A and the point of beginning.

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*Contains 179,734 sq. ft.
or 4.128 acres*

Phase 8 - Valentine Estates Townhomes (Part of Parcel I)

A part of Parcel I, Valentine Estates Phase 1, as recorded with the office of the Davis County Recorder, Located within the Northeast Quarter of Section 34, Township 2 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey in Woods Cross City, Davis County, Utah, described as follows:

Beginning at Northeast Corner of said Parcel I located 1718.76 feet South 0°23'18" East along the Section line and 73.06 feet North 89°48'15" West from the Northeast Corner of said Section 34; and running thence South 0°11'09" East 164.00 feet along the East Line of said Parcel I to the Southeast Corner thereof; thence North 89°48'15" West 175.81 feet along the South Line of said Parcel I; thence North 0°11'45" East 164.00 feet to the North Line of said Parcel I; thence South 89°48'15" East 175.71 feet along said North Line to the point of beginning.

*Contains 28,906 sq. ft.
or 0.664 acre
10 Units*

Parcel / Serial Nos.

06-082-0132	06-262-0112	06-340-0508	06-273-0203	06-318-0009
06-082-0137	06-262-0113	06-340-0509	06-273-0204	06-318-0010
06-082-0138	06-262-0114	06-340-0510	06-273-0205	06-318-0011
06-260-0001	06-262-0115	06-340-0511	06-273-0206	06-262-0116
06-260-0002	06-262-0116	06-348-0601	06-273-0207	06-262-0117
06-260-0003	06-262-0117	06-348-0602	06-273-0208	
06-260-0004	06-321-0201	06-348-0603	06-273-0209	
06-260-0005	06-321-0202	06-348-0604	06-273-0210	
06-260-0006	06-321-0203	06-348-0605	06-273-0211	
06-260-0007	06-321-0204	06-348-0606	06-273-0212	
06-260-0008	06-321-0205	06-348-0607	06-273-0213	
06-260-0009	06-321-0206	06-348-0608	06-273-0214	
06-260-0010	06-321-0207	06-348-0609	06-273-0215	
06-260-0011	06-321-0208	06-348-0610	06-273-0216	
06-260-0012	06-321-0209	06-348-0611	06-273-0217	
06-260-0013	06-321-0210	06-348-0612	06-273-0218	
06-260-0014	06-321-0211	06-348-0613	06-273-0219	
06-260-0015	06-327-0301	06-358-0701	06-273-0220	
06-260-0016	06-327-0302	06-358-0702	06-273-0221	
06-260-0017	06-327-0303	06-358-0703	06-273-0222	
06-260-0018	06-327-0304	06-358-0704	06-273-0223	
06-260-0019	06-327-0305	06-358-0705	06-273-0224	
06-260-0020	06-327-0306	06-358-0706	06-273-0225	
06-260-0021	06-327-0307	06-358-0707	06-273-0226	
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06-260-0032	06-331-0407	06-366-0807	06-273-0237	
06-262-0101	06-331-0408	06-366-0808	06-273-0238	
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06-262-0105	06-340-0501	06-082-0141	06-318-0002	
06-262-0106	06-340-0502	06-082-0191	06-318-0003	
06-262-0107	06-340-0503	06-082-0238	06-318-0004	
06-262-0108	06-340-0504	06-082-0239	06-318-0005	
06-262-0109	06-340-0505	06-082-0240	06-318-0006	
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06-262-0111	06-340-0507	06-273-0202	06-318-0008	
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