

Dean Development Co.
3544 Lincoln # E
Ogden UT 84401

SUPPLEMENTARY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF MOUNTAIN MEADOWS MULTIPLE UNIT CONDOMINIUM (Phase Two)

(An Amendment to Declaration of Mountain Meadows Multiple Unit Condominium Phase One recorded September 9, 1980 in Book 23, plats pages 36, 37 and 38.)

This Declaration is made and executed in Weber County, Utah this day of May, 1983 by Loel W. Dean and Kathleen C. Dean hereinafter referred to as Declarants pursuant to the provisions of the Utah Condominium Ownership Act.

WITNESSETH:

WHEREAS, Declarant is the owner of the real property in Weber County, State of Utah described as Mountain Meadows Multiple Unit Condominium Phase Two, which Phase two is a portion of the property heretofore included as a part of an expandable condominium heretofore filed and known as Mountain Meadows Multiple Unit Condominium Phase One which has heretofore been filed with the County Recorder's Office, Weber County, Utah and which Condominium is located in the Southeast Quarter of Section 10, T5N, R1W, Salt Lake Base and Meridian, and

WHEREAS, Declarant has heretofore in the filing of Mountain Meadows Multiple Unit Condominium Phase One declared that the Condominium is an expandable Condominium and,

WHEREAS, the Declarant has deemed it desirable to expand the Condominium and to impose a general plan for the improvement and development of all the property described therein and the adoption and establishment of Covenants, Conditions and Restrictions upon said real property that each and every unit and portion thereof together with the use, occupancy and enjoyment thereof shall be for the purpose of enhancing and protecting the value, desirability and attractiveness of said tract and,

WHEREAS, declarant will convey title of Units 13 through 24 of the attached record of Survey Map, Mountain Meadows Multiple Unit Condominium, Phase Two, which Condominium shall be subject to those protective covenants, conditions and restrictions as set forth in the original declaration of Covenants, Conditions and Restrictions heretofore filed with the Weber County Recorder's Office, Weber County, Utah, and

WHEREAS, the following described real property was included within the real property for possible expansion by Mountain Meadows Multiple Unit Condominium Declaration as originally filed with the Weber County Recorder's Office and that said real property is to be subject to the general plan of improvement for the benefit of all of said condominiums and owners thereof. Said units 13 through 24 are described as follows:

A part of the Southeast 1/4 section of 10, T5N, R1W, SLB & M. U. S. Survey: Beginning at a point North 89°37' West 777.60 feet and North 06°14'06" West 139.28 feet from the Southeast corner of said Section 10 and running thence South 83°45'54" West 227.16' feet; thence North westerly along a 167.00 foot radius curve to the right (chord bears North 50°34'45" West 238.86 feet; thence North 04°55'23" West 17.68 feet; thence North 85°04'37" East 34.00 feet; thence North 04°55'23" West 205.00 feet to the Southwest corner of "Mountain Meadows Multiple

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Unit Condominium Phase One; thence along the South line of said Phase One, 3 courses as follows: South 58°04'52" East 146.81 feet and East 91.51 feet and North 68°00' East 165.49 feet to a point 11.06 feet beyond S.E. corner Phase 1; thence South 04°25'30" East 337.17 feet to the point of beginning. Contains 2.69 acres.

WHEREAS, the expansion of the Mountain Meadows Multiple Unit Condominium Project is expanded as provided in sections 57-8-13.6, Utah Condominium Ownership Act, 1953 as amended and enacted by the laws of the State of Utah, 1975, Chapter 173, Section 8. Such expansion shall be deemed to have occurred at the time of the recordation of the record of Survey Map as originally filed with the Weber County Recorder's Office and that by this filing the undivided interest in the common areas and facilities shall be reallocated in accordance with Subsection 57-8-13.10 (2) Utah Code Annotated.

NOW THEREFORE, Declarant does hereby publicly declare that all the property described in this Supplemental Declaration is held and shall be held, conveyed, hypothecated, encumbered, leased, rented, used, occupied and approved subject to the covenants, conditions, restrictions, uses, limitations and obligations, all of which were declared and set forth in the original declaration of Covenants, Conditions and restrictions of the Mountain Meadows Multiple United Condominium and that the Condominium is expanded to include Units 13 through 24 and that all covenants, conditions, restrictions and easements are hereby declared to be for the benefit of the whole tract and all other property described in Phase one and Phase two and the owners thereof, their successors and assigns. The covenants, conditions, restrictions and easements shall run with the said real property and shall be binding on all parties having or acquiring any right, title or interest in the described real property or any part thereof, and shall inure to the benefit of each owner thereof and are imposed upon said real property and every part thereof, as a servitude in favor of each and every parcel thereof as the dominant tenant or tenements. The covenants as herein mentioned shall be as binding on all units of the Mountain Meadows Multiple Unit Condominium as on all other units of the Mountain Meadows Multiple Condominium included herein. Said Mountain Meadows Multiple Unit Condominium, Phase two shall have all right and/or access including right of ways over that certain roadway described as Mountain Creek Lane which may be included in Mountain Meadows Multiple Unit Condominium, Phase one, Phase two and in Mountain Meadows single Unit condominium, phase one and phase two.

IN WITNESS WHEREOF, Declarants have executed this instrument this 5 day of May, 1983.

Loel W. Dean
LOEL W. DEAN

Kathleen C. Dean
KATHLEEN C. DEAN

STATE OF UTAH)
)
COUNTY OF WEBER)

LOEL W. DEAN and KATHLEEN C. DEAN personally appeared before me this 5 day of May, 1983, as the signers of the above and foregoing instrument, who duly acknowledged to me that they executed the same.



John H. Boyce
NOTARY PUBLIC residing
Ogden, Weber Co., Utah

My Commission Expires: 2-15-83

BOOK 1425 PAGE 1240

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DOUG DRAFTS
WEBER COUNTY RECORDER

DEPUTY *Karen Landell*

MAY 25 2 07 PM '83 \$ 5.00

FILED AHEAD

Joel Dean

PLATTED VERIFIED
ENTERED MICROFILMED

