

274 1/6 all Somerset Hollow & Commons
all Somerset Farm PUD & II
& Commons

WHEN RECORDED RETURN TO:
James R. Blakesley
Attorney at Law
2102 East 3300 South
Salt Lake City, Utah 84109

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CAROL BEAN PAGE, DAVIS CNTY RECORDER
1996 AUG 21 10:01 AM FEE 274.00 DEP REC
REC'D FOR BLAKESLEY, JAMES R.

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7W-12-37-14

AMENDMENT TO DECLARATION
OF COVENANTS, CONDITIONS & RESTRICTIONS
FOR
SOMERSET FARM & HOLLOW
PLANNED RESIDENTIAL DEVELOPMENTS

This AMENDMENT to the SOMERSET FARM & HOLLOW DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS is made and executed this 4th day of July, 1996 by the SOMERSET FARM & HOLLOW HOMEOWNERS ASSOCIATION of 781 West Northridge, Farmington, Utah 84025 (hereinafter referred to as the "Association").

RECITALS

A. The Declaration of Covenants, Conditions & Restrictions for the SOMERSET FARM & HOLLOW Planned Residential Developments was recorded in the office of the County Recorder of Davis County, State of Utah on or about November 10, 1978 as Entry No. 514064, in Book 738, at Page 232 of the official records (the "Declaration").

B. Management of Somerset Farm and Somerset Hollow has been transferred by the Developer to the Association.

C. Article XII, Section 3 of the Declaration provides that it may be amended with the affirmative vote of at least two-thirds (2/3) of all Lot Owners.

D. More than two-thirds (2/3) of the Lot Owners have approved the following amendment to the Declaration.

E. This affects that certain real property described with particularity on Exhibit "A" attached hereto and incorporated herein by this reference.

NOW, THEREFORE, for the reasons recited above, and for the benefit of the Project and the Lot Owners thereof, the Association hereby executes this AMENDMENT to the SOMERSET FARM & HOLLOW DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS for and on behalf of all of the Lot Owners.

1. Article IX, Section 7A of the Declaration, as it relates to Somerset Farm, is hereby amended to read as follows:

A. Materials. Fences or walls shall be of wrought

iron, stone, vinyl, wood or brick; provided, however, all colors, styles, and quality of the materials must be consistent and harmonize with the existing designs and construction, and must be approved in writing by the Architectural Control Committee in advance. No fence or walls of chain link, wire mesh, slump block or unpainted concrete block shall be allowed.

2. Article IX, Section 7A of the Declaration, as it relates to Somerset Hollow, is amended to read as follows:

A. Materials. Fences or walls shall be of wrought iron, stone, vinyl, wood or brick; provided, however, all colors, styles, and quality of the materials must be consistent and harmonize with the existing designs and construction, and must be approved in writing by the Architectural Control Committee in advance. No fence or walls of chain link, wire mesh, slump block or unpainted concrete block shall be allowed.

3. Effective Date. The effective date of this Amendment to the Declaration of Covenants, Conditions & Restrictions for SOMERSET FARM & HOLLOW Planned Residential Developments is the date on which this document is recorded in the office of the County Recorder of Davis County, Utah.

IN WITNESS WHEREOF, the Association has executed this instrument the day and year first above written.

SOMERSET FARM & HOLLOW HOMEOWNERS ASSOCIATION

BY: Claire Weiser
TITLE: Claire Weiser, President

BY: Clifford A. Taylor
TITLE: Clifford Taylor, Secretary

STATE OF UTAH

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) SS:

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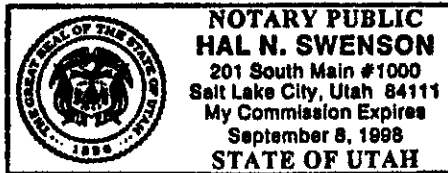
COUNTY OF DAVIS

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On the 4 day of ^{July}~~June~~, 1996, personally appeared before me Claire Weiser and Cliff Taylor, who by me being duly sworn, did say that they are the President and Secretary of the SOMERSET FARM & HOLLOW HOMEOWNERS ASSOCIATION, and that the within and foregoing instrument was signed in behalf of said Association by authority of a resolution of its Board of Directors, and said Claire Weiser and Cliff Taylor duly acknowledged to me that said Association executed the same.

NOTARY PUBLIC

Residing At: DAVIS COUNTY, Utah
My Commission Expires:



The LAND described in the foregoing document is located in Davis County, Utah and is described more particularly as follows:

PARCEL I:

Beginning at the center of Section 12, T3N, R1W, SLB&M, and running thence N 89°05'58" E 339 ft.; thence N 25°30' E 120.0 ft.; thence N 3°43' W 728.0 ft.; thence N 17°49' E 496.45 ft.; thence S 89°08'10" W 496.42 ft.; thence N 0°02'44" W 304.16 ft.; thence S 89°57'16" W 521.90 ft.; thence S 0°02'44" E 899.63 ft.; thence S 71°40'05" W 26.335 ft.; thence S 0°02' 44" E 163.11 ft.; thence S 89°53'16" W 301.0 ft.; thence N 0°02'44" W 72.40 ft.; thence S 71°40'05" W 67.97 ft.; thence Southwesterly along a 173.54 ft. radius curve left, 125.70 ft.; thence Southwesterly along a 245.42 ft. radius curve right, 231.73 ft.; thence S 84°16' W 122.21 ft.; thence S 1°31'17" E 149.97 ft.; thence S 0°05' E 146.35 ft.; thence S 67°43' W 295.93 ft.; thence S 32°12'23" E 157.50 ft.; thence West 86.26 ft.; thence S 32°12'23" E 38.79 ft.; thence S 53°03' W 204.68 ft.; thence S 26°52'09" E 121.49 ft.; and Southeasterly along a 539.96 ft. radius curve to the left 34.52 ft. along an existing highway right-of-way line; thence N 53°03' E 291.38 ft.; thence S 32°12'23" E 518.15 ft.; thence N 57°56" E 1359.35 ft. to the point of beginning.

THE FOREGOING PARCEL I HAVING BEEN FORMERLY DESCRIBED IN THE OLD DECLARATION AS FOLLOWS:

Beginning at the center of Section 12, Township 3 North, Range 1 West, Salt Lake Base and Meridian, and running thence North 89°05'58" East 339 feet; thence North 25°30' East 120.0 feet; thence North 3°43' West 728.0 feet; thence North 17 degrees 49' East 496.45 feet; thence South 89°08'10" West 496.42 feet; thence North 0°02'44" West 304.16 feet; thence South 89°57'16" West 546.90 feet; thence South 0°02'44" East 1071.0 feet; thence South 89°53'16" West 301.0 feet; thence North 0°02'44" West 72.40 feet; thence South 71°40'05" West 67.97 feet; thence southwesterly along a 173.54 foot radius curve left, 125.70 feet; thence southwesterly along a 245.42 foot radius curve right, 231.73 feet; thence South 84°16' West 122.21 feet; thence South 1°31'17" East 149.97 feet; thence South 0°05' East 146.35 feet; thence South 67°43' West 295.93 feet; thence South 32°12'23" East 157.50 feet; thence West 86.26 feet; thence South 32°12'23" East 38.79 feet; thence South 53°03' West 204.68 feet; thence South 26°52'09" East 121.49 feet; and southeasterly along a 539.96 foot radius curve to the left 34.52 feet along an existing highway right-of-way line; thence North 53°03' East 291.38 feet; thence South 32°12'23" East 518 feet; thence North 57°56' East 1359.35 feet to the point of beginning.

PARCEL II:

Beginning at a point S 89°46'52" W 1362.05 feet along the section line and South 165.53 feet from the North 1/4 corner of Section 12 T.3N., R.1W., Salt Lake Base and Meridian, and running thence S 62°00'48" W, 44.82 feet, thence S 50°08'51" W, 275.38 feet, thence S 48°04'11" W, 168.05 feet, thence S 41°10' W, 92.96 feet, thence S 41°33' W, 842.51 feet, thence S 25°13' W, 59.81 feet, thence N 88° W, 120.00 feet, thence S 14° W, 222.00 feet, thence S 14° E, 168.98 feet, thence Southeasterly along a 925.66 foot radius curve to the right, 79.70 feet, whose long chord bears S 67°25' E, 79.67 feet, thence S 64°57' E 57.74 feet, thence Southeasterly along a 1476.84 foot radius curve to the right 565.78 feet, whose long chord bears S 53°58'30" E 562.32 feet, thence S 43° E 227.21 feet, thence Southeasterly along a 108.22 foot radius curve to the left 99.60 feet, whose long chord bears S 69°22' E 96.12 feet, thence N 84°16' E 138.27 feet, thence Northeasterly along a 379.30 foot radius curve to the left 180.51 feet, whose long chord bears N 70°38' E 178.81 feet, thence N 57° E 75.50 feet, thence Northeasterly along a 572.42 foot radius curve to the right 129.88 feet, whose long chord bears N 63°30' E 129.60 feet, thence N 20° W 136.13 feet, thence S 80°40'22" W 73.44 feet, thence N 1°18'45" W 431.04 feet, thence N 0°05'01" E 83.79 feet, thence N 1°08'37" W 801.31 feet, thence N 0°56'25" W 222.41 feet, thence N 2°26'21" W 199.25 feet, to the point of beginning. Contains 34.33 acres.

THE FOREGOING PARCEL II HAVING BEEN FORMERLY DESCRIBED IN THE OLD DECLARATION AS FOLLOWS: The northeasterly 11.98 acres, together with frontage and the northwesterly 28.25 acres together with frontage of the following described tract:

Beg at NE cor of W 1/2 of NW 1/4 of Sec 12, T3N, R1W, th S 47° W 191.40 ft m o l to the NE'ly ln of ppty conv by 469-12; th S 62°11'20" E 75 ft m o l to a fence ln; th S 51°12'40" W 478.76 ft alg a fence ln as desc by Bndy Line Agree 46853 th S 42°34' W 200.73 ft alg sd fence ln; th S 41°20' W 1175.77 ft to a pt on W ln sd Sec 12; th S alg Sec ln to a pt of inter with N ln of a Farm City Rd; th SE'ly alg N ln sd rd to a pt 7.41 chs N & S 84°16' W 450 ft fr SE cor of W 1/2 of NW 1/4 Sec 12; th N 84°16' E 450 ft to E ln of W 1/2 of NW 1/4 sd Sec 12; th N alg sd E ln 33.07 chs, m o l to the p o b.

PARCEL III:

Beginning at a point which is S 57°56' W 1359.35 feet and N 32°12'23" W 215.67 feet from the center of Section 12, Township 3 North, Range 1 West, Salt Lake Base and Meridian, said point being on the East line of the Old Bamberger Railroad right-of-way which is marked by an existing fence line; thence S 58°30' W 40.0 feet to station 922+01.8 along the former railroad center line, said point being marked by an existing fence line; thence S 58°30' W 33.0 feet; thence N 32°12'23" W 12.24 feet along the West line of the railroad right-of-way; thence S 52°46' W 189.98 feet to the state highway right-of-way line, thence N 39°08'09" W 202.45 feet and Northwesterly along a 539.96 feet radius curve to the right 81.08 feet along said highway right-of-way line; thence N 53°03' E 291.38 feet; thence S 32°12'23" E 302.49 feet along the railroad right-of-way line to the point of beginning. Contains 1.84 acres.

08-047-0030 thru 0040 + 0043 to 0046 + 0049 to 0061 +
0065 to 0089 + 0092 to 0121 + 0124 + 0127 + 0129 + 0130

08-048-0003 to 0014 + 0016 + 0159 + 160 + 161 + 0023 to 0029
0090 to 0091 + 0122 to 0152 + 0163 + 155 + 156

08-045-0003 + 0008 + 0073 to 0087 + 0091 to 0105
0030 to 0043 + 0045.

08-046-0010 to 0013 + 0017 to 0020 + 0023 to 0029 +
0048 to 0050 + 0079 + 0052 to 0063 + 0073 to 0078
0066 to 0070 ~~+ 0118~~