

BOOK 1414 PAGE 562

9.00 JON FREEDSON
WEBER COUNTY RECORDER
DEPUT *Ann Keltz*

868999

DEC 3 2 57 PM '82

FILED AND RETURNED FOR
Ironwood enc.

PLATTED VERIFIED
ENTERED MICROFILMED

Recording Requested By and
when Recorded Mail to:

LA VAR E. STARK
Attorney at Law
2651 Washington Blvd.
Suite #10
Ogden, Utah 84401

NOTICE OF ADDITIONAL TERRITORY
AND
SUPPLEMENTAL DECLARATION OF RESTRICTIONS FOR
IRONWOOD
A PLANNED UNIT DEVELOPMENT PHASE 4

07-277-0001 to 0004

NOTICE OF ADDITION OF TERRITORY
AND SUPPLEMENTAL DECLARATION OF RESTRICTIONS
FOR
IRONWOOD
A PLANNED UNIT DEVELOPMENT PHASE 4

* * * * *

THIS NOTICE OF ADDITION OF TERRITORY AND SUPPLEMENTAL DECLARATION is made on this 16 day of November, 1982, by IRONWOOD INCORPORATED, a Utah corporation ("Declarant").

P R E A M B L E

A. Declarant is the owner of certain real property (the "Annexed Territory") in South, Ogden, Weber County, Utah, described as:

A part of the S.E. $\frac{1}{4}$ of Section 16, T5N, R1W, SLB & M., U.S. Survey: Beginning at the S.W. corner of Ironwood, P.U.D. Phase 3, South Ogden City, Weber County, Utah; said point being 1219.99 ft. S. $89^{\circ}26'45''$ E. and 163.00 ft. N. $0^{\circ}15'$ W. from the South $\frac{1}{4}$ cor. of said Section 16, and running thence two (2) courses along the South line of said Ironwood, P.U.D. Phase 3, as follows N. $89^{\circ}45'$ E. 183.45 ft. and North-easterly along the arc of a 102.59 ft. radius curve to the left 11.20 ft. (LC bears N. $86^{\circ}37'11''$ E. 11.20 ft.) to the West Boundary line of Ironwood, P.U.D. Phase 2, South Ogden City, Weber County, Utah, thence S. $0^{\circ}15'$ E. 162.61 ft., along said West line; thence S. $89^{\circ}45'$ W. 194.63 ft. to the East line of Emerald Hills Condominium Phase 5, South Ogden City, Weber County, Utah; thence N. $0^{\circ}15'$ W. 162.00 ft. along said East line to the point of beginning.

B. Declarant has previously executed a Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for IRONWOOD, A PLANNED UNIT DEVELOPMENT ("the Declaration"). The Declaration was recorded on September 5, 1978, as Instrument Number 750991, in Book 1261, Page 609, et seq., inclusive, Official Records of Weber County, Utah. Declarant has previously executed a Notice of Additional

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Territory and Supplemental Declaration of Restrictions on IRONWOOD, a Planned Unit Development, Phase 2, which was recorded in the office of the Weber County Recorder on the 12th day of April 1979, in Book 1296 page 772, et seq., and in connection therewith, caused to be recorded a map entitled Record of Survey Map, IRONWOOD, A PLANNED UNIT DEVELOPMENT, Phase 2. Declarant has previously executed a Notice of Additional Territory and Supplemental Declaration of Restrictions for IRONWOOD, A PLANNED DEVELOPMENT, Phase 3, which was recorded in the office of the Weber County Recorder on the 4th day of September, 1979, in Book 1321, Page 293, et seq., Official Records of Weber County, Utah.

C. Pursuant to Article XV of the Declaration, Declarant now desires to add annexed territory to the Properties in IRONWOOD, as Phase 4 thereof.

The said Declaration and Map of Phase 1 is binding on all owners of Lots in Phases 2 and 3 in this Phase 4 and future phases, and this Supplemental Declaration and Map of this Phase 4 are binding on the owners in Phase 1, 2 and 3 and future phases.

To the extent necessary to accommodate this Phase 4, the Declaration of Phase 1, and of Phase 2 and of Phase 3 shall be deemed to be amended.

NOW, THEREFORE, DECLARANT hereby declares as follows:

1. Declarant is the owner of the Annexed Territory and hereby declares that the Annexed Territory is annexed to and made a part of the Properties as set forth in the Declaration subject to the Declaration pursuant to the annexation provisions of the Declaration.

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2. Each purchaser of one (1) or more Lots within the Annexed Territory shall become an "Owner" as defined in the Declaration and shall automatically become a member of IRONWOOD OWNERS ASSOCIATION, a Utah corporation ("Association"), as set forth in Article XV, Section 4, of the Declaration.

3. Declarant is the owner of certain real property ("Common Area"), described as:

A part of the S.E. $\frac{1}{4}$ of Section 16, T5N, R1W, SLB & M., U.S. Survey: Beginning at the S.W. corner of Ironwood, P.U.D. Phase 3, South Ogden City, Weber County, Utah; said point being 1219.99 ft. S. $89^{\circ}26'45''$ E. and 163.00 ft N. $0^{\circ}15'$ W. from the South $\frac{1}{4}$ cor. of said Section 16, and running thence two (2) courses along the South line of said Ironwood, P.U.D. Phase 3, as follows N. $89^{\circ}45'$ E. 183.45 ft. and North-easterly along the arc of a 102.59 ft. radius curve to the left 11.20 ft. (LC bears N. $86^{\circ}37'11''$ E. 11.20 ft.) to the West Boundary line of Ironwood, P.U.D. Phase 2, South Ogden City, Weber County, Utah, thence S. $0^{\circ}15'$ E. 162.61 ft., along said West line; thence S. $89^{\circ}45'$ W. 194.63 ft. to the East line of Emerald Hills Condominium Phase 5, South Ogden City, Weber County, Utah; thence N. $0^{\circ}15'$ W. 162.00 ft. along said East line to the point of beginning.

Excepting, however, Lots 40 through 42 inclusive. as shown on the Record of Survey Map entitled IRONWOOD, A PLANNED RESIDENTIAL UNIT DEVELOPMENT, PHASE 4, (IRONWOOD) recorded in the Office of the Weber County Recorder contemporaneously herewith. Declarant hereby declares that the Common Area is hereby annexed to the Common Area described in Article I, Section 11 of the Declaration. The Common Area in this Phase 4 of the IRONWOOD shall be conveyed, lien free, to the Association prior to the sale of the first Lot of the Annexed Territory to a purchaser from Declarant.

4. The rights, obligations and easements of all Owners of Lots located in the Annexed Territory shall be the same as the rights and obligations of the Owners of Lots

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and Units currently affected by the Declaration. The annual Common Assessments provided for by the Declaration with respect to Phase 4, as annexed territory, shall commence as to all Lots in the Annexed Territory on the first day of the month following the date on which the deed is recorded conveying the Common Area in the Annexed Territory described in Paragraph 3 hereof to the Association.

5. The provisions of the Notice of Addition shall run with all of the Properties, as amended hereby to include the Annexed Territory, and shall be binding upon all persons having or acquiring any interest in the Properties, or any part thereof, shall inure to the benefit of every portion of the property, and any interest therein, and shall inure to the benefit of and be binding upon each successor in interest of Declarant, and may be enforced by any Owner (as defined in the Declaration), Declarant, the Association, or their successors in interest. The terms in this Notice of Addition shall have the same meaning as defined in the Declaration.

THIS NOTICE OF ADDITION has been executed on the date first above written.

IRONWOOD INCORPORATED

BY: Steven D. Bailey
STEVEN D. BAILEY
President

ATTEST:

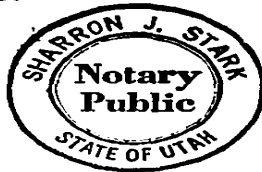
BY: Sheryl R. Bailey
SHERYL R. BAILEY
Secretary

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STATE OF UTAH)
 : ss
COUNTY OF WEBER)

On the 16th day of November, 1982,
personally appeared before me STEVEN D. BAILEY and SHERYL
R. BAILEY, the President and Secretary respectively of
IRONWOOD INCORPORATED, a corporation of the State of Utah,
who being by me duly sworn, did say that said instrument
was signed in behalf of said corporation by authority of a
resolution of its Board of Directors and the said Steven D.
Bailey acknowledged to me that the said corporation executed
the same.



Sharron J. Stark
NOTARY PUBLIC
Residing at: Ogden, Utah
My commission expires:
September 17, 1984