

**Record Against the Real Property
Described on Exhibit B**

E 3548505 B 8365 P 485-490
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
10/24/2023 2:56 PM
FEE 183.00 Pgs: 6
DEP LL REC'D FOR FARMINGTON
CITY

Recorded at the Request of and
After Recording Mail to:
SEGO VENTURES #5, LC
Attn: Wayne H. Corbridge
1028 East 140 North
Lindon, UT 84042

**DECLARATION OF ANNEXATION
AND
SUPPLEMENTAL DECLARATION
FOR
FARMINGTON STATION TOWNHOMES ASSOCIATION D**

This Declaration of Annexation and Supplemental Declaration for Farmington Station Townhomes Association (and Sego Homes at Station Park Subdivision) (this "**Supplemental Declaration**") is made on the date stated below by Sego Ventures #5, LC ("**Declarant**").

08-687-0176 → 0208

08-692-0101 → 0133
- 0207 → 0211
- 0218 → 0231

RECITALS

A. On January 31, 2023, Sego Ventures #5, LC recorded a plat for Sego Homes at Station Park Phase 1 ("**Phase 1 Plat**") with the Davis County Recorder's office as Entry No. 3516039.

B. On January 31, 2023, Sego Ventures #5, LC recorded the Declaration of Covenants, Conditions and Restrictions for Farmington Station Townhomes Homeowners Association (the "**Declaration**") with the Davis County Recorder's office as Entry No. 3516040.

C. The Phase 1 Plat and the Declaration were recorded against the real property identified on **Exhibit A**, attached hereto and incorporated herein by reference.

D. Sego Ventures #5, LC is the Declarant of the Project and is vested with those certain Declarant rights set forth in the Declaration.

E. Section 7.5 of the Declaration grants the Declarant the authority to expand the Project to include additional land.

F. Section 7.7 of the Declaration provides that the Project may be expanded through recording a declaration of annexation identifying the additional land to be included into the Project and a plat identifying the additional phase(s) and creating the additional lots to be included in the Project. This Supplemental Declaration constitutes the declaration of annexation required under Section 7.7 of the Declaration.

G. Section 11.1(b) of the Declaration further grants the Declarant the authority to unilaterally amend the Declaration. This Supplemental Declaration supplements and amends the Declaration, as necessary, to annex in the additional land and incorporate the changes set forth herein.

H. Relatively contemporaneously with the recording of the Supplemental Declaration in the records of the Davis County Recorder, Declarant recorded, or will record, a plat map for Se-go Homes at Station Park Phase 2 Phase (the "**Phase 2 Plat**"). The legal description of the land included within the Phase 2 Plat is set forth on **Exhibit B**, attached hereto and incorporated herein by reference.

I. In accordance with the Declarant's rights set forth in the Declaration, Declarant hereby designates and annexes the real property for the Se-go Homes at Station Park Phase 2 as identified and described on **Exhibit B**. With the land identified on **Exhibit B** (and the Phase 2 Plat) being annexed into the Project, such land, Lots, and improvements thereon are made part of the Farmington Station Townhomes development.

J. This Supplemental Declaration shall be recorded against the real property identified on **Exhibit B**, and such real property is further subject to the terms, provisions, covenants, conditions, restrictions, and easements set forth in the Declaration, as such document may be amended and supplemented from time to time.

NOW THEREFORE, Declarant hereby declares and provides as follows:

I. DEFINITIONS. Unless otherwise set forth in this Supplemental Declaration, capitalized terms used in this Supplemental Declaration shall have the meaning assigned to them in the Declaration.

(A) The terms "**Plat**," "**Map**," or "**Record of Survey Map**" as defined by Section 1.24 of the Declaration shall include and refer to the Phase 1 Plat, Phase 2 Plat, and any future plat map for an additional phase of the Project.

II. PROJECT DESIGNATION. The Se-go Homes at Station Park Phase 2 development is hereby annexed into and made a part of the Farmington Station Townhomes community also known as the Se-go Homes at Station Park development.

III. LOT OWNERS / MEMBERS OF ASSOCIATION. As provided in the Declaration, an Owner of a Lot in the Se-go Homes at Station Park Phase 2 development shall be a Member of the Farmington Station Townhomes Homeowners Association (the "**Association**").

IV. PROPERTY SUBJECT TO COVENANTS, CONDITIONS, AND RESTRICTIONS. All land, real property, Lots, and Improvements thereon within the Se-go Homes at Station Park Phase 2 shall be subject to all of the terms, provisions, covenants, conditions, restrictions, and easements of the Declaration, other Governing Documents of the Association, and Utah's Community Association Act (Utah Code § 57-8a-101 *et seq.*), all of which are subject to being amended and which may be amended and supplemented from time to time.

(A) **Binding Effect; Covenants Run with the Land.** Se-go Homes at Park Station Phase 2, including all Lots, Common Area, and all Improvements therein, shall be held, conveyed, hypothecated, encumbered, used, occupied, and improved only in accordance with the provisions of the Declaration (as the same may be amended and

EXHIBIT A

(Legal Description – Sego Homes at Station Park Phase 1 a/k/a North Farmington Station – Phase 1)

Sego Homes at Station Park Phase 1 (a/k/a North Farmington Station - Phase 1)

A parcel of land, situate in the Southeast Quarter of Section 14, Township 3 North, Range 1 West, Salt Lake Base and Meridian, said parcel also located in Farmington, Utah, more particularly described as follows:

Beginning at a point being North 00°20'03" West 837.79 feet along the quarter-section line and East 419.81 feet from the South Quarter Corner of Section 14, Township 3 North, Range 1 West, Salt Lake Base and Meridian (NAD83 bearing being North 00°00'16" East along the quarter line between the South Quarter and the Center of said Section 14 per the Davis County Township Reference Plat); and running thence North 00°21'58" East 20.00 feet; thence South 89°38'13" East 1.29 feet; thence Northeasterly 16.64 feet along the arc of a 10.00 foot radius curve to the left (center bears North 00°21'47" East and the chord bears North 42°40'54" East 14.79 feet with a central angle of 95°21'47"); thence North 05°00'00" West 138.54 feet; thence Northerly 16.10 feet along the arc of a 172.00 foot radius curve to the right (center bears North 95°00'00" East and the chord bears North 02°19'07" West 16.09 feet with a central angle of 05°21'47"); thence North 00°21'47" East 106.51 feet; thence Northwesterly 38.48 feet along the arc of a 24.50 foot radius curve to the left (center bears North 89°38'13" West and the chord bears North 44°38'13" West 34.65 feet with a central angle of 90°00'00"); thence North 00°21'47" East 28.75 feet; thence South 89°38'19" East 250.01 feet; thence Northerly 9.43 feet along the arc of a 231.50 foot radius curve to the left (center bears South 79°35'12" West and the chord bears North 11°33'50" West 9.43 feet with a central angle of 02°20'03"); thence Northerly 61.36 feet along the arc of a 268.50 foot radius curve to the right (center bears North 77°16'09" East and the chord bears North 05°11'02" West 61.23 feet with a central angle of 13°05'38"); thence North 00°21'47" East 180.44 feet; thence Northwesterly 38.48 feet along the arc of a 24.50 foot radius curve to the left (center bears North 89°38'13" West and the chord bears North 44°38'07" West 34.65 feet with a central angle of 89°59'47") to the Southerly Right-of-Way line of Burke Lane; thence South 89°38'07" East 86.00 feet along said Southerly Right-of-Way line; thence Southwesterly 38.48 feet along the arc of a 24.50 foot radius curve to the left (center bears South 00°21'47" West and the chord bears South 45°21'47" West 34.65 feet with a central angle of 90°00'00"); thence South 00°21'47" West 180.44 feet; thence Southerly 52.91 feet along the arc of a 231.50 foot radius curve to the left (center bears South 89°38'13" East and the chord bears South 06°11'02" East 52.79 feet with a central angle of 13°05'38"); thence Southerly 61.36 feet along the arc of a 268.50 foot radius curve to the right (center bears South 77°16'09" West and the chord bears South 06°11'02" East 61.23 feet with a central angle of 13°05'38"); thence

South 00°21'47" West 319.08 feet; thence North 89°38'13" West 37.00 feet; thence Northwesterly 38.48 feet along the arc of a 24.50 feet radius curve to the left (center bears North 89°38'13" West and the chord bears North 44°38'13" West 34.65 feet with a central angle of 90°00'00"); thence North 89°38'13" West 162.96 feet; thence South 71°16'45" West 21.16 feet; thence North 89°38'13" West 19.67 feet to the point of beginning.

Contains 101,372 square feet or 2.327 acres and 31 Units.

Parcel ID Nos. 08-687-0176 through 08-687-0208.

EXHIBIT B

(Legal Description – Sego Homes at Station Park Phase 2)

Sego Homes at Station Park Phase 2

A parcel of land, situate in the Southeast Quarter of Section 14, Township 3 North, Range 1 West, Salt Lake Base and Meridian, said parcel also located in Farmington, Utah, more particularly described as follows:

Beginning at a point on the Easterly Right-of-Way line of 1525 West Street, said point being North 00°20'03" West 1,008.59 feet along the quarter-section line and East 17.54 feet from the South Quarter Corner of Section 14, Township 3 North, Range 1 West, Salt Lake Base and Meridian (NAD83 bearing being North 00°00'16" East along the quarter line between the South Quarter and the Center of said Section 14 per the Davis County Township Reference Plat); and running thence along said Easterly Right-of-Way line the following two (2) courses: (1) Northwesterly 148.16 feet along the arc of a 761.00 feet radius curve to the right (center bears North 78°52'41" East and the chord bears North 05°32'40" West 147.93 feet with a central angle of 11°09'18"); (2) North 00°01'59" East 304.33 feet to the Southerly Right-of-Way line of Burke Lane; thence South 89°38'13" East 333.94 feet along said Southerly Right-of-Way line; thence South 00°21'47" West 275.00 feet; thence South 89°38'19" East 60.42 feet; thence South 00°21'47" West 28.75 feet; thence Southeasterly 38.48 feet along the arc of a 24.50 feet radius curve to the right (center bears South 00°21'47" West and the chord bears South 44°38'13" East 34.65 feet with a central angle of 90°00'00"); thence South 00°21'47" West 106.51 feet; thence Southerly 16.10 feet along the arc of a 172.00 feet radius curve to the left (center bears South 89°38'13" East and the chord bears South 02°19'07" East 16.09 feet with a central angle of 05°21'47"); thence South 05°00'00" East 4.60 feet; thence South 88°17'04" West 91.16 feet; thence North 89°38'13" West 26.00 feet; thence North 00°21'47" East 12.14 feet; thence Northwesterly 38.48 feet along the arc of a 24.50 feet radius curve to the left (center bears North 89°38'13" West and the chord bears North 44°38'13" West 34.65 feet with a central angle of 90°00'00"); thence North 89°38'13" West 237.46 feet; thence Southwesterly 43.40 feet along the arc of a 24.50 feet radius curve to the left (center bears South 00°21'47" West and the chord bears South 39°37'14" West 37.94 feet with a central angle of 101°29'06") to the point of beginning.

Contains 156,172 square feet or 3.585 acres, 43 Townhome Units and 1 Parcel.