

After recordation, return to:

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ENT 60953 BK 5097 PG 601
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
1999 May 26 3:16 pm FEE 14.00 BY SS
RECORDED FOR AMERICAN FORK CITY

FIRST SUPPLEMENT TO
DECLARATION OF EASEMENTS, COVENANTS,
CONDITIONS AND RESTRICTIONS
(Including Bylaws)

OF

PENNYLANE TOWNHOMES

(An Expandable Planned Unit Development)

American Fork, Utah County, Utah

THIS FIRST SUPPLEMENT TO DECLARATION is made as of this ^{30th} day of March, 1999, by **GEORGETOWN DEVELOPMENT, INC.**, a Utah corporation ("Declarant"), pursuant to the following:

RECITALS:

- A. Declarant is the developer of Pennylane Townhomes, an expandable planned unit development in American Fork, Utah (the "Development").
- B. On or about October 7, 1998, Declarant caused to be recorded as Entry No. 102117, Book 4805, Page 218, in the office of the Recorder of Utah County, Utah, that certain **Declaration of Easements, Covenants, Conditions and Restrictions (Including Bylaws) of Pennylane Townhomes, (An Expandable Planned Unit Development)** (the "Declaration") relating to the Development.
- C. Pursuant to §3.03 of the Declaration, Declarant is permitted to annex into the Development additional real property ("Additional Land") as set forth and described in the Declaration (including any Exhibit thereto) for purposes of development into additional Lots and Common Areas, if any, consistent with the existing phase (Phase 1) of the Development and with the Declaration.
- D. Declarant desires to annex a portion of the Additional Land into the Development for development as Phase 2 of the Development.

NOW, THEREFORE, Declarant hereby declares as follows:

1. All defined terms as used in this First Supplement to Declaration shall have the same meaning as those set forth and defined in the Declaration.

2. The following described real property situated in the City of American Fork, County and State of Utah, is hereby submitted to the provisions of the Declaration and, pursuant thereto, is hereby annexed into the Development to be held, transferred, sold, conveyed and occupied as a part thereof:

Commencing South 00°03'17" East along the Section line 100.83 feet and East 1335.79 feet from the West One-Quarter Corner of Section 24, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence as follows: North 00°24'32" East 247.90 feet; thence East 217.12 feet; thence South 00°01'41" West 206.32 feet; thence South 00°13'32" West 41.57 feet; thence West 218.63 feet along Pennylane Townhomes Phase 1, to the point of beginning. Area = 1.24 acres.

TOGETHER WITH all easements, rights-of-way, and other appurtenances and rights incident to, appurtenant to, or accompanying the above-described parcel of real property, whether or not the same are reflected on the Plat.

RESERVING UNTO DECLARANT, however, such easements and rights of ingress and egress over, across, through, and under the said property and any improvements (including buildings) now or hereafter constructed thereon as may be reasonably necessary for Declarant (in a manner which is reasonable and not inconsistent with the provisions of the Declaration): (i) to construct and complete each of the buildings and Units and all of the other improvements described in the Declaration or in the Plat recorded concurrently herewith, and to do all things reasonably necessary or proper in connection therewith; (ii) to construct and complete on the Additional Land or any portion thereof such improvements as Declarant shall determine to build in its sole discretion (and whether or not the Additional Land or any portion thereof has been or hereafter will be added to the Development); and (iii) to improve portions of the said property with such other or additional improvements, facilities, or landscaping designed for the use and enjoyment of all the Owners as Declarant may reasonably determine to be appropriate. If, pursuant to the foregoing reservations, the said property or any improvement thereon is traversed or partially occupied by a permanent improvement or utility line, a perpetual easement for such improvement or utility line shall exist. With the exception of such perpetual easements, the reservations hereby effected shall, unless sooner terminated in accordance with their terms, expire ten (10) years after the date on which the Declaration is filed for record in the office of the County Recorder of Utah County, Utah.

ALL OF THE FOREGOING IS SUBJECT TO all liens for current and future taxes, assessments, and charges imposed or levied by governmental or quasi-governmental authorities; all Patent reservations and exclusions; all mineral reservations of record and rights incident thereto; all instruments of record which affect the above-described real property or any portion thereof, including, without limitation, any Mortgage (and nothing in this paragraph shall be deemed to modify or amend such Mortgage); all visible easements and rights-of-way; all easements and rights-of-way, encroachments, or discrepancies shown on or revealed by the Plat or otherwise existing; an easement for each and every pipe, line, cable, wire, utility line, or similar facility which traverses or partially occupies the said real property at such time as construction of all Development improvements is complete; and all easements necessary for ingress to, egress from, maintenance of, and replacement of all such pipes, lines, cable, wires, utility lines, and similar facilities; **AND TO EACH OF THE**

COVENANTS, EASEMENTS, CONDITIONS AND RESTRICTIONS CONTAINED IN THIS DECLARATION.

3. Section 3.02 of the Declaration is amended in its entirety to read as follows:

3.02 Subdivision into Lots. The Development is hereby subdivided into 27 Lots, as set forth and described in the Plats, each with appurtenant and equal rights and easements of use and enjoyment in and to any Common Areas, as well as appurtenant obligations, all as set forth in this Declaration.

4. Except as amended by the provisions of this First Supplement to Declaration, the Declaration shall remain unchanged and, together with this First Supplement to Declaration shall constitute the Declaration of Easements, Covenants, Conditions and Restrictions for the Development as expanded by the annexation of the Additional Land described herein.

5. This First Supplement to Declaration shall be recorded concurrently with the Plat entitled **Phase 2, Pennylane Townhomes, A Planned Unit Development**, City of American Fork, Utah County, Utah, prepared and certified to by Roger D. Dudley (a duly registered Utah Land Surveyor holding Certificate No. 147089), executed and acknowledged by Declarant, accepted by American Fork City, and filed for record in the office of the County Recorder of Utah County.

IN WITNESS WHEREOF, Declarant has executed this instrument the day and year first above set forth.

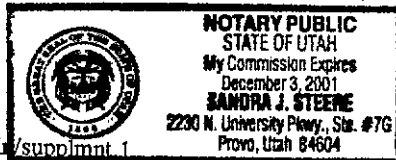
DECLARANT:

GEORGETOWN DEVELOPMENT, INC.,
a Utah corporation

By: 
H. M. Magleby, President

STATE OF UTAH)
)
: ss.
COUNTY OF UTAH)

On this 30th day of March, 1999, personally appeared before me H. M. Magleby who, being by me duly sworn, did say that he is the President of Georgetown Development, Inc., a Utah corporation; that said instrument was signed by him in behalf of said corporation pursuant to authority; and that said corporation executed the same.




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