

ENT 47730:2007 PG 1 of 6
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
2007 Apr 02 3:59 pm FEE 21.00 BY CH
RECORDED FOR COUNTRY CLUB VILLAS LLC

**SUPPLEMENTAL DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS
AND RESERVATIONS OF EASEMENTS**

Villas at the Country Club Condominiums
Provo, Utah County, Utah

DECLARANT:
COUNTRY CLUB VILLAS, LLC

WHEN RECORDED RETURN TO:

COUNTRY CLUB VILLAS, LLC
251 River Park Dr., Ste. 350
Provo, UT 84604

**SUPPLEMENTAL DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS
AND RESERVATION OF EASEMENTS**

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This Supplemental Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for the Villas at the Country Club Condominiums is made and executed by COUNTRY CLUB VILLAS, LLC, a Utah limited liability company, of 251 River Park Dr., Ste. 350, Provo, UT 84604 (the "Declarant").

RECITALS

A. On March 18, 2004, Declarant caused to be recorded in the office of the Utah County Recorder "AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATION OF EASEMENTS" (with Owners Association Bylaws) for the VILLAS AT THE COUNTRY CLUB CONDOMINIUMS, located in Provo, Utah; entry number of 30353:2004 (hereafter, "Amended Declaration"). Said Amended Declaration amended, restated, superseded and replaced that certain Declaration of Covenants, Conditions and Restrictions and Reservation of Easements first recorded January 21, 2004 as Entry No. 6751:2004 in the office of the Utah County Recorder.

B. Article 1.03 of the Amended Declaration (Annexation by Declarant) states in pertinent part:

Declarant may, from time to time, and without the consent of any Owners, expand the Project subject to this Declaration by the annexation of all or part of the lands constituting the Additional Land. No amendment to this Declaration will be required to effect such action. Subject to compliance with the conditions imposed by this section, the annexation of any such land shall become effective upon the recordation in the Public Records of a Plat of such Additional Land signed by the owner thereof and of a supplemental declaration ("**Supplemental Declaration**") which (a) is signed by the then owner(s) of such Additional Land as Declarant; (b) describes the land to be annexed; (c) declares that the annexed land is to be held, transferred, sold, conveyed and occupied as part of the Property subject to this Declaration; and (d) sets forth such additional limitations, restrictions, easements, covenants and conditions, not inconsistent with those of this Declaration, as are applicable to the annexed land. When any such annexation becomes effective, the annexed land shall become part of the Property and the Project and subject to the provisions of this Declaration and any amendment or supplement thereto. . . (Amended Declaration, Article 1.03, emphasis in original)

C. By this Supplemental Declaration, Declarant states its intent, pursuant to Article 1.03 of the Amended Declaration, to annex additional real property ("Annexed Property") into the Project and thereby subject the Annexed Property to every condition, covenant, restriction and reservation of easement applicable to any and all property included within the Amended Declaration. The Annexed Property shall be held, transferred, sold, conveyed and occupied as part of the Property subject to the Amended Declaration. Furthermore, this Supplemental Declaration shall not revise or limit the application of any covenants,

conditions and restrictions and reservations of easements stated in the Amended Declaration but shall adopt and extend the same, making them applicable to every owner, whether ownership began prior to or after the annexation. The Annexed Property is described as follows:

PROPERTY DESCRIPTION
VILLAS AT THE COUNTRY CLUB PHASE 2

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A PARCEL OF LAND IN THE EAST 1/2 OF SECTION 25, TOWNSHIP 6 SOUTH, RANGE 2 EAST AND THE WEST 1/2 OF SECTION 30, TOWNSHIP 6 SOUTH, RANGE 3 EAST, S.L.B.&M., UTAH COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 30; THENCE WEST A DISTANCE OF 39.23 FEET AND SOUTH A DISTANCE OF 105.57 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF UNIVERSITY AVE. (SR-189), SAID POINT BEING THE REAL POINT OF BEGINNING;

THENCE N.12°30'00"E. A DISTANCE OF 204.92 FEET ALONG SAID RIGHT-OF-WAY TO A POINT OF CURVATURE OF A 25.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY OF 2680 NORTH STREET; THENCE NORTHEASTERLY A DISTANCE OF 38.91 FEET ALONG THE ARC OF SAID CURVE ALONG SAID RIGHT-OF-WAY, HAVING A CENTRAL ANGLE OF 89°10'05", SUBTENDED BY A CHORD THAT BEARS N.57°05'02"E. A DISTANCE OF 35.10 FEET; THENCE S.78°19'55"E. A DISTANCE OF 88.65 FEET ALONG SAID RIGHT-OF-WAY TO A POINT OF CURVATURE OF A 253.96-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 37.87 FEET ALONG SAID RIGHT-OF-WAY, SAID CURVE HAVING A CENTRAL ANGLE OF 08°32;40" AND A CHORD THAT BEARS S.82°36'15"E. A DISTANCE OF 37.84 FEET TO A POINT OF REVERSE CURVATURE OF A 25.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 36.75 FEET ALONG SAID RIGHT-OF-WAY TO A POINT ON THE WEST RIGHT-OF-WAY OF 140 EAST STREET, SAID CURVE HAVING A CENTRAL ANGLE OF 84°13'01" AND A CHORD THAT BEARS S.44°46'09"W. A DISTANCE OF 33.53 FEET; THENCE S.02°39'36"E. A DISTANCE OF 79.14 FEET ALONG SAID RIGHT-OF-WAY; THENCE S.87°01'46"W. A DISTANCE OF 47.06 FEET; THENCE S.07°38'59"W. A DISTANCE OF 107.43 FEET; THENCE N.89°56'21"W. A DISTANCE OF 95.75 FEET; THENCE N.77°25'19"W. A DISTANCE OF 70.07 FEET TO THE REAL POINT OF BEGINNING, CONTAINING 0.89 ACRES OF LAND.

The annexed property is also described in Exhibit "A", attached hereto.

D. Declarant is the owner of the Annexed Property.

E. Annexation shall not cause the total number of Lots existing in the Project to exceed 42.

F. All infrastructure improvements applicable to the Annexed Property are

substantially completed at the time of recording of this Supplemental Declaration.

G. Each holder of a mortgage, deed of trust or other security device affecting any part of the Annexed Property shall consent, through appropriate documents recorded in the Office of the Utah County Recorder, to this Supplemental Declaration and the Plat to which it relates.

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H. The Annexed Property shall be subdivided into Lots and Common Elements designed to be used for purposes similar to those contemplated by the Amended Declaration, with all Units and Lots being similar in concept to that of such Units, Lots and uses in Plat "A" of the Project. Furthermore, the architectural style of the Units within the Annexed Property shall remain consistent and in harmony with the prior phase.

I. All Common Elements covered by this Supplemental Declaration designated on the Plat related hereto shall be conveyed to the Association pursuant and subject to the provisions of Section 3.11 of the Amended Declaration.

J. All definitions, submissions, covenants, conditions and restrictions and reservations stated in the Amended Declaration are applicable to the Annexed Property and any owner of any Lot or Unit therein, except to the extent that an easement reserved with regard to Phase 1, Parcel "A" does not touch upon Phase 2, Parcel "B" or in any way make Phase 2, Parcel "B" servient to any other property holding rights in the reserved easement.

K. This Supplemental Declaration, and any amendment or supplement to the Condominium Plat shall take effect upon its being filed for record in the office of the County Recorder of Utah County, Utah.

DATED this 2 day of April, 2007.

COUNTRY CLUB VILLAS, LLC,

A Utah Limited Liability Company

[Signature]
Signature:

By: RALPH W. RASMUSSEN
Manager, Country Club Villas, LLC

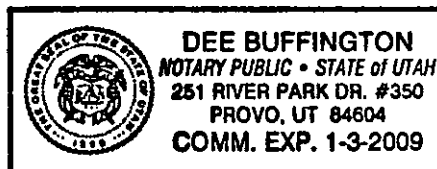
STATE OF UTAH

:SS

COUNTY OF UT AH

On the 2 day of April, 2007, personally appeared before me _____, who by me being duly sworn, did say that he is the manager of COUNTRY CLUB VILLAS, LLC, a Utah limited liability company, and that the within and foregoing instrument was signed in behalf of said Company by authority of its Articles of Organization or a resolution of its Members, and said person duly acknowledged to me that the Company executed the same.

[Signature]
NOTARY PUBLIC



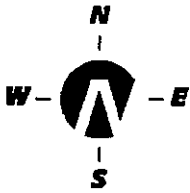
LEGAL DESCRIPTION and MAP OF ANNEXED PROPERTY
EXHIBIT "A"

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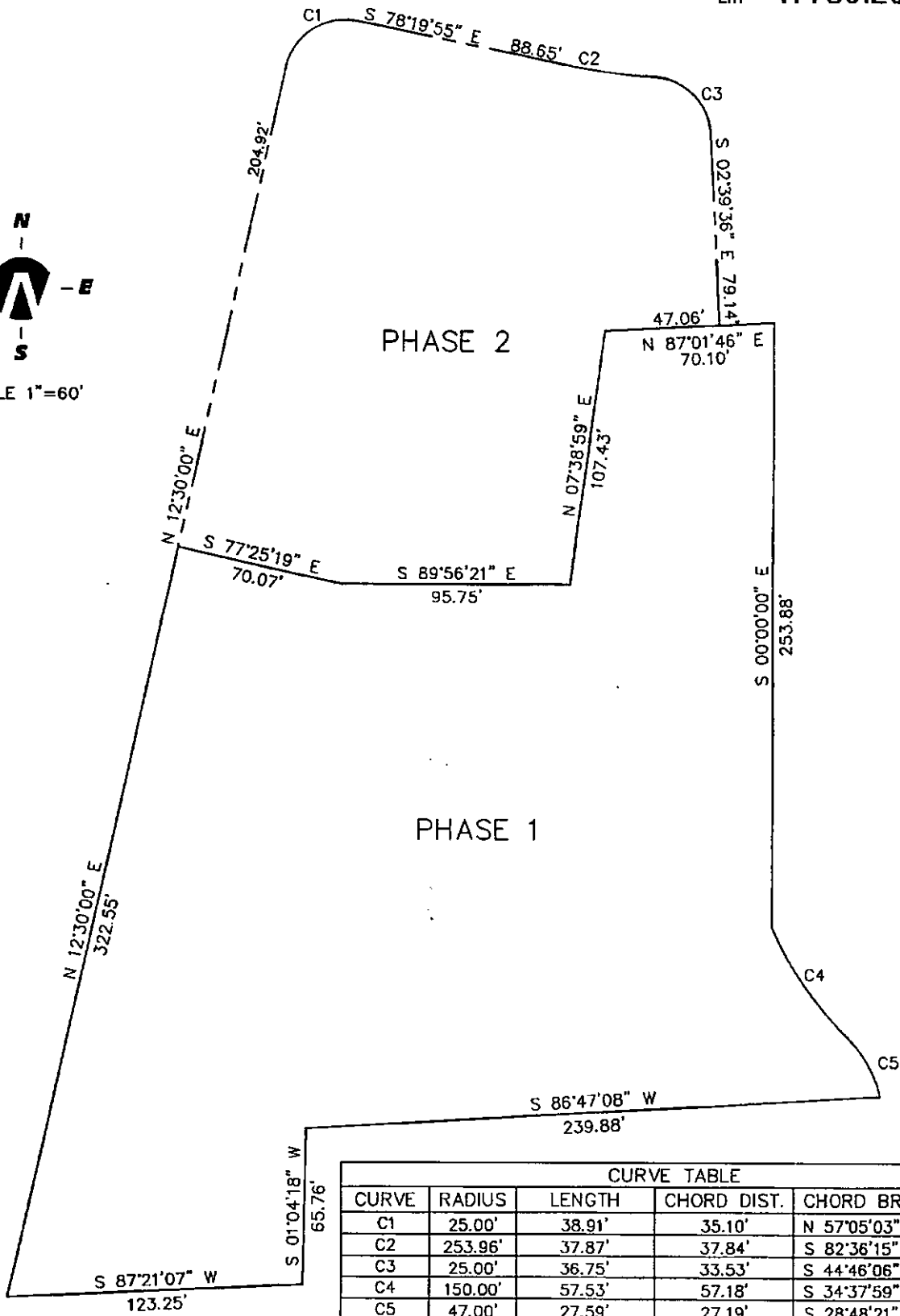
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SCALE 1"=60'



CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C1	25.00'	38.91'	35.10'	N 57°05'03" E	89°10'05"
C2	253.96'	37.87'	37.84'	S 82°36'15" E	8°32'40"
C3	25.00'	36.75'	33.53'	S 44°46'06" E	84°13'01"
C4	150.00'	57.53'	57.18'	S 34°37'59" E	21°58'32"
C5	47.00'	27.59'	27.19'	S 28°48'21" E	33°37'52"

BASED ON THE INFORMATION PROVIDED TO THE ENGINEER. THE ENGINEER SHALL NOT BE USED FOR ANY PROJECT OR EXTENSION OF 3-4 PROJECT EXCEPT BY AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.

Northern ENGINEERING INC
 ENGINEERING-LAND PLANNING
 CONSTRUCTION MANAGEMENT

1040 E. 800 N.
 OREM, UTAH 84097
 (801) 802-8992

VILLAS AT THE COUNTRY CLUB

ORIGINAL PHASES
 PROVO, UTAH

JOB NO.
 05-071
 SHEET NO.
 1