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WHEN RECORDED RETURN TO:
Canyon Crest Development, L.C.
1471 North 1200 West
Orem, Utah 84057
Phone: (801) 802-8992

ENT 66102:2000 PG 1 of 4
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
2000 Aug 23 11:02 am FEE 46.00 BY SS
RECORDED FOR SPANISH FORK CITY

**FIRST SUPPLEMENT TO THE
DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND
RESTRICTIONS FOR CANYON CREST SUBDIVISION**

This FIRST SUPPLEMENT TO THE DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS FOR CANYON CREST SUBDIVISION, is made and executed by Canyon Crest Development L.C., a Utah limited liability company, of 1471 North 1200 West, Orem, Utah 84057 (hereinafter referred to as "Declarant").

RECITALS

Whereas, the original Declaration was recorded in the office of the County Recorder of Utah County, Utah on the 7th day of December, 1999 as Entry No. 1266616 in Book 5292 at Page 229 of the Official Records of the County Recorder of Utah County, Utah (the "Declaration").

Whereas, the related Plat Map for Plat A of the Subdivision has also been recorded in the office of the County Recorder of Utah County, Utah.

Whereas, under the section entitled, EXPANSION OF THE PROJECT, in the Declaration, Declarant reserved an option until ten (10) years from the date following the first conveyance of a Lot in Plat A to a lot purchaser to expand the Subdivision.

Whereas, Declarant is the fee simple owner of record of that certain real property located in Utah County, Utah and described with particularity on Exhibit "A-1" attached hereto and incorporated herein by this reference (the "Plat B Property").

Whereas, under the provisions of the Declaration, Declarant expressly reserved the absolute right, to add to the Subdivision additional land at any time and without limitation.

Whereas, Declarant desires to expand the Subdivision by creating on the Plat B Property a residential development.

Whereas, Declarant now intends that the Plat B Property shall become subject to the Declaration.

NOW, THEREFORE, for the reasons recited above, and for the benefit of the Subdivision and the Lot Owners thereof, Declarant hereby executes this FIRST SUPPLEMENT TO THE DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS FOR

CANYON CREST SUBDIVISION.

1. Supplement to Definitions. The definitions section of the Declaration is hereby modified to include the following terms:

A. First Supplement to the Declaration shall mean and refer to this FIRST SUPPLEMENT TO THE DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS FOR CANYON CREST SUBDIVISION.

B. Plat B Map shall mean and refer to the Plat B of the Subdivision, prepared and certified to by Donald Clair Allen, a duly registered Utah Land Surveyor holding Certificate No. 154551, and filed for record in the Office of the County Recorder of Utah County, Utah concurrently with the filing of this First Supplement to the Declaration.

Except as otherwise herein provided, the other terms defined in the Declaration are incorporated herein by this reference.

2. Legal Description. The real property described in Exhibit A-1 is hereby submitted to the provisions of the Declaration and said land shall be held, transferred, sold, conveyed and occupied subject to the provisions thereof.

3. Annexation. Declarant hereby declares that the Plat B Property shall be annexed to and become subject to the Declaration, which upon recordation of this First Supplement to the Declaration and the Plat B Map shall constitute and effectuate the expansion of the Subdivision, making the real property described in Exhibit A-1 subject to the Declaration.

4. Total Number of Lots in Plat B. As shown on the Plat B Map, twenty-nine (29) lots will be added to the Subdivision on the Plat B Property. The additional lots are located within a portion of the Plat B land.

5. Assessments. Section 8 of the section entitled COMMITTEE PROCEDURE AND GRANT OF AUTHORITY of the Declaration is deleted in its entirety and the following language is substituted in lieu thereof. The text *italicized* has been added:

8. By the acceptance of a deed or other document of conveyance to a Lot, each owner *is considered to have* expressly agreed that individual assessments may be levied against him and his Lot by the ALRC to pay, compensate or reimburse the ALRC for: (a) *common expenses*, (b) late fees, (c) default interest on amounts past due at the rate of 1.5% per month (unless otherwise determined by the ALRC), (d) costs and expenses, and (e) reasonable attorney's fees incurred in interpreting or enforcing the Declaration.

Exhibit "A-1"

LEGAL DESCRIPTION
CANYON CREST SUBDIVISION -- PLAT B

The land described in the foregoing document is located in Utah County, Utah and is described more particularly as follows:

BEGINNING AT THE SOUTHWEST CORNER OF CANYON CREST DRIVE, SPANISH FORK CITY, UTAH, AS SHOWN ON CANYON CREST SUBDIVISION, PLAT "A", SAID POINT BEING N00°11'49"W 805.23 FEET ALONG THE SECTION LINE AND WEST 884.96 FEET FROM THE SOUTHEAST CORNER OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE MERIDIAN; THENCE N85°13'34"W 139.33 FEET; THENCE WESTERLY 38.58 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 400.00 FEET, THROUGH AN ANGLE OF 05°14'23", AND WHOSE CHORD BEARS N87°50'45"W 38.57 FEET; THENCE S89°32'03"W 203.66 FEET; THENCE SOUTHWESTERLY 209.46 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 284.00 FEET, THROUGH AN ANGLE OF 42°15'26", AND WHOSE CHORD BEARS S88°24'20"W 204.74 FEET; THENCE S47°16'37"W 189.27 FEET; THENCE SOUTHWESTERLY 6.50 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1200.00 FEET, THROUGH AN ANGLE OF 00°18'36", AND WHOSE CHORD BEARS S47°07'19"W 6.50 FEET; THENCE S43°01'49"E 78.25 FEET; THENCE S02°45'08"E 94.13 FEET; THENCE S18°59'35"W 70.58 FEET; THENCE S49°35'22"W 58.81 FEET; THENCE S17°56'18"W 67.57 FEET; THENCE SOUTH 330.11 FEET; THENCE WEST 334.84 FEET; THENCE N70°52'41"W 129.87 FEET; THENCE N12°09'00"W 43.00 FEET; THENCE NORTHEASTERLY 84.15 FEET ALONG THE ARC OF RADIAL CURVE TO THE LEFT, HAVING A RADIUS OF 107.00 FEET, THROUGH AN ANGLE OF 45°03'34", AND WHOSE CHORD BEARS N55°19'13"E 82.00 FEET; THENCE N32°47'26"E 91.77 FEET; THENCE N56°32'50"W 126.04 FEET; THENCE N21°58'08"E 206.32 FEET; THENCE N79°08'19"E 97.07 FEET; THENCE NORTH 126.07 FEET; THENCE EAST 77.27 FEET; THENCE N00°13'51"W 405.06 FEET; THENCE N89°32'03"E 859.01 FEET ALONG THE SOUTHERLY LINE OF OAK VIEW ESTATES, PLATS "D" AND "E"; THENCE S00°11'49"E 1.08 FEET ALONG THE SOUTHERLY LINE OF SAID OAK VIEW ESTATES, PLAT "E"; THENCE N61°32'03"E 174.27 FEET ALONG SAID LINE; THENCE S42°16'41"E 7.39 FEET ALONG THE WESTERLY LINE OF OAK VIEW LANE; THENCE SOUTHEASTERLY 29.41 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 122.00 FEET, THROUGH AN ANGLE OF 13°48'44", AND WHOSE CHORD BEARS S35°22'19"E 29.34 FEET, ALONG SAID WESTERLY LINE; THENCE S28°27'57"E 123.70 FEET ALONG SAID WESTERLY LINE; THENCE SOUTHERLY 31.42 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, THROUGH AN ANGLE OF 90°00'00", AND WHOSE CHORD BEARS S16°32'03"W 28.28 FEET; THENCE S61°32'03"W 35.52 FEET ALONG THE NORTHERLY LINE OF CANYON CREST DRIVE; THENCE WESTERLY 77.74 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 134.00 FEET, THROUGH AN ANGLE OF 33°14'23", AND WHOSE CHORD BEARS S78°09'15"W 78.85 FEET ALONG SAID LINE; THENCE N85°13'34"W 29.93 FEET ALONG SAID LINE; THENCE SOUTH 88.23 FEET TO THE POINT OF BEGINNING.
CONTAINING 11.797 ACRES.