

**FIRST SUPPLEMENT TO THE  
AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, AND  
RESTRICTIONS  
FOR  
TALBOT HEIGHTS**

**A PLANNED RESIDENTIAL UNIT DEVELOPMENT  
(Phase 2)  
(also known as Talbot Estates)**

This First Supplement to the Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Talbot Heights ("**Supplemental Declaration**") is executed and adopted by Lennar Homes of Utah, LLC, a Utah limited liability company ("**Declarant**").

**RECITALS**

A. This Supplemental Declaration shall modify and supplement the Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Talbot Heights, recorded with the Davis County Recorder on April 21, 2022 as Entry No. 3471887, and any amendments or supplements thereto (the "**Declaration**"), as amended.

B. Lennar Homes of Utah, LLC is the Declarant as identified and set forth in the Declaration.

C. Declarant and/or AG Essential Housing Multi State 2, LLC owns the real property subject to this Supplemental Declaration and consents to its terms.

D. Under the terms of Section 12.2 of the Declaration, Declarant reserved the right to expand the Property by the annexation of Additional Land. Declarant and AG Essential Housing Multi State 2, LLC now desire to add a portion of Additional Land as hereinafter provided.

E. Unless otherwise defined herein, capitalized terms shall have the meanings set forth in the Declaration.

**ANNEXATION**

**NOW THEREFORE**, in consideration of the recitals set forth above, the Declarant hereby declares and certifies as follows:

1. Annexation of Additional Land. Declarant hereby confirms that all of the real property identified on Exhibit A attached hereto, together with (i) all buildings, improvements, and structures situated on or comprising a part of the above-described real property, whether now existing or hereafter constructed; (ii) all easements, rights-of-way, and other appurtenances and rights incident to, appurtenant to, or accompanying said real property; and (iii) all articles of personal property intended for use in connection therewith (collectively



**IN WITNESS WHEREOF**, AG Essential Housing Multi State 2, LLC, a Delaware limited liability company, as an owner of real property within the Project, has caused this Supplemental Declaration to be executed by a duly authorized representative this 30 day of August, 2022.

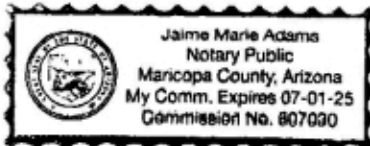
**AG ESSENTIAL HOUSING MULTI STATE 2, LLC**, a Delaware limited liability company

By: AGWIP Asset Management, LLC,  
an Arizona limited liability company,  
its Authorized Agent

By: Steven S. Benson  
Steven S. Benson, its Manager

STATE OF ARIZONA            )  
  )  
COUNTY OF MARICOPA        )

The foregoing instrument was acknowledged before me this 30 day of August, 2022, by Steven S. Benson, the manager of AGWIP Asset Management, LLC, an Arizona limited liability company, the Authorized Agent of AG ESSENTIAL HOUSING MULTI STATE 2, LLC, a Delaware limited liability company, for and on behalf thereof.



Jaime Marie Adams  
Notary Public

**EXHIBIT A**

**SUBJECT PROPERTY**

(Legal Description)

All of TALBOT ESTATES PHASE 2 PRUD as recorded in the Davis County Recorder.

**BOUNDARY DESCRIPTION**

A parcel of land situate in the Southwest Quarter of Section 25, Township 4 North, Range 1 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point on the Easterly Right-of-Way Line of a frontage road of UDOT Project No. S-0089(406)398, said point being North 00°32'09" East 2,166.42 feet and East 381.03 feet from the Southwest Quarter Corner of Section 25, Township 4 North, Range 1 West, Salt Lake Base and Meridian; and running

thence along said Easterly Right-of-Way Line of a frontage road the following five (5) courses:

- (1) North 00°12'30" West 78.41 feet;
- (2) North 89°32'02" East 20.00 feet;
- (3) North 00°12'30" West 62.26 feet;
- (4) South 83°42'30" West 20.11 feet;
- (5) North 00°12'30" West 285.78 feet to the extension of Southerly Boundary Line of Ott Estates Amended Subdivision;

thence along said extension and the Southerly Boundary Line the following three (3) courses:

- (1) North 84°33'25" East 362.72 feet;
- (2) North 00°05'49" East 59.20 feet;
- (3) North 88°44'53" East 431.15 feet to the Westerly Boundary Line of Talbot Estates Phase 1A PRUD;

thence along said Westerly and the Northerly Boundary Lines of said Talbot Estates Phase 1A PRUD the following fifteen (15) courses:

- (1) South 24°35'10" West 113.82 feet;
- (2) South 19°51'26" West 40.26 feet;
- (3) Southeasterly 23.37 feet along the arc of a 15.00 foot radius curve to the right (center bears South 01°15'07" East and the chord bears South 46°37'18" East 21.08 feet with a central angle of 89°15'39");
- (4) South 01°59'29" East 439.50 feet;
- (5) South 88°00'31" West 133.30 feet;
- (6) North 30°26'56" West 74.00 feet;
- (7) South 59°33'04" West 96.00 feet;
- (8) South 51°31'16" West 40.40 feet;
- (9) South 59°33'04" West 96.00 feet;
- (10) North 30°26'56" West 109.98 feet;
- (11) South 59°33'04" West 96.00 feet;
- (12) South 62°01'16" West 40.04 feet;
- (13) South 51°51'01" West 100.91 feet;
- (14) North 30°26'56" West 213.52 feet;
- (15) South 59°33'04" West 35.93 feet to the point of beginning.

Contains 419,355 Square Feet or 9.627 Acres and 39 Lots