

When Recorded Return to:  
Orchard Heights WJ LLC  
111 South Frontage Road  
Centerville, Utah 84014

13287286  
06/02/2020 12:42 PM \$62.00  
Book - 10954 Pg - 1912-1915  
RASHELLE HOBBS  
RECORDER, SALT LAKE COUNTY, UTAH  
ORCHARD HEIGHTS WJ  
BY: TCA, DEPUTY - MI 4 P.

**DECLARATION OF EXPANSION #1**  
Orchard Heights

REFERENCE IS MADE to that certain Declaration of Covenants, Conditions, Restrictions, and Easements for Orchard Heights, recorded on November 27, 2018 as Instrument No. 12892814 in Book 10733, Pages 5844-5879, recorded in the Official Records, Salt Lake County Recorder, Salt Lake County, Utah, and that certain Amendment #1 to the Declaration of Covenants, Conditions, Restrictions, and Easements for Orchard Heights, recorded on June 2nd, 2020 as Instrument No. 13287285 in Book 10954, Page 1908-1911, recorded in the Official Records, Salt Lake County Recorder, Salt Lake County, Utah (collectively referred to herein as the "Declaration").

Pursuant to Amendment #1 of the Declaration, Declarant reserves the right to further annex additional real property to be subject to the Declaration, and to further such complementary additions and modifications of the covenants, conditions, restrictions and easements contained in the Declaration as may be necessary to hereby further annex, to the real property currently covered by the Declaration, that real property described in Exhibit A, attached hereto ("Expansion Property").

Upon the recordation of this Declaration of Expansion, the covenants, conditions, agreements and restrictions and reservation of easements contained in the Declaration shall apply to the Expansion Property in the same manner as if the Expansion Property originally had been covered in the Declaration and constituted a portion of the Original Property. Upon said recordation, the rights, privileges, duties and liabilities of the parties to the Declaration with regard to the Expansion Property shall be the same as with regard to the Original Property, and the rights, privileges, duties and liabilities of the Owners and occupants of Lots within the Expansion Property shall be the same as those of the Owners and occupants of Lots within the Original Property.

The Identifying Number of each Lot in the Expansion Property is the lot number as shown on the Plat.

Upon the recordation of this Declaration of Expansion, the Expansion Property shall become, and shall thereafter be, subject to the provisions of this Declaration, including, without limitation, the obligations regarding architectural review.

IN WITNESS WHEREOF, Declarant has executed this Declaration of Expansion #1 as of this 7<sup>th</sup> day of May, 2020.

DECLARANT

Orchard Heights WJ LLC  
A Utah Limited Liability Company

By: [Signature]  
Robert Miller

Its: Manager

STATE OF UTAH

ss.

COUNTY OF Davis



On the 7<sup>th</sup> day of May, 2020, personally appeared before me, **ROBERT C. MILLER**, who being duly sworn did say that he is a **Manager** of **Orchard Heights WJ LLC**, and that the foregoing instrument was signed in behalf of said Limited Liability Company by authority of a resolution of its members, and said **ROBERT C. MILLER** acknowledged to me that said Limited Liability Company executed the same.

Witness my hand and official seal.

[Signature]

Notary Public

My commission expires: 8/27/22

Residing at: Davis County

**EXHIBIT A**

**EXPANSION PROPERTY LEGAL DESCRIPTION**

The Expansion Property is as follows:

Lots Two Hundred One (201) through Two Hundred Twenty-One (221) inclusive; **contained within Orchard Heights Phase 2**, recorded in the official records of Salt Lake County, Salt Lake Recorder's Office, as Instrument Number 13246351 in Book 2020p, Page 86, on April 17, 2020.

*DocQuery***Subdivision Details****Subdivision • ORCHARD HEIGHTS PHASE 2****Entry Number • 13246351      Book • 2020P      Page • 086      Date • 4/17/2020****Dedication Type • SUBDIVISION      City • WEST JORDAN**

Parcel Number	Lot/Unit	Value	Block/Bldg	Value	Non Standard	Property Location	Jurisdiction	ZipCode
20342270080000	LOT	217						
20342270090000	LOT	218						
20342270100000	LOT	219						
20342270110000	LOT	220						
20342270120000	LOT	221						
20342300360000	LOT	216						
20342300370000	LOT	215						
20342300380000	LOT	214						
20342300390000	LOT	213						
20342300400000	LOT	212						
20342790360000	LOT	208						
20342790370000	LOT	207						
20342790380000	LOT	206						
20342790390000	LOT	205						
20342790400000	LOT	204						
20342790410000	LOT	203						
20342790420000	LOT	202						
20342790430000	LOT	201						
20342840040000	LOT	211						
20342840050000	LOT	210						
20342840060000	LOT	209						