

Ivory Development, LLC
978 E. Woodoak Lane
Salt Lake City, UT 84117

12775292
5/21/2018 11:56:00 AM \$30.00
Book - 10676 Pg - 1478-1488
ADAM GARDINER
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 11 P.

**SECOND AMENDMENT TO THE
BYLAWS OF PEPPERWOOD CREEK MASTER ASSOCIATION**

This SECOND AMENDMENT TO THE BYLAWS OF PEPPERWOOD CREEK MASTER ASSOCIATION (this "**Second Bylaws Amendment**") is entered into by the Pepperwood Creek Master Association, Inc., a Utah nonprofit corporation (the "**Association**").

RECITALS

- A. The MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, AND RESERVATION OF EASEMENTS FOR THE PEPPERWOOD CREEK PROJECT (the "Master Declaration") for the Association was recorded with the Salt Lake County Recorder's office on February 21, 2007, as Entry No. 10008493.
- B. The ANNEXATION, HOA MEMBERSHIP, AND ACCESS AGREEMENT UNDER MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, AND RESERVATION OF EASEMENTS FOR THE PEPPERWOOD CREEK PROJECT was recorded with the Salt Lake County Recorder's office on November 2, 2009, as Entry No. 10829503.
- C. The ASSIGNMENT OF DEVELOPER'S RIGHTS UNDER THE MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, AND RESERVATION OF EASEMENTS FOR THE PEPPERWOOD CREEK PROJECT was recorded with the Salt Lake County Recorder's office on July 6, 2012, as Entry No. 11424892.
- D. The FIRST SUPPLEMENT TO THE MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, AND RESERVATION OF EASEMENTS FOR THE PEPPERWOOD CREEK PROJECT (the "First Supplement") was recorded with the Salt Lake County Recorder's office on July 6, 2012, as Entry No. 11424986.
- E. The AFFIDAVIT OF SCRIVENER'S ERROR was recorded with the Salt Lake County Recorder's office on August 1, 2012, as Entry No. 11441898.
- F. The AMENDMENT TO FIRST SUPPLEMENT TO THE MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, AND RESERVATION OF EASEMENTS FOR THE PEPPERWOOD CREEK PROJECT was recorded with the Salt Lake County Recorder's office on August 10, 2012 as Entry No. 11448178.
- G. The Bylaws of Pepperwood Creek Master Association (the "Bylaws") are attached as Exhibit C to the Master Declaration. On July 6, 2012, the Bylaws were amended as set forth by Exhibit B of the First Supplement, which Exhibit B constitutes the first amendment to the Bylaws.

H. This Second Bylaws Amendment affects the real property located in Salt Lake County, State of Utah, described with particularity on Exhibit A, attached hereto and incorporated herein by reference.

I. The Association desires to amend the Bylaws as set forth in this Second Bylaws Amendment to amend the quorum requirements for meetings of the Owners of the Association and to amend the frequency with which the Association's Board of Directors must meet.

J. Unless otherwise set forth herein, the capitalized terms shall have their same meanings and definitions as stated in the Declaration.

K. Pursuant to Article VI, Section 1 of the Bylaws, the undersigned hereby certifies that this Amendment was approved by the Developer(s) during the Period of Developer's Control.

AMENDMENT

NOW, THEREFORE, in consideration of the foregoing Recitals, the Association hereby executes this First Bylaws Amendment, which is effective as of its recording date with the Salt Lake County Recorder's office.

1. Amendment No. 1. Article II of the Bylaws is amended to delete the following sentences:

“A majority of the members of the Master Association shall constitute a quorum for the adoption of decisions. If however, such quorum shall not be present or represented at any meeting, the Owners entitled to vote thereat, present in person or represented by proxy, shall have power to adjourn the meeting and reschedule for a time no earlier than two days after the set time for the original meeting. No notice of such rescheduled meeting shall be required except an oral announcement at the meeting to be rescheduled. Those Owners present, either in person or by proxy, at the rescheduled meeting shall constitute a quorum for the adoption of decisions. When a quorum is present at any meeting, the vote of the Owners representing a majority of the members of the Master Association in person or by proxy, shall decide any question brought before the meeting.”

These deleted sentences will be replaced by the following sentences:

“Those Owners in attendance at any Owner meeting, either in person or by proxy, constitute a quorum. The vote, in person or by proxy, of the Owners representing a majority of the quorum, decides any question brought before the meeting.”

2. Amendment No. 2. Article III, Section 2 of the Bylaws is amended to delete the following sentence:

“Regular meetings of the Board of Directors shall be held from time to time and at such time and place as shall be determined by a majority of the members of the Board of Directors, but no less often than monthly.”

This deleted sentence will be replaced by the following sentence:

“Regular meetings of the Board of Directors shall be held from time to time and at such time and place as shall be determined by a majority of the members of the Board of Directors, but no less often than quarterly.”

Conflicts. All remaining provisions of the Master Declaration and the Bylaws and any prior amendments not specifically amended in this Second Bylaws Amendment remain in full force and effect. In the case of any conflict between the provisions of this document and the provisions of the Bylaws or any prior amendments, the provisions of this document shall in all respects govern and control.

Incorporation and Supplementation of Declaration. This document is supplemental to the Bylaws, which by reference are made a part hereof, and all the terms, definitions, and provisions thereof, unless specifically modified herein, are to apply to this document and are made a part hereof as though they were expressly rewritten, incorporated, and included herein.

IN WITNESS WHEREOF, the Association has executed this SECOND AMENDMENT TO THE BYLAWS OF PEPPERWOOD CREEK MASTER ASSOCIATION.

PEPPERWOOD CREEK INVESTMENT, LLC, a Utah limited liability company

By: [Signature]
Name: Chris Howells
Its: MANAGER

DATED as of the 17th day of MAY, 2018.

STATE OF UTAH)
)
) :ss
COUNTY OF UTAH)

On 17 MAY 2018, before me, SIMONE HINDMARSH, Notary Public, personally appeared CHRIS HOWELLS who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to within the instrument and acknowledged to me that he executed the same in his authorized capacity as DEVELOPER of the PEPPERWOOD CREEK MASTER ASSOCIATION, INC., and that by his signature on the instrument the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Utah that the foregoing paragraph is true and correct

WITNESS my hand and official seal.



[Signature]
Notary Public

IVORY DEVELOPMENT, LLC,
a Utah limited liability company

By: [Signature]
Name: CHRISTOPHER P. GAMVROULAS
Its: PRESIDENT

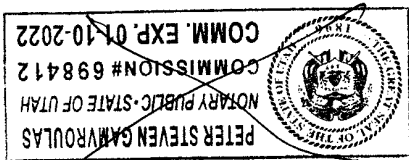
DATED as of the 17TH day of MAY, 2018.

STATE OF UTAH)
COUNTY OF SALT LAKE) :SS

On MAY 17TH, 2018, before me, PETER STEVEN GAMVROULAS, Notary Public, personally appeared CHRISTOPHER P. GAMVROULAS who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to within the instrument and acknowledged to me that he executed the same in his authorized capacity as CO-DEVELOPER of the PEPPERWOOD CREEK MASTER ASSOCIATION, INC., and that by his signature on the instrument the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Utah that the foregoing paragraph is true and correct

WITNESS my hand and official seal.



[Signature]
Notary Public

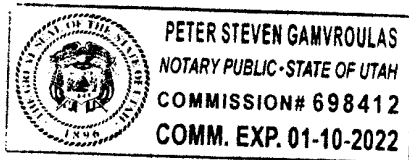


EXHIBIT A

(Legal Description of Property)

Phase 1 AMD:

Beginning at a point on the Northwestern Boundary Line of a Pepperwood Creek Phase 1 as shown on the plat recorded in Book 2007p at Page 16 in the Salt Lake County Recorder's Office, said point being also S89°57'21"W 1333.24 feet along the Section Line, and North 1064.97 feet from the North Quarter Corner of Section 23, Township 3 South, Range 1 East, Salt Lake Base and Meridian; and running thence, along said Northwestern Boundary Line, the following seven (7) courses: (1) N00°04'20"E 242.00 feet, (2) N89°41'40"W 101.29 feet, (3) North 198.58 feet, (4) S89°46'00"E 101.54 feet, (5) S01°12'25"W 2.75 feet, (6) N80°14'00"E 135.01 feet, (7) N82°38'00"E 59.53 feet to the Westerly Right-of-Way Line of Hiddenwood Drive as shown on said Pepperwood Creek Phase 1 plat; thence, along said Westerly Right-of-Way Line, the following four (4) courses: (1) S11°33'00"E 269.18 feet, (2) Southerly 40.35 feet along the arc of a 278.00 foot radius curve to the left, chord bears S15°42'28"E 40.31 feet, (3) N70°08'04"E 6.00 feet, (4) Southeasterly 155.27 feet along the arc of a 272.00 foot radius curve to the left, chord bears S36°13'11"E 153.17 feet to said Northwestern Boundary line of Pepperwood Creek Phase 1; thence, along said Northwestern Boundary line the following two (2) courses: S29°21'53"W 57.45 feet, (2) West 317.11 feet to the Point of Beginning.

Contains 136,237 Square feet or 3.13 acres and 8 lots.

28-14-376-046	28-14-376-051
28-14-376-047	28-14-376-052
28-14-376-048	28-14-376-053
28-14-376-049	28-14-376-054
28-14-376-050	

Phase 2:

Beginning at a point that is S89°57'12"W 360.446 feet and N00°02'48"W 974.226 feet from the North Quarter Corner of Section 23, Township 3 South, Range 1 East Salt Lake Base & Meridian; and running thence N47°07'33"E 265.111 feet; thence S82°38'17"E 74.376 feet; thence S28°16'00"W 63.225 feet; thence S20°00'00"E 165.780 feet; thence S41°45'00"E 81.830 feet; thence S79°00'00"E 223.500 feet; thence N85°25'00"E 367.600 feet; thence S01°39'43" W 44.343 feet; thence S56°10'00"E 82.880 feet; thence N59°40'49"E 99.999 feet; thence S30°19'10"E 9.885 feet; thence N65°23'00"E 8.092 feet; thence S30°19'00"E 37.752 feet; thence Southerly 849.041 feet along the arc of a 750.000 foot radius curve to the right, chord bears S01°26'30"W 804.424 feet; thence S33°12'00"W 97.196 feet; thence Southwesterly 104.839 feet along the arc of a 696.004 foot radius curve to the right, chord bears S37°30'55"W

104.740 feet; thence N48°10'10"W 9.000 feet; thence Westerly 7.607 feet along the arc of a 5.000 foot radius curve to the right, chord bears S85°24'58"W 6.894 feet; thence Northwesterly 46.538 feet along the arc of a 281.000 foot radius curve to the left, chord bears N55°44'35"W 46.485 feet; thence Northwesterly 123.798 feet along the arc of a 219.00 foot radius curve to the right, chord bears N44°17'36"W 122.156 feet; thence Northeasterly 21.885 feet along the arc of a 10.000 foot radius curve to the right, chord bears N34°35'45"E 17.771 feet; thence N07°17'26"E 62.000 feet; thence North 431.312 feet; thence East 301.715 feet; thence Northerly 221.756 feet along the arc of a 689.500 foot radius curve to the left, chord bears N12°52'23"W 220.800 feet; thence Westerly 126.279 feet along the arc of a 79.000 foot radius curve to the left, chord bears N67°52'46"W 113.258 feet; thence S66°19'41"W 53.842 feet; thence Westerly 58.584 feet along the arc of a 121.00 foot radius curve to the right, chord bears S80°11'54W 58.014 feet; thence N85°55'53"W 97.703 feet; thence Southwesterly 37.498 feet along the arc of a 29.000 foot radius curve to the left, chord bears S57°01'33"W 34.940 feet; thence N70°01'01"W 5.000 feet; thence Southerly 4.698 feet along the arc of a 34.000 foot radius curve to the left, chord bears S16°01'30"W 4.694 feet; thence S12°04'01"W 75.467 feet; thence Southwesterly 123.249 feet along the arc of a 166.000 foot radius curve to the right, chord bears S33°20'13"W 120.438 feet; thence N35°23'35"W 59.752 feet; thence S50°56'23"W 53.031 feet; thence Northwesterly 249.388 feet along the arc of a 631.000 foot radius curve to the left, chord bears N50°22'58"W 247.768 feet; thence N61°42'18"W 150.179 feet; thence Northwesterly 252.742 feet along the arc of a 769.000 foot radius curve to the right, chord bears N52°17'22"W 251.606 feet; thence N42°52'27"W 135.620 feet to the point of beginning.

Contains 8 Estate Lots and 5 Pad Lots on 10.111 acres.

2814452026	2814452019	2814452036
2814452025	2814452018	2814452037
2814452024	2814452017	
2814452023	2814379003	
2814452022	2814379002	
2814452035	2814379001	
2814452020	2814452027	

Phase 3:

(Parcel 1) Beginning at a point that is North 44.498 feet and West 2.997 feet from the North Quarter Corner of Section 23, Township 3 South, Range 1 East Salt Lake Base & Meridian; And Running thence N64°05'00"W 46.749 feet; thence N64°03'19"W 181.775 feet; thence N41°40'00"W 30.510 feet; thence N26°07'16"E 143.655 feet; thence Easterly 82.137 feet along the arc of a 191.000 foot radius curve to the left, chord bears S76°11'30"E 81.505 feet; thence Easterly 151.500 feet along the arc of a 134.000 foot radius curve to the right, chord bears S56°07'20"E 143.559 feet; thence Southeasterly 78.919 feet along the arc of a 191.000 foot radius curve to the left, chord bears S35°34'12"E 78.359 feet; thence S42°35'35"W 120.243 feet to the point of beginning.

Contains 3 building pads on 1.030 Acres

(Parcel 2) Beginning at a point that is S89°57'52"E 106.029 feet and N00°02'08"E 163.268 feet from the North Quarter Corner of Section 23, Township 3 South, Range 1 East Salt Lake Base & Meridian; and running thence Northwesterly 61.978 feet along the arc of a 150.00 foot radius curve to the right, chord bears N35°34'12"W 61.538 feet; thence Northwesterly 197.854 feet along the arc of a 175.000 foot radius curve to the left, chord bears N56°07'20"W 187.483 feet; thence Westerly 64.510 feet along the arc of a 150.000 foot radius curve to the right, chord bears N76°11'27"W 64.014 feet; thence N26°07'16"E 7.678 feet; thence N39°28'01"E 230.746 feet; thence S54°04'44"E 218.848 feet; thence S29°02'30"E 361.173 feet; thence Southeasterly 74.284 feet along the arc of a 282.000 foot radius curve to the left, chord bears S17°21'46"E 74.069 feet; thence Southwesterly 15.350 feet along the arc of a 9.000 foot radius curve to the right, chord bears S23°57'02"W 13.556 feet; thence S17°11'23"E 7.000 feet; thence S72°48'37"W 35.407 feet; thence Westerly 23.348 feet along the arc of a 50.000 foot radius curve to the right, chord bears S86°11'15"W 23.136 feet; thence N80°26'07"W 20.336 feet; thence Northwesterly 61.307 feet along the arc of a 75.000 foot radius curve to the right, chord bears N57°01'04"W 59.614 feet; thence N33°36'01"W 58.653 feet; thence Northwesterly 42.171 feet along the arc of a 175.00 foot radius curve to the left, chord bears N40°30'13"W 42.069 feet; thence N47°24'25"W 109.906 feet to the point of beginning.

Contains 9 building pads on 2.375 Acres.

2814451014	2814451008
2814451013	2814451007
2814451012	2814376031
2814451015	2814378009
2814451010	2814378008
2814451016	2814378007
2814451017	2814378019

Phase 4

(Parcel 1) Beginning at a point that is S89°57'12"W 228.646 feet and N00°02'48"W 167.436 feet from the North Quarter Corner of Section 23, Township 3 South, Range 1 East Salt Lake Base & Meridian; and running thence N41°40'00"W 210.490 feet; thence S85°40'00"W 126.830 feet; thence N23°33'10"W 47.845 feet thence S61°00'00"W 10.833 feet; thence N23°03'01"W 108.673 feet; thence northerly 72.087 feet along the arc of a 134.000 foot radius curve to the right, chord bears N07°38'20"W 71.221 feet; thence northerly 46.095 feet along the arc of a 25.000 foot radius curve to the right, chord bears N60°35'36"E 39.837 feet; thence easterly 147.354 feet along the arc of a 1024.000 foot radius curve to the right chord bears S62°27'49"E 147.227 feet; thence S58°20'28"E 149.728 feet; thence southeasterly 67.524 feet along the arc of a 184.000 foot radius curve to the right, chord bears S47°49'41"E 67.146 feet; thence southeasterly 88.531 feet along the arc of a 191.000 foot radius curve to the left, chord bears S50°35'37"E 87.741 feet; thence S26°07'16"W 143.655 feet to the point of beginning.

Contains 7 building pads on 1.395 acres.

(Parcel 2) Beginning at a point that is S89°57'12"W 147.213 feet and N00°02'48"W 333.164 feet from the North Quarter Corner Section 23, Township 3 South, Range 1 East Salt Lake Base & Meridian; and running thence northwesterly 69.522 feet along the arc of a 150.000 foot radius curve to the right, chord bears N50°35'33"W 68.902 feet; thence northwesterly 82.570 feet along the arc of a 225.000 foot radius curve to the left, chord bears N47°49'41"W 82.108 feet; thence N58°20'28"W 149.728 feet; thence northwesterly 90.897 feet along the arc of a 1065.000 foot radius curve to the left, chord bears N60°47'10"W 90.870 feet; thence N26°46'07"E 249.660 feet; thence S54°04'44"E 442.631 feet; thence S39°28'01"W 230.746 feet; thence S 26°07'16"W 7.678 feet to the point of beginning.

Contains 5 building pads on 2.232 acres.

2814376030	2814378015
2814376029	2814378014
2814376028	2814378013
2814376027	2814378012
2814376026	2814378011
2814378017	2814378018
2814378016	

Phase 5

Beginning at a point that is S89°57'12"W 360.45 feet and N00°02'48"W 974.23 feet from the South Quarter Corner of Section 14, Township 3 South, Range 1 East Salt Lake Base & Meridian; and running thence N42°52'27"W 8.00 feet; thence Northwesterly 443.55 feet along the arc of a 431.00 foot radius curve to the left, chord bears N72°21'21"W 424.23 feet; thence, northwesterly 345.10 feet along the arc of a 219.00 foot radius curve to the right, chord bears N56°41'38"W 310.49 feet; thence N11°33'00"W 19.96 feet; thence N78°27'00"E 20.50 feet; thence S89°41'39"E 1003.13 feet; thence S28°16'00"W 173.01 feet; thence N82°38'17"W 74.38 feet; thence S47°07'33"W 265.11 feet to the point of beginning.

Contains 193,945 SF or 4.45 AC.

2814376065	2814376070
2814376066	2814376071
2814376067	2814376073
2814376068	2814376072
2814376069	

Phase 6

Beginning at a point that is N00°02'48"W 438.784 feet and N89°57'12"E 355.680 feet from the North Quarter Corner of Section 23, Township 3 South, Range 1 East Salt Lake Base & Meridian; and running thence N35°23'35"W 45.510 feet; thence Northeasterly 123.249 feet along the arc of a 166.000 foot radius curve to the left, chord bears N33°20'13"E 120.438 feet;

thence N12°04'01"E 75.467 feet; thence Northerly 4.698 feet along the arc of a 34.00 foot radius curve to the right, chord bears N16°01'30"E 4.694 feet; thence S70°01'01"E 5.000 feet; thence Northeasterly 37.498 feet along the arc of a 29.000 foot radius curve to the right, chord bears N57°01'33"E 34.940 feet; thence S85°55'53"E 97.703 feet; thence Easterly 58.584 feet along the arc of a 121.000 foot radius curve to the left, chord bears N80°11'54"E 58.014 feet; thence N66°19'41"E 53.842 feet; thence Easterly 126.279 feet along the arc of a 79.000 foot radius curve to the right, chord bears S67°52'46"E 113.258 feet; thence Southerly 221.756 feet along the arc of a 689.500 foot radius curve to the right, chord bears S12°52'23"E 220.800 feet; thence West 448.961 feet to the point of beginning.

Contains 6 Pad Lots on 2.206 acres.

2814452028 2814452033
2814452030 2814452038
2814452031 2814452039
2814452032

Phase 7A

Beginning at a point on the Northerly Boundary Line of Pepperwood Canyon #1 Subdivision as recorded in Book 81 at Page 18 in the Salt Lake County Recorders Office said point being also S89°57'18"W 708.07 feet, along the Section Line, and North 252.72 feet from the South Quarter Corner of Section 14, Township 3 South, Range 1 East, Salt Lake Base & Meridian, and running thence, along said Northerly and Easterly Boundary line of said Pepperwood Canyon #1, the following seven (7) courses: (1) N53°00'00"W 87.59 feet, (2) N17°30'00"W 166.00 feet, (3) S77°00'00"W 50.42 feet, (4) N83°40'00"W 298.91 feet, (5) N44°00'00"W 190.64 feet, (6) N11°30'00"E 245.57 feet, (7) N20°35'00"W 215.07 feet, to the Southerly Boundary line of Pepperwood Creek Phase 1 as recorded in Book 2007P at Page 16 in the Salt Lake County Recorders Office; thence, along said Southerly Boundary line, East 133.30 feet; thence S20°35'00"E 219.37 feet; thence S82°30'51"E 567.04 feet; thence N26°46'07"E 118.18 feet to said Southerly Boundary Line of Pepperwood creek Phase 1, thence along said Southerly Boundary Line, S54°04'44"E 188.91 feet to the Westerly Boundary Line of Pepperwood Creek Phase 4 as recorded in Book 2007P at Page 19 in the Salt Lake County Recorders Office; thence along said Westerly Boundary Line, S26°46'07"W 249.66 feet to a point on the Southerly Boundary Line of said Pepperwood Creek Phase 1, said point being also on a 1065.00 foot radius non-tangent curve to the left; thence, along the Southerly and Westerly Boundary lines of said Pepperwood Creek Phase 1 the following five (5) courses: (1) westerly 151.14 feet along the arc of said curve, chord bears N67°17'49"W 151.02 feet, (2) S18°38'14"W 56.00 feet to a point on a 10.00 foot radius non-tangent curve to the right, (3) southeasterly 14.81 feet along the arc of said curve, chord bears S28°55'38"E 13.50 feet, (4) S09°59'51"W 105.86 feet, (5) S23°47'31"E 134.79 feet to the said Northerly Boundary Line of Pepperwood Canyon #1; thence, along said Northerly Boundary Line, S61°00'00"W 144.69 feet to the Point of Beginning.

Contains: 14 building pads on 8.073 acres.

2814376040 2814377015
2814376039 2814377016
2814376038 2814377017
2814376037 2814377018
2814376036 2814377019
2814376035 2814377020
2814376034 2814377021
2814376033

Phase 7B

A PORTION OF THE SW1/4 OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A COMMON CORNER OF THE "COMMON AREA" OF PEPPERWOOD CREEK PHASE 1, (RECORDED AS ENTRY #9970466 IN BOOK 2007P PAGE 16) AND THE "COMMON OWNERSHIP" AREA OF PEPPERWOOD CREEK PHASE 7A, (RECORDED AS ENTRY #10600273 IN BOOK 2009P PAGE 12) ACCORDING TO THE OFFICIAL PLATS THEREOF ON FILE IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER'S OFFICE, SAID POINT BEING LOCATED NORTH 888.58 FEET AND WEST 508.87 FEET FROM THE SOUTH ¼ CORNER OF SECTION 14, T3S R1E, S.L.B& M., (SAID POINT ALSO APPEARING IN DOCUMENTS OF RECORD AS: S89°57'18"W 560.61 FEET MORE OR LESS AND NORTH 785.14 FEET MORE OR LESS AND N26°46'07"E 118.18 FEET MORE OR LESS FROM THE SOUTH ¼ CORNER SECTION 14, T3S, R1E, S.L.B. & M.) (BASIS OF BEARING: PEPPERWOOD CREEK PHASE 1 AND INTERNAL MONUMENTS OF SAID PLAT REFERENCED HEREON); THENCE ALONG THE FOLLOWING COURSES AND DISTANCES: S26°46'07"W 118.18 FEET; THENCE N82°30'51"W 567.04 FEET; THENCE N20°35'00"W 219.37 FEET TO A POINT ON THE BOUNDARY OF SAID PEPPERWOOD CREEK PHASE 1, THE PREVIOUS 3 (THREE) COURSES ALONG SAID PEPPERWOOD CREEK PHASE 7A, THENCE ALONG SAID BOUNDARY OF PEPPERWOOD CREEK PHASE 1 THE FOLLOWING 5 (FIVE) COURSES: EAST 183.81 FEET; THENCE N39°21'53"E 47.44 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 282.00 FOOT RADIUS NON-TANGENT CURVE (RADIUS BEARS: N37°29'42"E) 242.81 FEET THROUGH A CENTRAL ANGLE OF 49°19'58" (CHORD: S77°10'17"E 235.38 FEET) TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A 368.00 FOOT RADIUS CURVE TO THE RIGHT 163.00 FEET THROUGH A CENTRAL ANGLE OF 25°22'40" (CHORD: S89°08'56"E 161.67 FEET); THENCE S29°19'54"E 178.64 FEET TO THE POINT OF BEGINNING.

Contains 3.33+/- Acres

2814376056 2814376061
2814376057 2814376062
2814376058 2814376063
2814376059 2814376064
2814376060