

Recording Requested By  
MOUNTAIN VIEW TITLE  
When Recorded Mail To  
Paul A. Price, Esq.  
1372 E. Yale Avenue  
Salt Lake City, UT 84105

E# 1211353 BK1652 PG0871  
DOUG CROFTS, WEBER COUNTY RECORDER  
08-FEB-93 949 AM FEE \$31.00 DEP MI.  
REC FOR: BONNEVILLE TITLE

PLATTED  VERIFIED   
ENTERED  MICROFILMED

**FIRST SUPPLEMENT TO DECLARATION OF  
COVENANTS, CONDITIONS AND RESTRICTIONS  
FOR PHASES 4, 5 AND 6 OF RIDGEMONT,  
A PLANNED RESIDENTIAL UNIT DEVELOPMENT**

This supplement is executed this 2nd day of December, 1992, by OPHEIKENS & COMPANY, INC., a Utah corporation (herein "Declarant") as the owner and developer of Ridgemont Condominiums, a planned residential unit development located in the City of Washington Terrace, County of Weber, State of Utah (herein the "Project") as more particularly described in the Declaration of Covenants, Conditions and Restrictions for Phases 4, 5 And 6 of Ridgemont, A Planned Residential Unit Development (the "Declaration") referred to and described in the following paragraph, for the purpose of annexing to the Project the real property described in the Exhibit "A" attached to and incorporated herein, consisting of a portion of the Additional Land.

**WITNESSETH:**

WHEREAS, the Project has been subjected to certain covenants, conditions, restrictions, easements, charges and liens by that certain Plat recorded on August 10, 1988 as Entry No. 1054639, in Book 30, Page 77 of Official Records, in the Office of the County Recorder of Weber County, Utah, and by the Declaration recorded on August 10, 1988, as Entry No. 1054640, in Book 1545, at Page 403 of Official Records, in the Office of the County Recorder of Weber County, Utah; and

WHEREAS, Article XI of the Declaration provides for the annexation to the Project of all or any portion of the Additional Land, effective upon the recordation in the Office of the County Recorder of Weber County, Utah of a Supplementary Declaration that sets forth the information contained herein.

**NOW, THEREFORE, BE IT DECLARED:**

1. Annexation. The real property described in the attached Exhibit "A" is hereby annexed to the Project and shall hereafter be held, transferred, sold, conveyed and occupied subject to the

07-350-0001 TO 0015  
07-412-0001 TO 0013  
07-410-0001 TO 0017

covenants, conditions, restrictions, easements, charges and liens set forth in the Declaration, as the same may be amended or supplemented in accordance with its terms.

2. Title. This instrument is titled and shall hereafter be referred to as the "First Supplement to Declaration of Covenants, Conditions and Restrictions for Phases 4, 5 And 6 Of Ridgemont, A Planned Residential Unit Development", or simply as "First Supplementary Declaration."

3. Identification of Annexed Land. The portion of the Additional Land to be annexed to the Project effective upon the recordation of this First Supplementary Declaration is described in the Exhibit "A" attached hereto and on the Plat recorded concurrently herewith as Entry No. 121352, in Book 37 at Page 18 of Official Records, in the Office of the County Recorder of Weber County, Utah, entitled "Ridgemont, A Planned Residential Unit Development, Phase 5."

4. Calculation of Resulting Number of Lots. As a result of the addition of the portion of the Additional land being added to the Project by the recordation of said Plat and this First Supplementary Declaration, the total number of Lots comprising the Project is increased from fourteen (14) Lots to twenty-six (26) Lots.

5. Form for Conveyancing. Any deed, lease, mortgage, deed of trust or other instrument conveying or encumbering title to a Lot located on the portion of the Additional Land being annexed to the Project hereby shall describe the interest or estate involved substantially as follows:

"Lot No. \_\_\_\_\_, RIDGEMONT, A Planned Residential Unit Development, Phase 5, as said Lot is identified on the Plat recorded on 8 February, 1993, as Entry No. 121352, in Book 37, at Page 18 of Official Records, in the Office of the County Recorder of Weber County, Utah; in the "Declaration of Covenants, Conditions and Restrictions for Phases 4, 5 And 6 Of Ridgemont, A Planned Residential Unit Development" recorded on August 10, 1988, as Entry No. 1054640, in Book 1545, at Page 403 of Official Records, in the Office of the County Recorder of Weber County, Utah; and in the "First Supplement to Declaration of Covenants, Conditions and Restrictions for Phases 4, 5 And 6 Of Ridgemont, A Planned Residential Unit Development", recorded on 8 February, 1993, as Entry No. 121353, in Book 1672, at Page 871 of Official Records, in the Office of the County Recorder of Weber County, Utah."

Whether or not the description employed in any such instrument is in the above-specified form, however, the Declaration and this First Supplementary Declaration shall be binding upon and inure to the benefit of any Person who acquires any interest in a Lot in the Project.

6. Capitalized Terms. All capitalized terms used and not otherwise defined herein shall have the meanings ascribed to them in the Declaration.

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

OPHEIKENS & COMPANY, INC., A Utah Corporation

By Orluff A. Opheikens  
Orluff A. Opheikens, President

STATE OF UTAH )  
                  ) ss  
COUNTY OF WEBER )

On the 7th day of December, 1992, before me, a notary public, personally appeared ORLUFF A. OPHEIKENS, personally known to me to be the person who executed the within instrument as President of OPHEIKENS & COMPANY, INC., the corporation named therein, and acknowledged to me that the corporation executed it.

WITNESS MY HAND AND OFFICIAL SEAL.

Paul A. Quinn  
Notary Public

[Official Seal]



EXHIBIT "A"

Description of Portion of Additional Land

The following described parcel of real property in the City of Washington Terrace, County of Weber, State of Utah:

A part of the Southeast quarter of Section 17, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, described as follows: Beginning at a point at the Southeast corner of Lot 219, SOUTHRIDGE SUBDIVISION NO. 9, Washington Terrace City, Weber County, Utah, said point being North 0°26' East 1514.65 feet along the Section line, and North 89°34' West 1435.25 feet, and North 29°30' West 33.00 feet and South 60°30' West 1137.02 feet along the Northerly line of 5500 South Street from the Southeast Corner of said Section 17; running thence North 29°30' West 282.77 feet along the Easterly line of said Southridge Subdivision No. 9; thence Northeasterly along the Southeast Boundary of Ridgmont P.R.U.D., Phase 4, Washington Terrace City, Weber County, Utah the following two (2) courses: North 65°31'16" East 181.31 feet and North 73°01'38" East 82.28 feet; thence South 29°30' East 249.07 feet to said 5500 South Street; thence South 60°30' West 260.83 feet along said 5500 South Street to the point of beginning.

Contains 1.615 Acres.