

No Fee

SECURITY TITLE CO.

Order No 92612

SUPPLEMENTAL DECLARATION NO.

E# 866869 BK 1308 PG 652  
CARDL DEAN PAGE, DAVIS CNTY RECORDER  
1989 AUG 21 10:00 AM FEE .00 DEP JB  
REC'D FOR SECURITY TITLE COMPANY

TO THE

MASTER DECLARATION OF COVENANTS,  
CONDITIONS, RESTRICTIONS, AND STANDARDS AFFECTING  
THE WESTLAND BUSINESS CENTER,

pl 11-005-0000 00227

0027

HEREIN RENAMED

nw 33 7 41-14  
SW 22

THE KAYSVILLE BUSINESS PARK

This Supplemental Declaration is made this 18<sup>th</sup> day of August, 1989, by KAYSVILLE CITY CORPORATION, a municipal corporation of the State of Utah, hereinafter referred to as the "Declarant".

1. Kaysville City Corporation is the Declarant under that certain Master Declaration of Covenants, Conditions, Restrictions and Standards Affecting the Westland Business Center (the "Master Declaration") adopted and recorded on March 21, 1988 in Book 1224 at pages 238 to 303 of the official records of Davis County, Utah, as well as in this Supplemental Declaration No. 1 to the Master Declaration of Covenants, Conditions, Restrictions and Standards Affecting the Westland Business Center (the "Supplemental Declaration").

2. The Master Declaration imposes certain covenants, conditions, restrictions and standards on certain land in western Kaysville, Utah, as more particularly described in the Master Declaration. Except as expressly hereinafter provided, Declarant hereby adopts all of the provisions of the Master Declaration into this Supplemental Declaration to the same full extent and effect as if said Master Declaration were set forth in full herein. All terms capitalized herein, unless defined herein, shall have the meaning set forth in the Master Declaration. This Supplemental Declaration is supplemental to the Master Declaration.

3. As of the effective date of this Supplemental Declaration, the Declarant owns all of the land subject to the Master Declaration, except for a portion conveyed to the Davis County Council of Governments, Inc. (the "COG Parcel"). The COG Parcel comprises less than sixty percent (60%) of the area covered by the Master Declaration, and accordingly, the Declarant has full authority under the terms of the Master Declaration to make the amendments and modifications of the Master Declaration effectuated by this Supplemental Declaration. The Davis County Council of Governments, Inc. has been duly notified of this Supplemental Declaration.

4. The Declarant hereby amends the Master Declaration to change the name of the Center from "Westland Business Center" to "Kaysville Business Park". Section 1.9 of the Master Declaration

shall be amended to read, "Center shall mean the Kaysville Business Park and shall include all of the real property now or hereafter made subject to this Master Declaration and any Supplemental Declaration thereto. The Center may also be referred to as the "Park," except that the term "Park" occurring in the phrase "Barnes Park" shall not have the same meaning as "Center". Declarant's staff is hereby authorized to prepare revised copies of the Master Declaration, the Development Standards, the Development Procedures and other documents associated with the Master Declaration to reflect the change of name.

5. As of the time of the recording of this Supplemental Declaration, the Declarant has acquired certain property (the "Flint Property") that is shown on the map attached hereto as Exhibit A and more particularly described in the legal description attached hereto as Exhibit B. Exhibits A and B are incorporated herein by this reference. The Flint Property is Admissible Land within the meaning of Sections 1.1 and 8.5 of the Master Declaration, and pursuant to Section 8.5 of the Master Declaration, the Declarant accordingly has the right in its sole discretion to annex the Flint Property to the Center.

6. The Declarant hereby amends the Master Declaration to annex the Flint Property to the Kaysville Business Park.


7. The provisions of the Master Declaration, as amended by this Supplemental Declaration, shall apply in their entirety to the Flint Property.

8. Except for the change of the name of the Center, there are no other or different covenants, conditions, restrictions, and standards within the meaning of Section 8.8(d) of the Master Declaration to regulate and control the use, occupancy, and improvements of the Flint Property.

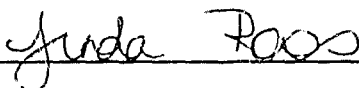
9. As of the time of the recording of this Declaration, the Declarant is the record owner of the Flint Property, and its duly acknowledged signature affixed to this Supplemental Declaration meets the requirement of Section 8.8(e) of the Master Declaration.

IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has hereunto caused this Supplemental Declaration to be executed the day and year first above written.

KAYSVILLE CITY CORPORATION

  
 \_\_\_\_\_  
 Mayor

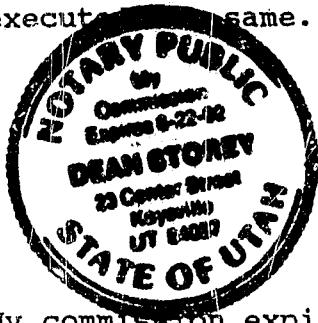
ATTEST:

  
 \_\_\_\_\_

City Recorder

STATE OF UTAH )  
                  : ss.  
COUNTY OF DAVIS)

On the 18<sup>th</sup> day of August, 1989,  
personally appeared before me Gerald A. Purdy and Linda Ross, who  
being by me duly sworn, did say that he is the Mayor and she is  
the City Recorder of Kaysville City, that the within instrument  
was signed in behalf of said City by authority of its bylaws,  
and/or a resolution duly adopted by the Kaysville City Council,  
and said Gerald A. Purdy acknowledged to me that said City  
executed same.



Dean G. Storey  
Notary Public

Residing at Kaysville, UT

My commission expires:  
6-22-92

EXHIBIT A  
FLINT PROPERTY

E# 866869 BK 1308 PG 655

**MICROFILM MEMO**  
**LEGIBILITY OF TYPING OR PRINTING**  
**UNSATISFACTORY IN THE DOCUMENT**  
**WHEN FILMED.**

① Loc. 101/102 columns 0.258A 0001  
② Loc. 101/102 col. column 0.259 0002

SEE SW 1/4 SEC 28  
SEC 11-043-0017

North Line Keysville City 8-10-82

N'y Line Keysville City 8-10-82  
11.12 Ac  
0004

VERNON W FLINT  
0009 Pt of 24.5 Ac

SEE NE 1/4

R. Gary Gardner  
0006

FLINT S Y

John Vernon Flint  
0012 1.03 Ac

Vernon W. Flint  
0025 1.76

VERNON W FLINT  
0027 5.56 Ac

Vernon W. Marilyn T. Flint  
18.80 Ac  
0022

RODNEY K WRIGHT  
0031

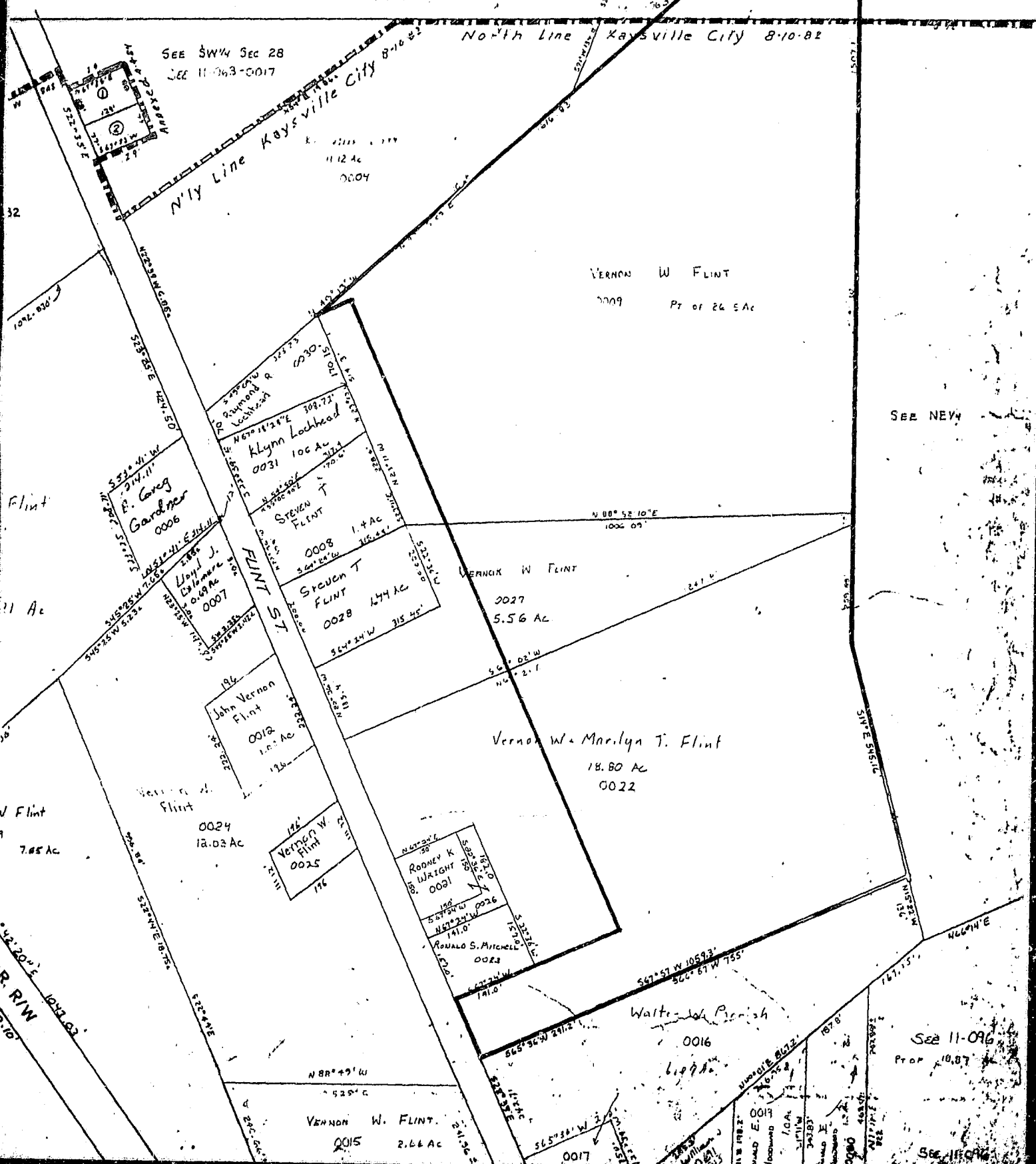
RONALD S. MITCHELL  
0023

Walter W. Parnish  
0016

VERNON W. FLINT  
0015 2.66 Ac

See 11-096  
Prop 10,87

See 11-096



## EXHIBIT B

## LEGAL DESCRIPTION

Beginning at a point which is N 89 45' 10" W 416.16 feet along the Section Line from the North Quarter Corner of Section 33, Township 4 North, Range 1 West, Salt Lake Base and Meridian, and running thence N 0 40' E 385.65 feet, thence S 48 56' 34" W 1624.47 feet, thence N 67 19' 28" E 90.70 feet, thence S 22 40' 32" E 1511.92 feet, thence S 67 24' W 400.00 feet to the easterly line of Flint Street, thence S 22 40' 32" E 147.58 feet, along said easterly line, thence N 66 57' E 1065.54 feet, thence N 14 W. 538.90 feet, thence N 0 40' E 1391.34 feet to the point of beginning.

11-095-0009, 0022, 0027 pt  
Contains 43.170 Acres