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WHEN RECORDED MAIL TO:

Century Communities of Utah, LLC
c/o Century Communities of Utah, Inc.
8390 E. Crescent Parkway, Suite 650
Greenwood Village, CO 80111
ATTN: Legal Department

E 3269609 B 7551 P 508-510
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
7/10/2020 9:28:00 AM
FEE \$40.00 Pgs: 3
DEP eCASH REC'D FOR COTTONWOOD TITLE INS AGENC

File No.: 121026-LMP

Plat Declarative Covenant

In Reference to Tax ID Number(s):

12-105-0068, 12-105-0155 and 12-105-0051

When Recorded Return To:
Century Communities of Utah, LLC
c/o Century Communities, Inc.
8390 E. Crescent Parkway, Suite 650
Greenwood Village, CO 80111
Attn: Legal Department

PLAT DECLARATIVE COVENANT

This PLAT DECLARATIVE COVENANT (this "Covenant") is given and dated effective this 9th day of July, 2020 by MONTEREY PROPERTIES, LLC, a Utah limited liability company ("Declarant"). Declarant hereby covenants and declares as follows:

1. Declarant is the owner of a portion of the real property subdivided or to be subdivided as provided in the following plats: (a) that certain plat titled "Edgewater Park Phase 1 Subdivision", prepared by Wilding Engineering, executed by surveyor Kagan Dixon on May 12, 2020 (the "Phase 1 Final Plat"), and (b) that certain plat titled "Edgewater Park Phase 2 Subdivision", prepared by Wilding Engineering, executed by surveyor Kagan Dixon on May 12, 2020 (the "Phase 2 Final Plat"), as the Phase 1 Final Plat and the Phase 2 Final Plat are on file with the City of Syracuse, Davis County, Utah, as of the date of this Covenant.

2. Other than the City of Syracuse, the following parties, each claiming an interest in the real property subdivided or to be subdivided in the Phase 1 Final Plat, have as of the date of this Covenant, executed the Phase 1 Final Plat: Declarant, Century Land Holdings of Utah, LLC, a Utah limited liability company, Joshua William Walker, an individual, Caliber Home Loans, Inc., Questar Gas Company d/b/a/ Dominion Energy Utah, Bureau of Reclamation, and Rocky Mountain Power, which Phase 1 Final Plat as executed runs with the land and will be binding on all such signatories, their heirs, successors and assigns.

3. In addition, other than the City of Syracuse, the following parties, each claiming an interest in the land subdivided or to be subdivided in the Phase 2 Final Plat, have as of the date of this Covenant, executed the Phase 2 Final Plat: Declarant, Century Land Holdings of Utah, LLC, a Utah limited liability company, Questar Gas Company d/b/a/ Dominion Energy Utah, Bureau of Reclamation, and Rocky Mountain Power, which Phase 2 Final Plat as executed runs with the land and will be binding on all such signatories, their heirs, successors and assigns.

4. By this Covenant, all parties with an interest in the real property subdivided or to be subdivided in the Phase 1 Final Plat and the Phase 2 Final Plat shall be deemed to have actual notice of the Phase 1 Final Plat and the Phase 2 Final Plat for all purposes, by reason of the owners' signatures on the Phase 1 Final Plat and the Phase 2 Final Plat.

MONTEREY PROPERTIES, LLC,
a Utah limited liability company

By: [Signature]
Name: Michelle Prince
Title: Managing Manager MEMBER

STATE OF UTAH)
) ss.
COUNTY OF SALT LAKE)

This foregoing instrument was acknowledged before me this 9th day of July 2020 by Michelle Prince, as the Managing Member of Monterey Properties, LLC, a Utah limited liability company.

My Commission Expires: 12/9/2023

[Signature]
Notary Public
Residing at: UTAH



EXHIBIT A
PROPERTY DESCRIPTION

A tract of land being situate in the Northwest quarter of Section 22, Township 4 North, Range 2 West, Salt Lake Base and Meridian, having a basis of bearings of North 89°44'21" West between the center and the West quarter of said section, said tract of land being more particularly described as follows:

Beginning at a point on the quarter section line, said point being North 89°44'21" West along the quarter section line a distance of 222.70 feet from the center of Section 22, Township 4 North, Range 2 West, Salt Lake Base and Meridian and running thence North 89°44'21" West 520.50 feet to the Southeast corner of that certain Warranty Deed recorded on June 24, 2019 as Entry No. 3168152, in Book 7290, at Page 1465, on file with the office of the Davis County Recorder; thence North 00°23'35" East along the East line of said Warranty Deed a distance of 1128.56 feet to the Southwesterly line of the Layton Canal; thence South 52°36'34" East along said Southwesterly line a distance of 654.24 feet to the Northwest corner of that certain Warranty Deed recorded on April 14, 1988 as Entry No. 821823, in Book 1228, at Page 974, on file with the office of the Davis County Recorder; thence South 00°33'01" West along the West line of said Warranty Deed a distance of 733.65 feet to the point of beginning.

Tax Id No.: 12-105-0068, 12-105-0155 and 12-105-0051