

**SECOND AMENDMENT TO THE
AMENDED & RESTATED DECLARATION
OF PHEASANTBROOK HOME OWNERS ASSOCIATION**

THIS SECOND AMENDMENT TO THE AMENDED & RESTATED DECLARATION OF PHEASANTBROOK HOME OWNERS ASSOCIATION (this "Second Amendment") is hereby adopted by the Pheasantbrook Home Owners Association ("Association"), for and on behalf of its Members, and made effective as of the date recorded in the Davis County Recorder's Office.

RECITALS:

(A) This Second Amendment affects and concerns the real property located in Davis County, Utah and more particularly described in **Exhibit "A"** attached hereto ("Property").

(B) A plat map depicting Part I was recorded on March 24, 1975 in the Davis County Recorder's Office as Entry No. 410333.

(C) On or about March 24, 1975, the Declaration of Covenants, Conditions, and Restrictions for Pheasantbrook Planned Unit Development was recorded in the Davis County Recorder's Office, as Entry No. 410334.

(D) A plat map depicting Part II was recorded on August 5, 1975 in the Davis County Recorder's Office as Entry No. 417218.

(E) On or about August 5, 1975, the Declaration of Covenants, Conditions, and Restrictions for Pheasantbrook Planned Unit Development was recorded in the Davis County Recorder's Office, as Entry No. 417219.

(F) A plat map depicting Part III was recorded on November 5, 1975 in the Davis County Recorder's Office as Entry No. 422437.

(G) On or about November 5, 1975, the Declaration of Covenants, Conditions, and Restrictions for Pheasantbrook Planned Unit Development was recorded in the Davis County Recorder's Office, as Entry No. 422438.

(H) A plat map depicting Part IV was recorded on December 7, 1976 in the Davis County Recorder's Office as Entry No. 448926.

(I) On or about December 7, 1976, the Declaration of Covenants, Conditions, and Restrictions for Pheasantbrook Planned Unit Development was recorded in the Davis County Recorder's Office, as Entry No. 448927.

(J) A plat map depicting Part V was recorded on March 23, 1977 in the Davis County Recorder's Office as Entry No. 457045.

(K) On or about March 23, 1977, the Declaration of Covenants, Conditions, and Restrictions for Pheasantbrook Planned Unit Development was recorded in the Davis County Recorder's Office, as Entry No. 457046.

(L) A plat map depicting Part VI was recorded on July 27, 1977 in the Davis County Recorder's Office as Entry No. 468352.

(M) On or about July 22, 1977, the Declaration of Covenants, Conditions, and Restrictions for Pheasantbrook Planned Unit Development was recorded in the Davis County Recorder's Office, as Entry No. 468353.

(N) A plat map depicting Part VII was recorded on February 22, 1978 in the Davis County Recorder's office as Entry No. 487257.

(O) On or about February 22, 1978, the Declaration of Covenants, Conditions, and Restrictions for Pheasantbrook Planned Unit Development was recorded in the Davis County Recorder's Office, as Entry No. 487258.

(P) A plat map depicting Part VIII was recorded on January 17, 1979 in the Davis County Recorder's office as Entry No. 520580.

(Q) On or about January 17, 1979, the Declaration of Covenants, Conditions, and Restrictions for Pheasantbrook Planned Unit Development was recorded in the Davis County Recorder's Office, as Entry No. 520581.

(R) A plat map depicting amending Part IV and V was recorded on January 25, 1979 in the Davis County Recorder's Office as Entry No. 521266.

(S) On or about February 24, 1988, an Amendment to the Declaration of Covenants, Conditions and Restrictions of the Pheasantbrook Planned Unit Development was recorded in the Davis County Recorder's Office, as Entry No. 816731.

(T) On or about February 18, 1999, By-Laws of Pheasantbrook Homeowners Association pertaining to the Declaration of Covenants, Conditions and Restrictions of Pheasantbrook Planned Unit Development (Part I through Part VIII) ("Bylaws") was recorded in the Davis County Recorder's Office as Entry No. 1488568.

(U) On or about June 13, 2011, an Amended and Restated Declaration of Pheasantbrook Home Owners Association, a Planned Unit Development, ("Amended & Restated Declaration") was recorded in the Davis County Recorder's Office as Entry No. 2602781.

(V) On or about June 6, 2014, an Amendment to the Amended and Restated Declaration of Pheasantbrook Home Owners Association, a Planned Unit Development, ("First Amendment to Amended & Restated Declaration") was recorded in the Davis County Recorder's Office as Entry No. 2807219.

(W) It is the intent of this Second Amendment to convey a portion of the Common Area to GEC Development, LLC (or its assigns) for the construction of eight additional units consistent with the design of existing units in the community. The portion of Common Area that will be occupied by the new units is depicted in **Exhibit B** (hereinafter "New Units"). The area outside of the New Units themselves will remain Association Common Area. Currently, the area to be occupied by the New Units is underutilized and in need of maintenance. After thorough review, the Board has recommended this action be taken in order to: bring revenue into the Association, add additional units to spread the maintenance burden, and beautify and improve certain aspects of the existing Common Areas.

(X) This Second Amendment seeks to convey this proportion of the Common Area that will be occupied by the New Units and authorizes the Board to carry out all tasks necessary to complete the conveyance, construction of the New Units, and other improvements to the Common Area.

(Y) In accordance with Utah Code § 10-9a-606(5), the Association has obtained no less than 67% of the total voting interest consenting to this Second Amendment authorizing the conveyance of the portion of Common Area as depicted in **Exhibit B** as the New Units.

(Z) Pursuant to Article 19.3 of the Amended & Restated Declaration and the Utah Community Association Act, Owners of record, holding not less than sixty-seven percent (67%) of the total voting power of the Association, provided their written consent approving and consenting to the recording of this Second Amendment.

CERTIFICATION

By signing below, the Board hereby certifies that the above-described approvals were obtained, approving and consenting to the recording of this Second Amendment.

NOW, THEREFORE, pursuant to the foregoing, the Board of the Association hereby makes and executes this Second Amendment, which shall be effective as of its recording date.

COVENANTS, CONDITIONS AND RESTRICTIONS

1. Recitals. The above Recitals are incorporated herein by reference and made a part hereof.
2. No Other Changes. Except as otherwise expressly provided in this Second Amendment, the Amended and Restated Declaration remains in full force and effect without modification.
3. Authorization. The individuals signing for the respective entities make the following representations: (i) he/she has read the Second Amendment, (ii) he/she has authority to act for the entity designated below, and (iii) he/she shall execute the Second Amendment acting in said capacity.
4. Conflicts. In the case of any conflict between the provisions of this Second Amendment and the provisions of the Amended & Restated Declaration, this Second Amendment shall in all respects govern and control. In the case of any existing provisions that could be interpreted as prohibiting the modifications set forth in this Second Amendment, such provision is hereby modified in order to accomplish the purpose and intent of this Second Amendment, as set forth in the Recitals.

AMENDMENTS

5. Conveyance of a Portion of Common Area, Construction of New Units, and Improvements to the Common Areas. Owners in the Association hereby authorize the Board of Directors for the Association to undertake the process of selling a portion of Common Area for the New Units, and otherwise engaging with the City and necessary parties to carry out the sale, development, and construction of the New Units and Improvements to the Common Areas. This process is contemplated to include, but is not limited, to the following tasks:
 - a. Sell at fair market value the portion of Common Area to be occupied by the New Units, as depicted in Exhibit B;
 - b. Negotiate and enter into sale, construction and other necessary agreements with necessary parties with respect to the New Units;
 - c. Meet with relevant Centerville City and/or related government officials;
 - d. Obtain requisite approval from relevant government departments/agencies;
 - e. If necessary, prepare any amended plat(s), documents and/or surveys and participate in any necessary meeting;
 - f. Speak for the Association and/or owners at any necessary hearing to accomplish this task;
 - g. Execute any and all necessary documents to accomplish this task; and

h. Record this Second Amendment and any plats/surveys or other documents that may be necessary to effectuate this transaction.

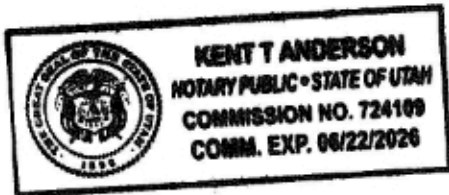
6. Definitions, Maintenance & Insurance. Once construction is completed upon the New Units and Improvements to the Common Area, the respective maintenance and insurance responsibilities will be the same as those set forth in the Amened & Restated Declaration.

PHEASANTBROOK HOME OWNERS ASSOCIATION

Tom Torode
By: Tom Torode
Its: President

STATE OF UTAH)
 : ss
COUNTY OF Davis)

On this 30th day of June, 2022, personally appeared before me Thomas Torode, who being by me duly sworn, did say that they are the President of Pheasantbrook Home Owners Association, a Utah non-profit corporation and that the within and foregoing instrument was signed on behalf of said corporation by authority and said individual duly acknowledged to me that said corporation approved the same.



Kent T Anderson
Notary Public

Exhibit "A"
Legal Description

PHASE 1	
Tax I.D. No.	Description
02-037-0001	Lot No. 1 – PHEASANTBROOK PLANNED UNIT DEVELOPMENT, (PART I)
02-037-0002	Lot No. 2 – PHEASANTBROOK PLANNED UNIT DEVELOPMENT, (PART I)
02-037-0003	Lot No. 3 – PHEASANTBROOK PLANNED UNIT DEVELOPMENT, (PART I)
02-037-0004	Lot No. 4 – PHEASANTBROOK PLANNED UNIT DEVELOPMENT, (PART I)
02-037-0005	Lot No. 5 – PHEASANTBROOK PLANNED UNIT DEVELOPMENT, (PART I)
02-037-0006	Lot No. 6 – PHEASANTBROOK PLANNED UNIT DEVELOPMENT, (PART I)
02-037-0007	Lot No. 7 – PHEASANTBROOK PLANNED UNIT DEVELOPMENT, (PART I)
02-037-0008	Lot No. 8 – PHEASANTBROOK PLANNED UNIT DEVELOPMENT, (PART I)
02-037-0009	Lot No. 9 – PHEASANTBROOK PLANNED UNIT DEVELOPMENT, (PART I)
02-037-0010	Lot No. 10 – PHEASANTBROOK PLANNED UNIT DEVELOPMENT, (PART I)
02-037-0011	Lot No. 11 – PHEASANTBROOK PLANNED UNIT DEVELOPMENT, (PART I)
02-037-0012	Lot No. 12 – PHEASANTBROOK PLANNED UNIT DEVELOPMENT, (PART I)
02-037-0013	Lot No. 13 – PHEASANTBROOK PLANNED UNIT DEVELOPMENT, (PART I)
02-037-0014	Lot No. 14 – PHEASANTBROOK PLANNED UNIT DEVELOPMENT, (PART I)
02-037-0015	Lot No. 15 – PHEASANTBROOK PLANNED UNIT DEVELOPMENT, (PART I)
02-037-0016	Lot No. 16 – PHEASANTBROOK PLANNED UNIT DEVELOPMENT, (PART I)
02-037-0017	Lot No. 17 – PHEASANTBROOK PLANNED UNIT DEVELOPMENT, (PART I)
02-037-0018	Lot No. 18 – PHEASANTBROOK PLANNED UNIT DEVELOPMENT, (PART I)
02-037-0019	Lot No. 19 – PHEASANTBROOK PLANNED UNIT DEVELOPMENT, (PART I)
02-037-0020	Lot No. 20 – PHEASANTBROOK PLANNED UNIT DEVELOPMENT, (PART I)
02-037-0021	Lot No. 21 – PHEASANTBROOK PLANNED UNIT DEVELOPMENT, (PART I)
02-037-0022	Lot No. 22 – PHEASANTBROOK PLANNED UNIT DEVELOPMENT, (PART I)
02-037-0023	Lot No. 23 – PHEASANTBROOK PLANNED UNIT DEVELOPMENT, (PART I)
02-037-0024	Lot No. 24 – PHEASANTBROOK PLANNED UNIT DEVELOPMENT, (PART I)
PHASE 2	
02-237-0041	Lot 41 – PHEASANTBROOK PLANNED UNIT DEVELOPMENT (PART II)
02-237-0042	Lot 42 – PHEASANTBROOK PLANNED UNIT DEVELOPMENT (PART II)
02-237-0043	Lot 43 – PHEASANTBROOK PLANNED UNIT DEVELOPMENT (PART II)
02-237-0044	Lot 44 – PHEASANTBROOK PLANNED UNIT DEVELOPMENT (PART II)
02-237-0045	Lot 45 – PHEASANTBROOK PLANNED UNIT DEVELOPMENT (PART II)
02-237-0046	Lot 46 – PHEASANTBROOK PLANNED UNIT DEVELOPMENT (PART II)
02-237-0047	Lot 47 – PHEASANTBROOK PLANNED UNIT DEVELOPMENT (PART II)
02-237-0048	Lot 48 – PHEASANTBROOK PLANNED UNIT DEVELOPMENT (PART II)
02-237-0049	BEG AT A PT GIVEN AS THE SE COR OF LOT 4, BLK B, BIG CREEK PLAT, CENTERVILLE TOWNSITE SURVEY, SD PT BEING S 66 FT TO THE CENTERLINE OF CHASE LANE AND E PARALLEL TO THE SEC LINE 913.97 FT TO A MONUMENT IN THE CENTERLINE OF MAIN STREET AND S 1069.44 FT ALG SD CENTERLINE AND S 89°53'25" W 33 FT FR THE N 1/4 COR OF SEC 7-T2N-R1E, SLM: AND RUN TH N 209.07 FT; TH W 175 FT; TH N 315 FT; TH W 367.33 FT; TH S 225 FT; TH E 173.82 FT; TH S 296.19 FT; TH N 89°30'06" E 283.825 FT; TH S 5.35 FT; TH E 84.70 FT TO THE POB

Exhibit "A"
Legal Description

PHASE 3	
02-038-0025	Lot 25 – PHEASANTBROOK PLANNED UNIT DEVELOPMENT (PART III)
02-038-0026	Lot 26 – PHEASANTBROOK PLANNED UNIT DEVELOPMENT (PART III)
02-038-0027	Lot 27 – PHEASANTBROOK PLANNED UNIT DEVELOPMENT (PART III)
02-038-0028	Lot 28 – PHEASANTBROOK PLANNED UNIT DEVELOPMENT (PART III)
02-038-0029	Lot 29 – PHEASANTBROOK PLANNED UNIT DEVELOPMENT (PART III)
02-038-0030	Lot 30 – PHEASANTBROOK PLANNED UNIT DEVELOPMENT (PART III)
02-038-0031	Lot 31 – PHEASANTBROOK PLANNED UNIT DEVELOPMENT (PART III)
02-038-0032	Lot 32 – PHEASANTBROOK PLANNED UNIT DEVELOPMENT (PART III)
02-038-0033	Lot 33 – PHEASANTBROOK PLANNED UNIT DEVELOPMENT (PART III)
02-038-0034	Lot 34 – PHEASANTBROOK PLANNED UNIT DEVELOPMENT (PART III)
02-038-0035	Lot 35 – PHEASANTBROOK PLANNED UNIT DEVELOPMENT (PART III)
02-038-0036	Lot 36 – PHEASANTBROOK PLANNED UNIT DEVELOPMENT (PART III)
02-038-0037	Lot 37 – PHEASANTBROOK PLANNED UNIT DEVELOPMENT (PART III)
02-038-0038	Lot 38 – PHEASANTBROOK PLANNED UNIT DEVELOPMENT (PART III)
02-038-0039	Lot 39 – PHEASANTBROOK PLANNED UNIT DEVELOPMENT (PART III)
02-038-0040	Lot 40 – PHEASANTBROOK PLANNED UNIT DEVELOPMENT (PART III)
02-038-0049	Lot 49 – PHEASANTBROOK PLANNED UNIT DEVELOPMENT (PART III)
02-038-0050	Lot 50 – PHEASANTBROOK PLANNED UNIT DEVELOPMENT (PART III)
02-038-0051	Lot 51 – PHEASANTBROOK PLANNED UNIT DEVELOPMENT (PART III)
02-038-0052	Lot 52 – PHEASANTBROOK PLANNED UNIT DEVELOPMENT (PART III)
PHASE IV (AMD)	
02-038-0053	Lot 53 – PHEASANTBROOK PLANNED UNIT DEVELOPMENT (PART IV) AMENDED
02-038-0054	Lot 54 – PHEASANTBROOK PLANNED UNIT DEVELOPMENT (PART IV) AMENDED
02-038-0055	Lot 55 – PHEASANTBROOK PLANNED UNIT DEVELOPMENT (PART IV) AMENDED
02-038-0056	Lot 56 – PHEASANTBROOK PLANNED UNIT DEVELOPMENT (PART IV) AMENDED
02-038-0057	Lot 57 – PHEASANTBROOK PLANNED UNIT DEVELOPMENT (PART IV) AMENDED
02-038-0058	Lot 58 – PHEASANTBROOK PLANNED UNIT DEVELOPMENT (PART IV) AMENDED
02-038-0059	Lot 59 – PHEASANTBROOK PLANNED UNIT DEVELOPMENT (PART IV) AMENDED
02-038-0060	Lot 60 – PHEASANTBROOK PLANNED UNIT DEVELOPMENT (PART IV) AMENDED
02-038-0061	LOT 61 – PHEASANTBROOK PLANNED UNIT DEVELOPMENT (PART IV) AMENDED
02-038-0062	LOT 62 – PHEASANTBROOK PLANNED UNIT DEVELOPMENT (PART IV) AMENDED
02-038-0063	LOT 63 – PHEASANTBROOK PLANNED UNIT DEVELOPMENT (PART IV) AMENDED
02-038-0064	LOT 64 – PHEASANTBROOK PLANNED UNIT DEVELOPMENT (PART IV) AMENDED

Exhibit "A"
Legal Description

PHASE V (AMD)	
02-034-0065	LOT 65 – PHEASANTBROOK PLANNED UNIT DEVELOPMENT (PART V) - AMENDED
02-034-0066	LOT 66 – PHEASANTBROOK PLANNED UNIT DEVELOPMENT (PART V) - AMENDED
02-034-0067	LOT 67 – PHEASANTBROOK PLANNED UNIT DEVELOPMENT (PART V) - AMENDED
02-034-0068	LOT 68 – PHEASANTBROOK PLANNED UNIT DEVELOPMENT (PART V) - AMENDED
02-034-0069	LOT 69 – PHEASANTBROOK PLANNED UNIT DEVELOPMENT (PART V) - AMENDED
02-034-0070	LOT 70 – PHEASANTBROOK PLANNED UNIT DEVELOPMENT (PART V) - AMENDED
02-034-0071	LOT 71 – PHEASANTBROOK PLANNED UNIT DEVELOPMENT (PART V) - AMENDED
02-034-0072	LOT 72 – PHEASANTBROOK PLANNED UNIT DEVELOPMENT (PART V) - AMENDED
PHASE VI	
02-034-0073	LOT 73 – PHEASANTBROOK PLANNED UNIT DEVELOPMENT (PART VI)
02-034-0074	LOT 74 – PHEASANTBROOK PLANNED UNIT DEVELOPMENT (PART VI)
02-034-0075	LOT 75 – PHEASANTBROOK PLANNED UNIT DEVELOPMENT (PART VI)
02-034-0076	LOT 76 – PHEASANTBROOK PLANNED UNIT DEVELOPMENT (PART VI)
02-034-0077	LOT 77 – PHEASANTBROOK PLANNED UNIT DEVELOPMENT (PART VI)
02-034-0078	LOT 78 – PHEASANTBROOK PLANNED UNIT DEVELOPMENT (PART VI)
02-034-0079	LOT 79 – PHEASANTBROOK PLANNED UNIT DEVELOPMENT (PART VI)
02-034-0080	LOT 80 – PHEASANTBROOK PLANNED UNIT DEVELOPMENT (PART VI)
02-034-0081	LOT 81 – PHEASANTBROOK PLANNED UNIT DEVELOPMENT (PART VI)
02-034-0082	LOT 82 – PHEASANTBROOK PLANNED UNIT DEVELOPMENT (PART VI)
02-034-0083	LOT 83 – PHEASANTBROOK PLANNED UNIT DEVELOPMENT (PART VI)
02-034-0084	LOT 84 – PHEASANTBROOK PLANNED UNIT DEVELOPMENT (PART VI)
02-034-0085	LOT 85 – PHEASANTBROOK PLANNED UNIT DEVELOPMENT (PART VI)
02-034-0086	LOT 86 – PHEASANTBROOK PLANNED UNIT DEVELOPMENT (PART VI)
02-034-0087	LOT 87 – PHEASANTBROOK PLANNED UNIT DEVELOPMENT (PART VI)
02-034-0088	LOT 88 – PHEASANTBROOK PLANNED UNIT DEVELOPMENT (PART VI)
02-034-0089	LOT 89 – PHEASANTBROOK PLANNED UNIT DEVELOPMENT (PART VI)
02-034-0090	LOT 90 – PHEASANTBROOK PLANNED UNIT DEVELOPMENT (PART VI)
02-034-0091	LOT 91 – PHEASANTBROOK PLANNED UNIT DEVELOPMENT (PART VI)
02-034-0092	LOT 92 – PHEASANTBROOK PLANNED UNIT DEVELOPMENT (PART VI)
02-034-0093	ALL COMMON AREA OF PHEASANTBROOK PART VI

Exhibit "A"
Legal Description

PHASE VII	
02-035-0093	LOT 93 – PHEASANTBROOK PLANNED UNIT DEVELOPMENT (PART VII)
02-035-0094	LOT 94 – PHEASANTBROOK PLANNED UNIT DEVELOPMENT (PART VII)
02-035-0095	LOT 95 – PHEASANTBROOK PLANNED UNIT DEVELOPMENT (PART VII)
02-035-0096	LOT 96 – PHEASANTBROOK PLANNED UNIT DEVELOPMENT (PART VII)
02-035-0097	LOT 97 – PHEASANTBROOK PLANNED UNIT DEVELOPMENT (PART VII)
02-035-0098	LOT 98 – PHEASANTBROOK PLANNED UNIT DEVELOPMENT (PART VII)
02-035-0099	LOT 99 – PHEASANTBROOK PLANNED UNIT DEVELOPMENT (PART VII)
02-035-0100	LOT 100 – PHEASANTBROOK PLANNED UNIT DEVELOPMENT (PART VII)
02-035-0101	LOT 101 – PHEASANTBROOK PLANNED UNIT DEVELOPMENT (PART VII)
02-035-0102	LOT 102 – PHEASANTBROOK PLANNED UNIT DEVELOPMENT (PART VII)
02-035-0103	LOT 103 – PHEASANTBROOK PLANNED UNIT DEVELOPMENT (PART VII)
02-035-0104	LOT 104 – PHEASANTBROOK PLANNED UNIT DEVELOPMENT (PART VII)
02-035-0105	LOT 105 – PHEASANTBROOK PLANNED UNIT DEVELOPMENT (PART VII)
02-035-0106	LOT 106 – PHEASANTBROOK PLANNED UNIT DEVELOPMENT (PART VII)
02-035-0107	LOT 107 – PHEASANTBROOK PLANNED UNIT DEVELOPMENT (PART VII)
02-035-0108	LOT 108 – PHEASANTBROOK PLANNED UNIT DEVELOPMENT (PART VII)
02-035-0109	LOT 109 – PHEASANTBROOK PLANNED UNIT DEVELOPMENT (PART VII)
02-035-0110	LOT 110 – PHEASANTBROOK PLANNED UNIT DEVELOPMENT (PART VII)
02-035-0111	LOT 111 – PHEASANTBROOK PLANNED UNIT DEVELOPMENT (PART VII)
02-035-0112	LOT 112 – PHEASANTBROOK PLANNED UNIT DEVELOPMENT (PART VII)
02-035-0113	LOT 113 – PHEASANTBROOK PLANNED UNIT DEVELOPMENT (PART VII)
02-035-0114	LOT 114 – PHEASANTBROOK PLANNED UNIT DEVELOPMENT (PART VII)
02-035-0115	LOT 115 – PHEASANTBROOK PLANNED UNIT DEVELOPMENT (PART VII)
02-035-0116	LOT 116 – PHEASANTBROOK PLANNED UNIT DEVELOPMENT (PART VII)
02-035-0117	LOT 117 – PHEASANTBROOK PLANNED UNIT DEVELOPMENT (PART VII)
02-035-0118	LOT 118 – PHEASANTBROOK PLANNED UNIT DEVELOPMENT (PART VII)
02-035-0119	LOT 119 – PHEASANTBROOK PLANNED UNIT DEVELOPMENT (PART VII)
02-035-0120	LOT 120 – PHEASANTBROOK PLANNED UNIT DEVELOPMENT (PART VII)
02-035-0121	LOT 121 – PHEASANTBROOK PLANNED UNIT DEVELOPMENT (PART VII)
02-035-0122	LOT 122 – PHEASANTBROOK PLANNED UNIT DEVELOPMENT (PART VII)
02-035-0123	LOT 123 – PHEASANTBROOK PLANNED UNIT DEVELOPMENT (PART VII)
02-035-0124	LOT 124 – PHEASANTBROOK PLANNED UNIT DEVELOPMENT (PART VII)
02-035-0125	ALL COMMON AREA OF PHEASANTBROOK PART VII PUD
PHASE VIII	
02-036-0130	LOT 130 – PHEASANTBROOK PLANNED UNIT DEVELOPMENT (PART VIII)
02-036-0131	LOT 131 – PHEASANTBROOK PLANNED UNIT DEVELOPMENT (PART VIII)
02-036-0132	LOT 132 – PHEASANTBROOK PLANNED UNIT DEVELOPMENT (PART VIII)
02-036-0133	LOT 133 – PHEASANTBROOK PLANNED UNIT DEVELOPMENT (PART VIII)
02-036-0134	LOT 134 – PHEASANTBROOK PLANNED UNIT DEVELOPMENT (PART VIII)
02-036-0135	LOT 135 – PHEASANTBROOK PLANNED UNIT DEVELOPMENT (PART VIII)

Exhibit "A"
Legal Description

02-036-0136	LOT 136 – PHEASANTBROOK PLANNED UNIT DEVELOPMENT (PART VIII)
02-036-0137	LOT 137 – PHEASANTBROOK PLANNED UNIT DEVELOPMENT (PART VIII)
02-036-0138	LOT 138 – PHEASANTBROOK PLANNED UNIT DEVELOPMENT (PART VIII)
02-036-0139	LOT 139 – PHEASANTBROOK PLANNED UNIT DEVELOPMENT (PART VIII)
02-036-0140	LOT 140 – PHEASANTBROOK PLANNED UNIT DEVELOPMENT (PART VIII)
02-036-0141	LOT 141 – PHEASANTBROOK PLANNED UNIT DEVELOPMENT (PART VIII)
02-036-0142	LOT 142 – PHEASANTBROOK PLANNED UNIT DEVELOPMENT (PART VIII)
02-036-0143	LOT 143 – PHEASANTBROOK PLANNED UNIT DEVELOPMENT (PART VIII)
02-036-0144	LOT 144 – PHEASANTBROOK PLANNED UNIT DEVELOPMENT (PART VIII)
02-036-0145	ALL COMMON AREA OF PHEASANTBROOK PART VIII PUD
02-038-0001	BEG AT A PT S 66 FT, E 913.97 FT PARALLEL TO THE SEC LINE & ALG THE CENTER LINE OF CHASE LANE TO A MONU IN THE CENTER OF MAIN STR, S 545.43 FT ALG SD CENTER LINE OF MAIN STR & W 575.33 FT FR THE N 1/4 COR OF SEC 7-T2N-R1E, SLB&M; & RUN TH W 289.59 FT; TH S 0°02'40" W 328.73 FT; TH E 167.69 FT; TH N 103.73 FT; TH E 122.15 FT; TH N 225 FT TO THE POB
02-038-0002	BEG AT A PT S 66 FT TO THE CENTERLINE OF CHASE LANE & E PARALLEL TO THE SEC LINE 913.97 FT TO A MONU & S 770.43 FT ALG THE CENTERLINE OF MAIN STR & W 401.51 FT FR THE N 1/4 COR OF SEC 7-T2N-R1E, & RUN TH W 295.97 FT; TH S 103.73 FT; TH W 104.52 FT; TH S 195.94 FT; TH N 89°30'06" E 400.505 FT; TH N 296.19 FT TO THE POB.

Exhibit "B"
Rendering of New Units and Modified Common Area

Please see next page

