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when recorded return to:

CW management  
9067 S. 1300 W. #303  
West Jordan UT  
84088

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05/24/2006 10:29 AM \$30.00  
Book - 9270 Pg - 1722-1793  
GARY W. OTT  
RECORDER, SALT LAKE COUNTY, UT -  
SPRINGVIEW FARMS HOA  
9071 S 1300 W  
#104  
WEST JORDAN UT 84088  
BY: MIA DEPUTY - ULS P.~~

**SUPPLEMENT TO  
THE  
DECLARATION OF COVENANTS, CONDITIONS  
AND RESTRICTIONS  
OF  
SPRINGVIEW FARMS SUBDIVISION**

**Annexation of Pacific Bay Phases 1 and 2**

**COURTESY RECORDING**  
This document is being recorded solely as a courtesy  
and an accommodation to the parties named herein.  
Bonneville Superior Title Company hereby expressly  
disclaims any responsibility or liability for the accuracy  
or the content thereof.

11100087  
12/20/2010 12:35:00 PM \$22.00  
Book - 9890 Pg - 4533-4539  
Gary W. Ott  
Recorder, Salt Lake County, UT  
BONNEVILLE SUPERIOR TITLE  
BY: eCASH, DEPUTY - EF 7 P.

Pursuant to the provisions of Section 15.2 of the Declaration of Covenants, Conditions and Restrictions of Springview Farms Subdivision (the "Declaration"), and applicable law, Spring View Capital, LLC, a Utah limited liability company by and through its Manager, C.W. Management Corporation, a Utah corporation ("Declarant"), does hereby supplement and amend the Declaration.

WHEREAS, Declarant is the Declarant under the original Declaration and the owner of the real property described in Exhibit "A" to this Supplement; and

WHEREAS, the Declaration anticipated expansion of the Springview Farms Subdivision (the "Subdivision") according to the projections in the approved Master Plan, which is of record; and

WHEREAS, Section 7.1 of the Declaration provides that the Declarant may from time to time unilaterally subject additional property, from that which is described on Exhibit "B" to the Declaration, to the provisions of the Declaration by filing with the Salt Lake County Recorder a Supplemental Declaration describing the property being annexed.

NOW, THEREFORE, the Declaration is and shall be supplemented and amended as follows:

1. The Declarant does hereby submit the following described real property to, and annex into the Springview Farms Subdivision, and amend and supplement the Declaration to provide that, in addition to the real property which is the subject of the initial Declaration, the following described real property, situated in Salt Lake County, State of Utah:

See Exhibit "A", attached hereto and incorporated herein by this reference.

The above-described property is hereby subjected to the Declaration pursuant to this Supplemental Declaration. The annexed property is, for reference purposes, identified on the Master Plan as Pacific Bay Phase 1 and Pacific Bay Phase 2. Such property shall accordingly be divided into Units, Common Area, etc., as applicable, pursuant to the Master Plan, and shall be held, sold, used and conveyed subject to the easements, restrictions, covenants, and conditions, which run with the title to the real property subjected to the Declaration, which is accordingly incorporated herein by this reference. The Declaration as supplemented shall be binding upon all parties having any right, title or interest in the above-referenced property, and their heirs, successors, successors in title, and

assigns, and shall inure to the benefit of each Owner of such property as a portion of the Properties governed by the Declaration.

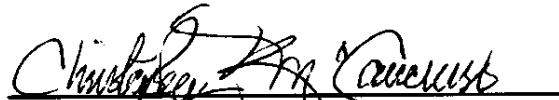
2. As contemplated by the Declaration, the property described in Exhibit "A" to this Supplement shall be joined with the Properties governed by the Declaration, and the numbers of Units, Owners, Members, etc., shall be adjusted accordingly as the Units are created and conveyed by Declarant.

3. Except as amended and supplemented hereby, the Declaration shall remain in full force and effect. The terms of this Supplemental Declaration shall control and supersede any conflicting provisions of the Declaration.

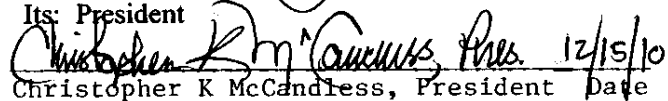
The foregoing Supplemental Declaration to the Declaration of Covenants, Conditions and Restrictions of Springview Farms Subdivision was adopted by the Declarant pursuant to the provisions of the said Declaration in its capacity as the Declarant pursuant to rights reserved in the Declaration and in its capacity as the owner of the property annexed hereby. This Supplemental Declaration shall be effective upon recordation with the Salt Lake County Recorder.

DATED this 13 day of January, 2006.

**DECLARANT:** SPRING VIEW CAPITAL, LLC, by its Manager:  
CW Management Corporation



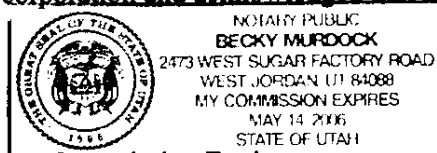
By: Christopher K McCandless  
Its: President

 Pres. 12/15/10  
Christopher K McCandless, President Date

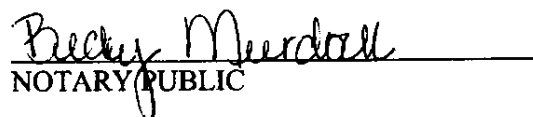
(see attached acknowledgment)

STATE OF UTAH )  
 )ss.  
COUNTY OF SALT LAKE )

On this 13<sup>th</sup> day of January, 2006, Christopher K. McCandless appeared or identified to me to be the President of the corporation that executed the above instrument on behalf of said corporation and acknowledged that such corporation executed the same.



My Commission Expires:

  
NOTARY PUBLIC

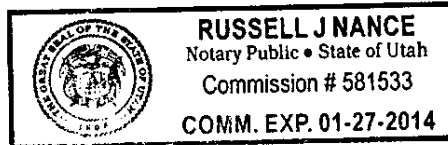
State of Utah        }  
                              }ss.  
County of Salt Lake }

On the 15<sup>th</sup> day of December, 2010, personally appeared before me **Christopher K. McCandless**, President of the corporation that executed the above instrument on behalf of said corporation and acknowledged that such corporation executed the same.

  
\_\_\_\_\_  
Notary Public

My Commission Expires:

1-27-14



**Bonneville Superior Title Company**

## Exhibit "A"

### PACIFIC BAY SUBDIVISION PHASE 1

A parcel of land, situate in the south half of Section 2, and the north half of Section 11, Township 4 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point on the west line of the Jordan and Salt Lake Canal, which is located South 89°53'40" West 1869.01 feet along the section line and North 0°06'20" West 31.89 feet from the Southeast Corner of Section 2, Township 4 South, Range 1 West, Salt Lake Base and Meridian, and running:

thence South 28°22'14" West 1314.86 feet along the west line of said canal;  
thence South 38°34'56" West 65.15 feet along the west line of said canal;  
thence South 66°03'10" West 165.15 feet along the northwest line of said canal to the east line of Springview Farms Phase 1A Subdivision;

thence North 45°58'29" East 75.64 feet along said subdivision boundary line;  
thence North 30°34'36" East 61.53 feet along said subdivision boundary line;  
thence North 7°21'27" East 148.03 feet along said subdivision boundary line;  
thence North 13°53'17" East 29.80 feet along said subdivision boundary line;  
thence North 0°17'54" West 742.14 feet along said subdivision boundary line;  
thence Southwesterly 17.82 feet along the arc of a 425.00-foot radius non-tangent curve to the left (center bears South 7°47'25" East and the long chord bears South 81°00'30" West 17.82 feet, through a central angle of 2°24'10") along said subdivision boundary line;

thence Southwesterly 39.33 feet along the arc of a 213.00-foot radius tangent compound curve to the left (center bears South 10°11'35" East and the long chord bears South 74°30'59" West 39.28 feet, through a central angle of 10°34'51") along said subdivision boundary line;

thence Southwesterly 56.20 feet along the arc of a 325.00-foot radius tangent reverse curve to the right (center bears North 20°46'26" West and the long chord bears South 74°10'48" West 56.13 feet, through a central angle of 9°54'28") along said subdivision boundary line;

thence Southwesterly 39.44 feet along the arc of a 25.67-foot radius tangent reverse curve to the left (center bears South 10°51'58" East and the long chord bears South 35°06'48" West 35.68 feet, through a central angle of 88°02'28") along said subdivision boundary line;

thence Southerly 23.06 feet along the arc of a 254.50-foot radius tangent reverse curve to the right (center bears South 81°05'34" West and the long chord bears South 6°18'41" East 23.05 feet, through a central angle of 5°11'30"), along said subdivision boundary line;

thence South 85°14'09" West 25.00 feet along said subdivision boundary line;

thence Northerly 21.25 feet along the arc of a 229.50-foot radius non-tangent curve to the left (center bears South 86°23'55" West and the long chord bears North

6°15'15" West 21.25 feet, through a central angle of 5°18'21"), along said subdivision boundary line;

thence Northeasterly 77.86 feet along the arc of a 50.67-foot radius tangent reverse curve to the right (center bears North 81°05'34" East and the long chord bears North 35°06'47" East 70.42 feet, through a central angle of 88°02'26"), along said subdivision boundary line;

thence North 10°52'00" West 31.98 feet along said subdivision boundary line;

thence South 78°26'19" West 5.96 feet along said subdivision boundary line;

thence North 11°33'41" West 31.98 feet along said subdivision boundary line;

thence Northwesterly 61.71 feet along the arc of a 39.04-foot radius non-tangent curve to the right (center bears North 11°33'41" West and the long chord bears North 56°16'30" West 55.49 feet, through a central angle of 90°34'23"), along said subdivision boundary line;

thence South 79°00'42" West 12.00 feet along said subdivision boundary line;

thence North 89°49'22" West 21.21 feet along said subdivision boundary line;

thence Southerly 6.69 feet along the arc of a 250.00-foot radius non-tangent curve to the left (center bears South 89°49'22" East and the long chord bears South 0°35'23" East 6.69 feet, through a central angle of 1°32'01"), along said subdivision boundary line;

thence South 88°38'37" West 32.00 feet along said subdivision boundary line;

thence Southerly 6.10 feet along the arc of a 40.50-foot radius non-tangent curve to the right (center bears South 88°38'36" West and the long chord bears South 2°57'26" West, through a central angle of 8°37'41"), along said subdivision boundary line;

thence North 88°28'01" West 116.25 feet along said subdivision boundary line to the east line of the Jordan River Parkway Plat 3;

thence North 6°52'05" East 167.05 feet along said east line;

thence North 55°05'42" East 98.83 feet along said east line;

thence South 54°25'22" East 65.68 feet along said east line;

thence Northeasterly 37.26 feet along the arc of a 300.00-foot radius non-tangent curve to the right (center bears South 54°25'22" East and the long chord bears North 39°08'09" East 37.24 feet, through a central angle of 7°07'01"), along said east line;

thence North 42°41'39" East 120.38 feet along said east line;

thence North 47°18'21" West 104.07 feet along said east line;

thence North 42°41'39" East 80.58 feet along said east line;

thence North 41°43'47" East 68.73 feet along said east line;

thence North 38°08'47" East 81.28 feet along said east line;

thence North 24°41'54" East 102.14 feet along said east line;

thence North 16°49'26" East 97.79 feet along said east line;

thence South 68°16'18" East 107.19 feet;

thence North 21°43'42" East 81.26 feet;

thence South 68°16'18" East 220.00 feet;

thence South 69°25'53" East 141.69 feet;

thence Southwesterly 7.28 feet along the arc of a 275.00-foot radius non-tangent curve to the right (center bears North 69°25'56" West and the long chord bears South 21°19'33" West 7.28 feet, through a central angle of 1°30'58");

thence South 67°54'55" East 92.30 feet;

thence South 28°22'14" West 180.53 feet;  
thence North 61°37'46" West 28.45 feet;  
thence South 28°22'14" West 120.01 feet;  
thence South 52°10'21" East 91.24 feet;  
thence South 61°37'46" East 238.63 feet to the point of beginning.

Parcel contains: 870,349 square feet, 19.98 acres, 52 lots.

## PACIFIC BAY SUBDIVISION PHASE 2

A parcel of land, situate in the Southeast Quarter of Section 2, Township 4 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point on the west line of the Jordan and Salt Lake Canal, said point being the Northeast Corner of the Pacific Bay Subdivision Phase 1, being South 89°53'40" West 1869.01 feet along the section line and North 0°06'20" West 31.89 feet from the Southeast Corner of Section 2, Township 4 South, Range 1 West, Salt Lake Base and Meridian, and running:

thence North 61°37'46" West 238.63 feet along the north line of said Pacific Bay Subdivision Phase 1;

thence North 52°10'21" West 91.24 feet along said subdivision boundary line;;

thence North 28°22'14" East 120.01 feet along said subdivision boundary line;

thence South 61°37'46" East 28.45 feet along said subdivision boundary line;

thence North 28°22'14" East 180.53 feet along said subdivision boundary line;

thence North 67°54'55" West 92.30 feet along said subdivision boundary line;

thence Northeasterly 7.28 feet along the arc of a 275.00-foot radius non-tangent curve to the left (center bears North 67°54'55" West and the long chord bears North 21°19'33" East 7.28 feet, through a central angle of 1°30'58"), along said subdivision boundary line;

thence North 69°25'53" West 141.69 feet along said subdivision boundary line;

thence North 68°16'18" West 220.00 feet along said subdivision boundary line;

thence South 21°43'42" West 81.26 feet along said subdivision boundary line;

thence North 68°16'18" West 107.19 feet along said subdivision boundary line to the east line of Jordan River Parkway Subdivision Plat 3;

thence North 25°38'40" East 97.40 feet along said subdivision boundary line;

thence North 26°43'08" East 58.19 feet along said subdivision boundary line;

thence Northeasterly 30.71 feet along the arc of a 100.00-foot radius tangent curve to the left (center bears North 63°16'52" West and the long chord bears North 17°55'17" East 30.59 feet, through a central angle of 17°35'42"), along said subdivision boundary line;

thence North 9°07'26" East 45.94 feet along said subdivision boundary line;

thence Northeasterly 60.26 feet along the arc of a 100.00-foot radius tangent curve to the right (center bears South 80°52'34" East and the long chord bears North 26°23'13" East 59.35 feet, through a central angle of 34°31'33"), along said subdivision boundary line;

thence North 43°38'59" East 6.49 feet along said subdivision boundary line;  
thence Northeasterly 58.04 feet along the arc of a 75.00-foot radius tangent curve to the left (center bears North 46°21'01" West and the long chord bears North 21°28'55" East 56.60 feet, through a central angle of 44°20'09"), along said subdivision boundary line;  
thence North 0°41'10" West 176.07 feet along said subdivision boundary line;  
thence South 81°50'29" East 178.23 feet along said subdivision boundary line to the south line of Bangerter Highway;  
thence North 89°37'46" East 467.84 feet along the south line of said Bangerter Highway;  
thence northeasterly 255.98 feet along the arc of a 1561.68-foot radius curve to the left, (center bears North 0°14'38" West and the long chord bears North 85°03'37" East 255.70 feet, through a central angle of 9°23'30") along the south line of said Bangerter Highway;  
thence North 80°30'16" East 224.58 feet along the south line of said Bangerter Highway to the west line of the Jordan and Salt Lake Canal;  
thence South 28°22'14" West 1244.26 feet along the west line of the said Jordan and Salt Lake Canal to the point of beginning.

Parcel contains: 686,907 square feet, 15.77 acres, 45 lots.