

ENT 79894:2008 PG 1 of 6
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
2008 Jul 14 4:17 pm FEE 41.00 BY SW
RECORDED FOR PROVO CITY

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

Villas at the Country Club Condominiums (Phase 2)
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

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

This Third Supplemental Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for the Villas at the Country Club Condominiums (Phase 2) 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. Declarant is the owner of certain real property particularly identified and described as follows:

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 56.04 FEET AND SOUTH A DISTANCE OF 181.41 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 282.61 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 57.53 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 137.13 FEET; THENCE WEST A DISTANCE OF 69.70 FEET; THENCE SOUTH A DISTANCE OF 31.04 FEET; THENCE WEST A DISTANCE OF 107.30 FEET TO THE REAL POINT OF BEGINNING, CONTAINING 1.09 ACRES OF LAND.

B. On March 18, 2004, Declarant caused to be recorded in the Offices of the Utah County Recorder, a document entitled "Amended Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for the Villas at the Country Club Condominiums" (the "Declaration") (Entry No. 30353:2004). Said Declaration was applicable to real property which abuts and is adjacent to the above-described Phase 2 Property.

C. A First and Second Supplemental Declarations were recorded in the offices of the Utah County Recorder April 2, 2007 as Entry 47730:2007 ("First Supplement") and October 23, 2007 as Entry 151942:2007 ("Second Supplement"). Said supplementary declarations to the Declaration pertained to the annexation of the Property described in section A. above and now identified as "the Villas at the Country Club Condominiums, Phase 2."

D. An Affidavit of Withdrawal was recorded in the offices of the Utah County Recorder _____ as Entry 79892-2008 ("Withdrawal") wherein the subject Property (Plat) was withdrawn by the Declarant from the Utah Condominium Ownership Act (U.C.A. § 57-8-1 et seq. (1953, as amended)) (the "Act") and from the Declaration for purposes of modifying the Plat and then re-submitting the Property to the provisions of the Act and the Declaration as well as amendments and Supplemental Declarations thereto, all as identified above.

E. Said Plat having been modified and approved, now, by this Third Supplemental Declaration of Covenants, Conditions and Restrictions and Reservation of Easements, **DECLARANT STATES ITS INTENT PURSUANT TO UTAH CODE ANN. § 57-8-23, TO SUBJECT THE PROPERTY (AS DESCRIBED ABOVE AND KNOWN AS VILLAS AT THE COUNTRY CLUB CONDOMINIUMS, PHASE 2) TO THE "ACT" AS WELL AS EVERY APPLICABLE CONDITION, COVENANT, RESTRICTION AND RESERVATION OF EASEMENT PROVIDED UNDER THE DECLARATION FOR THE VILLAS AT THE COUNTRY CLUB CONDOMINIUMS, RECORDED MARCH 18, 2004 AS ENTRY NO. 30353:2004, AS WELL AS ANY AMENDMENTS OR SUPPLEMENTAL DECLARATIONS THERETO.**

F. Common area and limited common area within the subject Property shall be allocated and assigned identically and according to provisions for such allocation provided in the Declaration. No alteration of rights, ownership or access to common area shall be claimed by any existing or future owner by virtue of this supplemental declaration, separate from or contrary to rights, ownership and access provisions stated in the Declaration as identified above.

G. All definitions, submissions, covenants, conditions and restrictions and reservations stated in the Declaration are applicable to the phase 2 Property described herein as well as any owner of any Lot or Unit within the Villas at the Country Club Condominiums Phase 2, except to the extent that any specific easement reserved by the Declaration with regard to property not touching or in any way benefiting Phase 2 property will not in any way make Phase 2 property servient to any other property holding rights in such a reserved easement.

H. This Supplemental Declaration, and any approved Plat submitted herewith shall take effect upon its being filed for record in the office of the County Recorder of Utah County, Utah.

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DATED this 14 day of July, 2008.

COUNTRY CLUB VILLAS, LLC,
A Utah Limited Liability Company

[Signature]
Signature:

By: Ralph Rasmussen
Manager, Country Club Villas, LLC

STATE OF UTAH

:SS

COUNTY OF UT AH

On the 14 day of July, 2008, personally appeared before me Ralph Rasmussen 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

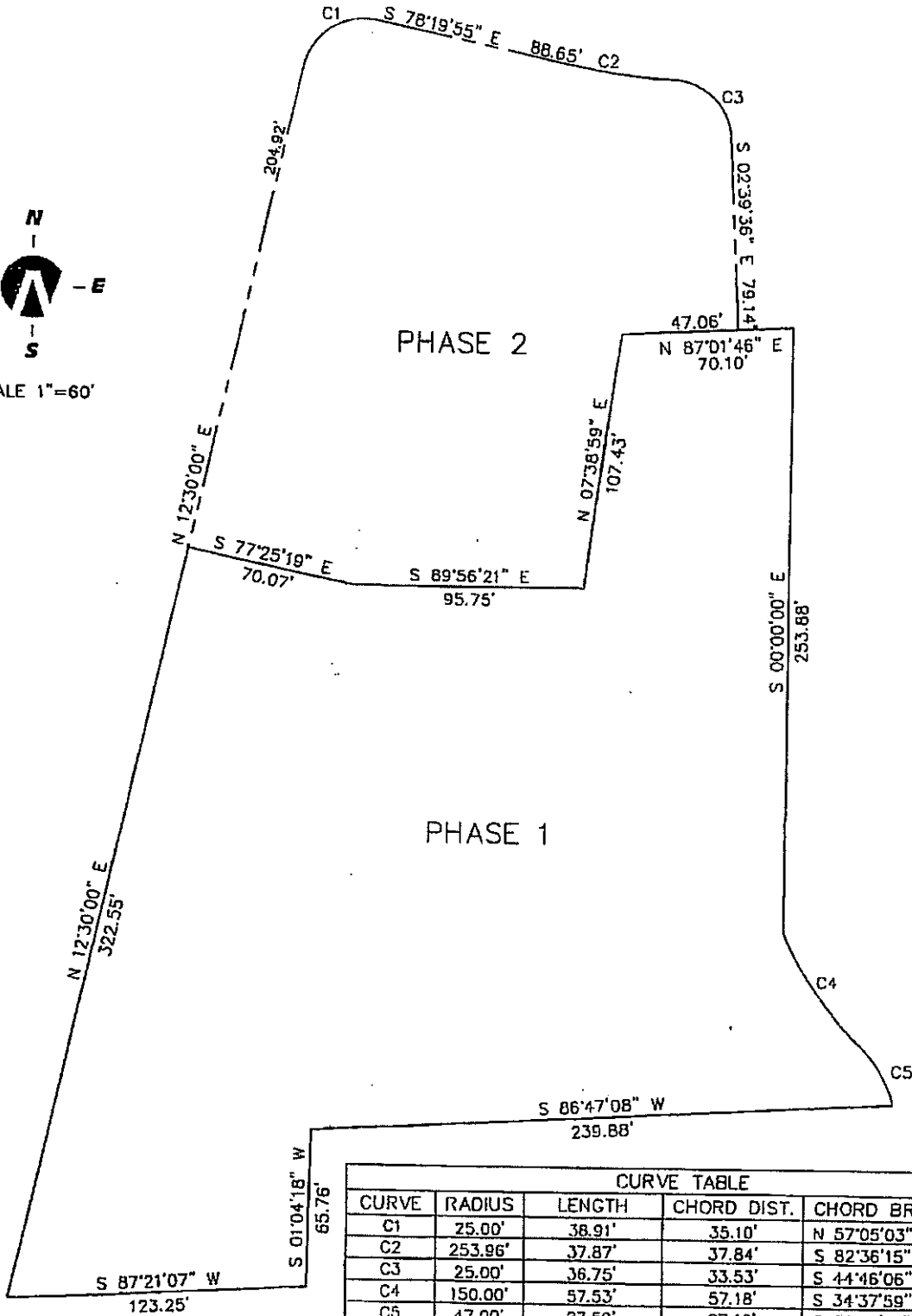


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CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C1	25.00'	38.91'	35.10'	N 57°05'03" E	89°10'05"
C2	253.96'	37.87'	37.84'	S 82°36'15" E	8°32'40"
C3	25.00'	36.75'	33.53'	S 44°46'06" E	84°13'01"
C4	150.00'	57.53'	57.18'	S 34°37'59" E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

N
Northern
ENGINEERING INC
 ENGINEERING-ARCHITECTURE
 CONSTRUCTION MANAGEMENT

1040 E. 800 ST.
 PROVO, UTAH 84607
 (801) 802-8922

VILLAS AT
THE COUNTRY CLUB

ORIGINAL PHASES
 PROVO, UTAH

JCA# NO.
 03-071
 SHEET NO.
 1

DATE SHOWN, OR ANY PORTION HEREOF, HAS BEEN USED IN ANY PROJECT OR OTHERWISE BY ANY PARTY EXCEPT AS AUTHORIZED BY WRITING FROM NORTHERN ENGINEERING, INC.