

E 2865977 B 6264 P 234-237
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
05/11/2015 12:19 PM
FILED BY REC'D FOR SYRACUSE CITY

12-327-0092 → 0121

SUPPLEMENTAL DECLARATION OF PHASE 8 TO THE AMENDED AND
RESTATED DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS AND RESERVATION OF EASEMENTS FOR TRAILSIDE PARK
AS AMENDED BY THE FIRST AMENDMENT TO AMENDED & RESTATED
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND
RESERVATION OF EASEMENTS FOR TRAILSIDE PARK

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This Supplemental Declaration of Phase 8 to the Amended and Restated Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for Trailside Park as amended by First Amendment to Amended & Restated Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for Trailside Park (the "Supplemental Declaration") is executed this 22 day of April 2015, by CAPITAL REEF MANAGEMENT, LLC, a Utah limited liability company (the "Declarant"), Owner of all Lots in Trailside Park, Phase 8 (the "Lots"), for the purpose of annexing a portion, as described in Recital G and Article 19 of the Amended and Restated Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for Trailside Park (the "Declaration"), as amended by the First Amendment to Amended & Restated Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for Trailside Park ("First Amendment"), referred to and described below, the Lots, consisting of fully improved building Lots.

RECITALS

- A. Declarant is the owner of record of all Lots within Phase 8, all such lots are more particularly described in Exhibit "A" attached hereto and by this reference made a part hereof, and in that certain subdivision plat filed for record and recorded on 5-11-2015 as Entry No. 2865976 in Book 6264 at Page 233, in the official records of the Recorder's Office of Davis County, Utah;
- B. Declarant desires to subject their respective Lots in Phase 8 to the covenants, conditions, restrictions, easements, charges and liens created by that certain Declaration recorded on September 13, 2012, as Entry No. 2686909, Book 5605; Page 790, in the office of the County Recorder of Davis County, Utah; and the First Amendment recorded on June 11, 2014 as Entry No. 2808104, Book 6037; Page 783, in the office of the County Recorder of Davis County, Utah
- C. Recital G and Article 19 of the Declaration, as amended by the First Amendment, provide for the annexation of land by Declarant, effective upon the recordation in the office of the County Recorder of Davis County, of a Plat and this Supplemental Declaration.

NOW, THEREFORE, BE IT DECLARED:

1. Title. This instrument is titled and shall hereinafter be referred to as the "Supplemental Declaration of Phase 8 to the Amended and Restated Declaration of Covenants, Conditions and Restrictions and Reservations of Easements for Trailside Park, as amended by First Amendment to Amended & Restated Declaration of Covenants, Conditions and Restrictions and Reservations of Easements for Trailside Park" or simply as the "Phase 8 Supplemental Declaration".

2. Identification of Annexed Lots. The Lots to be annexed to the Property effective upon the recordation of this Phase 8 Supplemental Declaration and a Plat describing the Lots in Phase 8. The Land constituting Phase 8 is more particularly described in Exhibit "A" attached hereto.

3. Annexation. The Lots described in Exhibit "A" and related Plat are hereby annexed to the Property and shall hereafter be held, sold, conveyed, encumbered, leased, occupied and improved as part of the Property subject to the covenants, conditions, restrictions, easements, charges and liens set forth in the Declaration and First Amendment, the full text of which is incorporated herein by reference and made a part hereof, as the same may be amended or supplemented.

4. General Restrictions and Requirements. All general restrictions and requirements of the Declaration and First Amendment shall apply to the Lots, without exception.

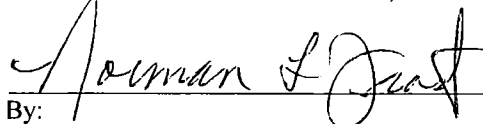
5. Land Classification. The Property annexed herewith as set forth in the Plat does create separate Residential Lots and Common Areas which shall all be governed by and made subject to the covenants, conditions, restrictions, easements, charges and liens provided for in the Declaration and First Amendment.

6. Improvements. The Lots shall be improved for Residential purposes only and shall include sewer, culinary water, paved road access, electricity and natural gas.

7. Conflict. If any provisions of this Phase 8 Supplemental Declaration conflict with any terms set forth in the Declaration, First Amendment or the terms of any other Supplemental Declaration(s), the terms of this Phase 8 Supplemental Declaration, as to Phase 8, shall govern.

IN WITNESS WHEREOF, the undersigned have executed this instrument on the year and date first written above.

CAPITAL REEF MANAGEMENT, LLC

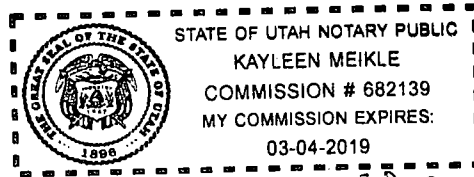


By:

Its: Authorized Agent

STATE OF UTAH)
 :SS
COUNTY OF WEBER)

On the 23rd day of, April 2015, personally appeared before me, Norm Frost, who being by me duly sworn did say that he is an authorized agent of CAPITAL REEF MANAGEMENT, LLC, and that the within and foregoing instrument was signed in behalf of said limited liability company and the said Norm Frost duly acknowledged to me that he executed the same.



Kayleen Meikle

EXHIBIT "A"

TRAILSIDE PARK PHASE 8 LEGAL DESCRIPTION

PART OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING ON THE NORTHEAST CORNER OF LOT 90 OF TRAILSIDE PARK SUBDIVISION PHASE 7, SAID POINT BEING N00°11'36"E ALONG THE SECTION LINE 959.85 FEET AND S89°48'24"E 393.20 FEET FROM THE WEST QUARTER OF SAID SECTION 22 AND RUNNING THENCE ALONG THE SOUTHERLY BOUNDARY OF TRAILSIDE PARK PHASE 6 AND 7 THE FOLLOWING (9) NINE COURSES: (1) S89°48'24"E 189.17 FEET TO A POINT ON A 8 FOOT RADIUS CURVE TO THE RIGHT, (2) ALONG SAID CURVE 12.54 FEET (CHORD BEARING OF S44°54'12"E 11.29 FEET), (3) EAST 60.00 FEET, (4) NORTH 13.77 FEET, (5) S89°48'24"E 114.03 FEET, (6) NORTH 60.00 FEET, (7) S89°48'24"E 260.93 FEET, (8) S00°11'36"W 17.84 FEET AND (9) S89°48'24"E 300.92 FEET; THENCE S00°11'36"W 342.85 FEET; THENCE S89°54'58"W 1078.01 FEET; THENCE N00°11'36"E 84.88 FEET; THENCE S89°48'24"E 145.20 FEET; THENCE N00°11'36"E 215.03 FEET TO THE POINT OF BEGINNING.

CONTAINING 321,171 SQUARE FEET OR 7.37 ACRES