

Amended Restrictive Covenants Page 1 of 15  
Gary Christensen Washington County Recorder  
12/12/2024 09:13:02 AM Fee \$552.00 By  
BANGERTE FRAZIER GROUP, PC

WHEN RECORDED RETURN TO:  
912 W 1600 S, Suite A-200,  
St. George, Utah 84770  
Recorded against the property  
Described in Exhibit A

**AMENDMENT TO DECLARATION OF CONSOLIDATION AND  
FIRST AMENDED & RESTATED MASTER  
DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND  
RESERVATION OF EASEMENT AND SUPPLEMENTAL DECLARATION  
FOR WOODLAND ESTATES,**

**AND**

**AMENDMENT TO THE AMENDED AND RESTATED BYLAWS OF WOODLAND  
ESTATES MASTER ASSOCIATION, INC.**

As more particularly stated herein, this Amendment to Declaration of Consolidation and First Amended & Restated Master Declaration of Covenants, Conditions, Restrictions and Reservation of Easement and Supplemental Declaration for Woodland Estates and Amendment to the Amended and Restated Bylaws of Woodland Estates Master Association, Inc. (hereinafter "Amendment"), amends the following:

- (i) Declaration of Consolidation and First Amended & Restated Master Declaration of Covenants, Conditions, Restrictions and Reservation of Easements and Supplemental Declaration for Woodland Estates (A Planned Mixed-Density Residential Development), recorded with the Washington County Recorder on September 27, 2023, as Doc No. 20230029108 ("Declaration");
- (ii) Any and all supplements or amendments to the Declaration prior to the date of this Amendment, whether or not such were recorded in the records of the Washington County Recorder (the foregoing are collectively referred to herein as the "Declaration"); and
- (iii) The Amended and Restated Bylaws of Woodland Estates Master Association, Inc., recorded as Exhibit B to the Declaration, on September 27, 2023, as Doc No. 20230029108, with the Washington County Recorder's office ("Bylaws").

This Amendment is undertaken pursuant to Section 18.2 of the Declaration which provides that the Declarant has the unilateral right to amend the Declaration and/or the Declaration may be amended by the affirmative vote of fifty one percent of the total votes of the Woodland Estates Master Association ("Association"), along with Section 12 of the Bylaws which provides that the Declarant has the unilateral right to amend the Bylaws and/or the Bylaws

may be amended by the Board of Directors. This Amendment shall take effect upon the date it is recorded in the records of the Washington County Recorder. All the Property that is part of the Woodland Estates Master Association (described in Exhibit A attached hereto and made a part hereof) shall be held, sold, and conveyed subject to the Declaration and Bylaws as amended by this Amendment.

#### **Section 7.4 of the Declaration**

The following Section 7.4 is hereby added to the Declaration:

**7.4 DECLARANT'S RIGHT TO APPOINT AND REMOVE BOARD.** Until one year after Declarant no longer owns any Lot, Unit or portion of property within the Master Development or the Annexable Territory, Declarant shall have the right to appoint and remove all the Directors of the Board and may, at any time, with or without cause, remove or replace any Director of the Board.

#### **Section 18.2.6 of the Declaration**

The following amends, wholly replaces, and substitutes for Section 18.2.6 of the Declaration:

**18.2.6 Other Amendments.** Notwithstanding any other provisions of this Subsection 18.2, Declarant (until one year after Declarant no longer owns any Lot, Unit or portion of property within the Master Development or the Annexable Territory) may unilaterally amend all or a portion of the Amended and Restated Master Declaration (including any amendments thereto) by recording a written instrument signed by Declarant in order to: (a) conform this Amended and Restated Master Declaration to applicable law; (b) conform this Amended and Restated Master Declaration to the guidelines or requirements of VA, FHA, FNMA, GNMA, FHLMC or the City; (c) correct typographical errors; (d) change any exhibit to this Amended and Restated Master Declaration or portion of an exhibit depicting property that is not part of a Phase for which assessments have commenced; (e) change any exhibit to conform to as-build conditions, or (f) for any reason deemed necessary or desirable in the sole discretion of Declarant.

**Section 4.8 of the Bylaws**

The following amends, wholly replaces, and substitutes for Section 4.8 of the Bylaws:

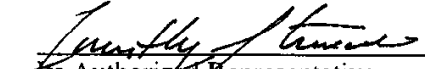
*4.8 Declarant Control Period* means the period of time until one year after Declarant no longer owns any Lot, Unit or portion of property within the Master Development or the Annexable Territory.

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All other provisions of the Declaration and Bylaws shall remain in full force and effect as written and shall not be affected by this Amendment.

Woodland Estates Washington Fields, LLC, hereby certifies that it is the Declarant and has the authority to enter into this Amendment and that Declarant holds more than fifty one percent of the total votes of the Association.


Woodland Estates Washington Fields, LLC, and

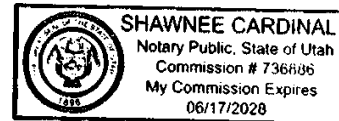
  
Its Authorized Representative  
*Tim Stewart*

STATE OF UTAH

)  
:SS  
COUNTY OF WASHINGTON )

On this 3rd day of December, 2024, personally appeared before me Jim Stewart who being by me duly sworn, did say that he/she is the authorized representative of Woodland Estates Washington Fields, LLC, and this Amendment was signed by him on behalf of Woodland Estates Washington Fields, LLC, and as Declarant, and that he/she is authorized by Woodland Estates Washington Fields, LLC, and as Declarant, to execute this Amendment.

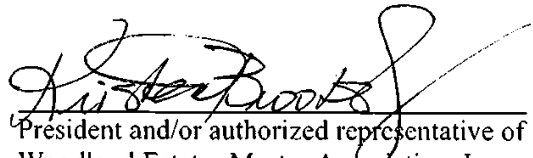
  
NOTARY PUBLIC



#### CERTIFICATION OF PRESIDENT

I, the undersigned, do hereby certify that:

1. I am the President and/or authorized representative of the Woodland Estates Master Association, Inc. a Utah non-profit corporation ("Association") and that the Board of the Association approved this Amendment.

  
President and/or authorized representative of  
Woodland Estates Master Association, Inc.  
*Kristen Brooksby*

**Exhibit A**  
**Legal Description**

**EXHIBIT "A"**  
**LEGAL DESCRIPTION MASTER DEVELOPMENT**

All of Lots/Parcels: Parcel Number	Legal
SG-WOO-1-1	Subdivision: WOODLAND ESTATES PATIO HOMES 1 (SG) Lot: 1
SG-WOO-1-2	Subdivision: WOODLAND ESTATES PATIO HOMES 1 (SG) Lot: 2
SG-WOO-1-3	Subdivision: WOODLAND ESTATES PATIO HOMES 1 (SG) Lot: 3
SG-WOO-1-4	Subdivision: WOODLAND ESTATES PATIO HOMES 1 (SG) Lot: 4
SG-WOO-1-5	Subdivision: WOODLAND ESTATES PATIO HOMES 1 (SG) Lot: 5
SG-WOO-1-6	Subdivision: WOODLAND ESTATES PATIO HOMES 1 (SG) Lot: 6
SG-WOO-1-7	Subdivision: WOODLAND ESTATES PATIO HOMES 1 (SG) Lot: 7
SG-WOO-1-8	Subdivision: WOODLAND ESTATES PATIO HOMES 1 (SG) Lot: 8
SG-WOO-1-9	Subdivision: WOODLAND ESTATES PATIO HOMES 1 (SG) Lot: 9
SG-WOO-1-10	Subdivision: WOODLAND ESTATES PATIO HOMES 1 (SG) Lot: 10
SG-WOO-1-11	Subdivision: WOODLAND ESTATES PATIO HOMES 1 (SG) Lot: 11
SG-WOO-1-12	Subdivision: WOODLAND ESTATES PATIO HOMES 1 (SG) Lot: 12
SG-WOO-1-13	Subdivision: WOODLAND ESTATES PATIO HOMES 1 (SG) Lot: 13
SG-WOO-1-14	Subdivision: WOODLAND ESTATES PATIO HOMES 1 (SG) Lot: 14
SG-WOO-1-15	Subdivision: WOODLAND ESTATES PATIO HOMES 1 (SG) Lot: 15
SG-WOO-1-16	Subdivision: WOODLAND ESTATES PATIO HOMES 1 (SG) Lot: 16
SG-WOO-1-17	Subdivision: WOODLAND ESTATES PATIO HOMES 1 (SG) Lot: 17
SG-WOO-1-18	Subdivision: WOODLAND ESTATES PATIO HOMES 1 (SG) Lot: 18
SG-WOO-1-19	Subdivision: WOODLAND ESTATES PATIO HOMES 1 (SG) Lot: 19
SG-WOO-1-20	Subdivision: WOODLAND ESTATES PATIO HOMES 1 (SG) Lot: 20
SG-WOO-1-21	Subdivision: WOODLAND ESTATES PATIO HOMES 1 (SG) Lot: 21
SG-WOO-2-22	Subdivision: WOODLAND ESTATES PATIO HOMES 2 (SG) Lot: 22
SG-WOO-2-23	Subdivision: WOODLAND ESTATES PATIO HOMES 2 (SG) Lot: 23
SG-WOO-2-24	Subdivision: WOODLAND ESTATES PATIO HOMES 2 (SG) Lot: 24
SG-WOO-2-25	Subdivision: WOODLAND ESTATES PATIO HOMES 2 (SG) Lot: 25
SG-WOO-2-26	Subdivision: WOODLAND ESTATES PATIO HOMES 2 (SG) Lot: 26
SG-WOO-2-27	Subdivision: WOODLAND ESTATES PATIO HOMES 2 (SG) Lot: 27
SG-WOO-2-28	Subdivision: WOODLAND ESTATES PATIO HOMES 2 (SG) Lot: 28
SG-WOO-2-29	Subdivision: WOODLAND ESTATES PATIO HOMES 2 (SG) Lot: 29
SG-WOO-2-30	Subdivision: WOODLAND ESTATES PATIO HOMES 2 (SG) Lot: 30
SG-WOO-2-31	Subdivision: WOODLAND ESTATES PATIO HOMES 2 (SG) Lot: 31
SG-WOO-2-32	Subdivision: WOODLAND ESTATES PATIO HOMES 2 (SG) Lot: 32
SG-WOO-2-33	Subdivision: WOODLAND ESTATES PATIO HOMES 2 (SG) Lot: 33
SG-WOO-2-34	Subdivision: WOODLAND ESTATES PATIO HOMES 2 (SG) Lot: 34
SG-WOO-2-35	Subdivision: WOODLAND ESTATES PATIO HOMES 2 (SG) Lot: 35
SG-WOO-2-36	Subdivision: WOODLAND ESTATES PATIO HOMES 2 (SG) Lot: 36
SG-WOO-2-37	Subdivision: WOODLAND ESTATES PATIO HOMES 2 (SG) Lot: 37
SG-WOO-2-38	Subdivision: WOODLAND ESTATES PATIO HOMES 2 (SG) Lot: 38
SG-WOO-2-39	Subdivision: WOODLAND ESTATES PATIO HOMES 2 (SG) Lot: 39
SG-WOO-2-40	Subdivision: WOODLAND ESTATES PATIO HOMES 2 (SG) Lot: 40
SG-WOO-2-41	Subdivision: WOODLAND ESTATES PATIO HOMES 2 (SG) Lot: 41
SG-WOO-2-42	Subdivision: WOODLAND ESTATES PATIO HOMES 2 (SG) Lot: 42
SG-WOO-2-43	Subdivision: WOODLAND ESTATES PATIO HOMES 2 (SG) Lot: 43
SG-WOO-2-44	Subdivision: WOODLAND ESTATES PATIO HOMES 2 (SG) Lot: 44
SG-WOO-2-45	Subdivision: WOODLAND ESTATES PATIO HOMES 2 (SG) Lot: 45

SG-WOO-2-46	Subdivision: WOODLAND ESTATES PATIO HOMES 2 (SG) Lot: 46
SG-WOO-2-47	Subdivision: WOODLAND ESTATES PATIO HOMES 2 (SG) Lot: 47
SG-WOO-2-48	Subdivision: WOODLAND ESTATES PATIO HOMES 2 (SG) Lot: 48
SG-WOO-3-49	Subdivision: WOODLAND ESTATES PATIO HOMES 3 (SG) Lot: 49
SG-WOO-3-50	Subdivision: WOODLAND ESTATES PATIO HOMES 3 (SG) Lot: 50
SG-WOO-3-51	Subdivision: WOODLAND ESTATES PATIO HOMES 3 (SG) Lot: 51
SG-WOO-3-52	Subdivision: WOODLAND ESTATES PATIO HOMES 3 (SG) Lot: 52
SG-WOO-3-53	Subdivision: WOODLAND ESTATES PATIO HOMES 3 (SG) Lot: 53
SG-WOO-3-54	Subdivision: WOODLAND ESTATES PATIO HOMES 3 (SG) Lot: 54
SG-WOO-3-55	Subdivision: WOODLAND ESTATES PATIO HOMES 3 (SG) Lot: 55
SG-WOO-3-56	Subdivision: WOODLAND ESTATES PATIO HOMES 3 (SG) Lot: 56
SG-WOO-3-57	Subdivision: WOODLAND ESTATES PATIO HOMES 3 (SG) Lot: 57
SG-WOO-3-58	Subdivision: WOODLAND ESTATES PATIO HOMES 3 (SG) Lot: 58
SG-WOO-3-59	Subdivision: WOODLAND ESTATES PATIO HOMES 3 (SG) Lot: 59
SG-WOO-3-60	Subdivision: WOODLAND ESTATES PATIO HOMES 3 (SG) Lot: 60
SG-WOO-3-61	Subdivision: WOODLAND ESTATES PATIO HOMES 3 (SG) Lot: 61
SG-WOO-3-62	Subdivision: WOODLAND ESTATES PATIO HOMES 3 (SG) Lot: 62
SG-WOO-3-63	Subdivision: WOODLAND ESTATES PATIO HOMES 3 (SG) Lot: 63
SG-WOO-3-64	Subdivision: WOODLAND ESTATES PATIO HOMES 3 (SG) Lot: 64
SG-WOO-3-65	Subdivision: WOODLAND ESTATES PATIO HOMES 3 (SG) Lot: 65
SG-WOO-3-66	Subdivision: WOODLAND ESTATES PATIO HOMES 3 (SG) Lot: 66
SG-WOO-3-67	Subdivision: WOODLAND ESTATES PATIO HOMES 3 (SG) Lot: 67
SG-WOO-3-68	Subdivision: WOODLAND ESTATES PATIO HOMES 3 (SG) Lot: 68
SG-WOO-3-69	Subdivision: WOODLAND ESTATES PATIO HOMES 3 (SG) Lot: 69
SG-WOO-3-70	Subdivision: WOODLAND ESTATES PATIO HOMES 3 (SG) Lot: 70
SG-WOO-3-71	Subdivision: WOODLAND ESTATES PATIO HOMES 3 (SG) Lot: 71
SG-WOO-3-72	Subdivision: WOODLAND ESTATES PATIO HOMES 3 (SG) Lot: 72
SG-WOO-3-73	Subdivision: WOODLAND ESTATES PATIO HOMES 3 (SG) Lot: 73
SG-WOO-3-74	Subdivision: WOODLAND ESTATES PATIO HOMES 3 (SG) Lot: 74
SG-WOO-3-75	Subdivision: WOODLAND ESTATES PATIO HOMES 3 (SG) Lot: 75
SG-WOO-3-76	Subdivision: WOODLAND ESTATES PATIO HOMES 3 (SG) Lot: 76
SG-WOO-3-77	Subdivision: WOODLAND ESTATES PATIO HOMES 3 (SG) Lot: 77
SG-WOO-3-78	Subdivision: WOODLAND ESTATES PATIO HOMES 3 (SG) Lot: 78
SG-WOO-3-79	Subdivision: WOODLAND ESTATES PATIO HOMES 3 (SG) Lot: 79
SG-WOO-3-80	Subdivision: WOODLAND ESTATES PATIO HOMES 3 (SG) Lot: 80
SG-WOO-4-81	Subdivision: WOODLAND ESTATES PATIO HOMES 4 (SG) Lot: 81
SG-WOO-4-82	Subdivision: WOODLAND ESTATES PATIO HOMES 4 (SG) Lot: 82
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SG-WOO-4-86	Subdivision: WOODLAND ESTATES PATIO HOMES 4 (SG) Lot: 86
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SG-WOO-4-88	Subdivision: WOODLAND ESTATES PATIO HOMES 4 (SG) Lot: 88
SG-WOO-4-89	Subdivision: WOODLAND ESTATES PATIO HOMES 4 (SG) Lot: 89
SG-WOO-4-90	Subdivision: WOODLAND ESTATES PATIO HOMES 4 (SG) Lot: 90
SG-WOO-4-91	Subdivision: WOODLAND ESTATES PATIO HOMES 4 (SG) Lot: 91
SG-WOO-4-92	Subdivision: WOODLAND ESTATES PATIO HOMES 4 (SG) Lot: 92
SG-WET-1A-1	Subdivision: WOODLAND ESTATES TOWNHOMES 1A (SG) Lot: 1
SG-WET-1A-2	Subdivision: WOODLAND ESTATES TOWNHOMES 1A (SG) Lot: 2

SG-WET-1A-3	Subdivision: WOODLAND ESTATES TOWNHOMES 1A (SG) Lot: 3
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SG-WET-1A-5	Subdivision: WOODLAND ESTATES TOWNHOMES 1A (SG) Lot: 5
SG-WET-1A-6	Subdivision: WOODLAND ESTATES TOWNHOMES 1A (SG) Lot: 6
SG-WET-1A-7	Subdivision: WOODLAND ESTATES TOWNHOMES 1A (SG) Lot: 7
SG-WET-1A-8	Subdivision: WOODLAND ESTATES TOWNHOMES 1A (SG) Lot: 8
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SG-WET-1A-12	Subdivision: WOODLAND ESTATES TOWNHOMES 1A (SG) Lot: 12
SG-WET-1A-13	Subdivision: WOODLAND ESTATES TOWNHOMES 1A (SG) Lot: 13
SG-WET-1A-14	Subdivision: WOODLAND ESTATES TOWNHOMES 1A (SG) Lot: 14
SG-WET-1A-15	Subdivision: WOODLAND ESTATES TOWNHOMES 1A (SG) Lot: 15
SG-WET-1B-16	Subdivision: WOODLAND ESTATES TOWNHOMES 1B (SG) Lot: 16
SG-WET-1B-17	Subdivision: WOODLAND ESTATES TOWNHOMES 1B (SG) Lot: 17
SG-WET-1B-18	Subdivision: WOODLAND ESTATES TOWNHOMES 1B (SG) Lot: 18
SG-WET-1B-19	Subdivision: WOODLAND ESTATES TOWNHOMES 1B (SG) Lot: 19
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SG-WET-1B-31	Subdivision: WOODLAND ESTATES TOWNHOMES 1B (SG) Lot: 31
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SG-WET-1B-33	Subdivision: WOODLAND ESTATES TOWNHOMES 1B (SG) Lot: 33
SG-WET-1B-34	Subdivision: WOODLAND ESTATES TOWNHOMES 1B (SG) Lot: 34
SG-WET-1B-35	Subdivision: WOODLAND ESTATES TOWNHOMES 1B (SG) Lot: 35
SG-WET-1B-36	Subdivision: WOODLAND ESTATES TOWNHOMES 1B (SG) Lot: 36
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SG-WET-1A-46	Subdivision: WOODLAND ESTATES TOWNHOMES 1A (SG) Lot: 46
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SG-WET-2-53	Subdivision: WOODLAND ESTATES TOWNHOMES 2 (SG) Lot: 53



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SG-WET-2-74	Subdivision: WOODLAND ESTATES TOWNHOMES 2 (SG) Lot: 74
SG-WET-2-75	Subdivision: WOODLAND ESTATES TOWNHOMES 2 (SG) Lot: 75
SG-WET-2-76	Subdivision: WOODLAND ESTATES TOWNHOMES 2 (SG) Lot: 76
SG-WET-2-77	Subdivision: WOODLAND ESTATES TOWNHOMES 2 (SG) Lot: 77
SG-WET-2-78	Subdivision: WOODLAND ESTATES TOWNHOMES 2 (SG) Lot: 78
SG-WET-2-79	Subdivision: WOODLAND ESTATES TOWNHOMES 2 (SG) Lot: 79
SG-WET-2-80	Subdivision: WOODLAND ESTATES TOWNHOMES 2 (SG) Lot: 80
SG-WET-3-81	Subdivision: WOODLAND ESTATES TOWNHOMES 3 (SG) Lot: 81
SG-WET-3-82	Subdivision: WOODLAND ESTATES TOWNHOMES 3 (SG) Lot: 82
SG-WET-3-83	Subdivision: WOODLAND ESTATES TOWNHOMES 3 (SG) Lot: 83
SG-WET-3-84	Subdivision: WOODLAND ESTATES TOWNHOMES 3 (SG) Lot: 84
SG-WET-3-85	Subdivision: WOODLAND ESTATES TOWNHOMES 3 (SG) Lot: 85
SG-WET-3-86	Subdivision: WOODLAND ESTATES TOWNHOMES 3 (SG) Lot: 86
SG-WET-3-87	Subdivision: WOODLAND ESTATES TOWNHOMES 3 (SG) Lot: 87
SG-WET-3-88	Subdivision: WOODLAND ESTATES TOWNHOMES 3 (SG) Lot: 88
SG-WET-3-89	Subdivision: WOODLAND ESTATES TOWNHOMES 3 (SG) Lot: 89
SG-WET-3-90	Subdivision: WOODLAND ESTATES TOWNHOMES 3 (SG) Lot: 90
SG-WET-3-91	Subdivision: WOODLAND ESTATES TOWNHOMES 3 (SG) Lot: 91
SG-WET-3-92	Subdivision: WOODLAND ESTATES TOWNHOMES 3 (SG) Lot: 92
SG-WET-3-93	Subdivision: WOODLAND ESTATES TOWNHOMES 3 (SG) Lot: 93
SG-WET-3-94	Subdivision: WOODLAND ESTATES TOWNHOMES 3 (SG) Lot: 94
SG-WET-3-95	Subdivision: WOODLAND ESTATES TOWNHOMES 3 (SG) Lot: 95
SG-WET-3-96	Subdivision: WOODLAND ESTATES TOWNHOMES 3 (SG) Lot: 96
SG-WET-3-97	Subdivision: WOODLAND ESTATES TOWNHOMES 3 (SG) Lot: 97
SG-WET-3-98	Subdivision: WOODLAND ESTATES TOWNHOMES 3 (SG) Lot: 98
SG-WET-3-99	Subdivision: WOODLAND ESTATES TOWNHOMES 3 (SG) Lot: 99
SG-WET-3-100	Subdivision: WOODLAND ESTATES TOWNHOMES 3 (SG) Lot: 100
SG-WET-3-101	Subdivision: WOODLAND ESTATES TOWNHOMES 3 (SG) Lot: 101
SG-WET-3-102	Subdivision: WOODLAND ESTATES TOWNHOMES 3 (SG) Lot: 102
SG-WET-3-103	Subdivision: WOODLAND ESTATES TOWNHOMES 3 (SG) Lot: 103
SG-WET-3-104	Subdivision: WOODLAND ESTATES TOWNHOMES 3 (SG) Lot: 104

SG-WET-3-105	Subdivision: WOODLAND ESTATES TOWNHOMES 3 (SG) Lot: 105
SG-WET-3-106	Subdivision: WOODLAND ESTATES TOWNHOMES 3 (SG) Lot: 106
SG-WET-3-107	Subdivision: WOODLAND ESTATES TOWNHOMES 3 (SG) Lot: 107
SG-WET-3-108	Subdivision: WOODLAND ESTATES TOWNHOMES 3 (SG) Lot: 108
SG-WET-3-109	Subdivision: WOODLAND ESTATES TOWNHOMES 3 (SG) Lot: 109
SG-WET-3-110	Subdivision: WOODLAND ESTATES TOWNHOMES 3 (SG) Lot: 110
SG-WET-3-111	Subdivision: WOODLAND ESTATES TOWNHOMES 3 (SG) Lot: 111
SG-WET-3-112	Subdivision: WOODLAND ESTATES TOWNHOMES 3 (SG) Lot: 112
SG-WET-3-113	Subdivision: WOODLAND ESTATES TOWNHOMES 3 (SG) Lot: 113
SG-WET-3-114	Subdivision: WOODLAND ESTATES TOWNHOMES 3 (SG) Lot: 114
SG-WET-3-115	Subdivision: WOODLAND ESTATES TOWNHOMES 3 (SG) Lot: 115
SG-WET-3-116	Subdivision: WOODLAND ESTATES TOWNHOMES 3 (SG) Lot: 116
SG-WET-3-117	Subdivision: WOODLAND ESTATES TOWNHOMES 3 (SG) Lot: 117
SG-WET-3-118	Subdivision: WOODLAND ESTATES TOWNHOMES 3 (SG) Lot: 118
SG-WET-3-119	Subdivision: WOODLAND ESTATES TOWNHOMES 3 (SG) Lot: 119
SG-WET-3-120	Subdivision: WOODLAND ESTATES TOWNHOMES 3 (SG) Lot: 120
SG-WET-3-121	Subdivision: WOODLAND ESTATES TOWNHOMES 3 (SG) Lot: 121
SG-WET-3-122	Subdivision: WOODLAND ESTATES TOWNHOMES 3 (SG) Lot: 122
SG-WET-3-123	Subdivision: WOODLAND ESTATES TOWNHOMES 3 (SG) Lot: 123
SG-WET-3-124	Subdivision: WOODLAND ESTATES TOWNHOMES 3 (SG) Lot: 124
SG-WET-3-125	Subdivision: WOODLAND ESTATES TOWNHOMES 3 (SG) Lot: 125
SG-WET-4-126	Subdivision: WOODLAND ESTATES TOWNHOMES 4 (SG) Lot: 126
SG-WET-4-127	Subdivision: WOODLAND ESTATES TOWNHOMES 4 (SG) Lot: 127
SG-WET-4-128	Subdivision: WOODLAND ESTATES TOWNHOMES 4 (SG) Lot: 128
SG-WET-4-129	Subdivision: WOODLAND ESTATES TOWNHOMES 4 (SG) Lot: 129
SG-WET-4-130	Subdivision: WOODLAND ESTATES TOWNHOMES 4 (SG) Lot: 130
SG-WET-4-131	Subdivision: WOODLAND ESTATES TOWNHOMES 4 (SG) Lot: 131
SG-WET-4-132	Subdivision: WOODLAND ESTATES TOWNHOMES 4 (SG) Lot: 132
SG-WET-4-133	Subdivision: WOODLAND ESTATES TOWNHOMES 4 (SG) Lot: 133
SG-WET-4-134	Subdivision: WOODLAND ESTATES TOWNHOMES 4 (SG) Lot: 134
SG-WET-4-135	Subdivision: WOODLAND ESTATES TOWNHOMES 4 (SG) Lot: 135
SG-WET-4-136	Subdivision: WOODLAND ESTATES TOWNHOMES 4 (SG) Lot: 136
SG-WET-4-137	Subdivision: WOODLAND ESTATES TOWNHOMES 4 (SG) Lot: 137
SG-WET-4-138	Subdivision: WOODLAND ESTATES TOWNHOMES 4 (SG) Lot: 138
SG-WET-4-139	Subdivision: WOODLAND ESTATES TOWNHOMES 4 (SG) Lot: 139
SG-WET-4-140	Subdivision: WOODLAND ESTATES TOWNHOMES 4 (SG) Lot: 140
SG-WET-4-141	Subdivision: WOODLAND ESTATES TOWNHOMES 4 (SG) Lot: 141
SG-WET-4-142	Subdivision: WOODLAND ESTATES TOWNHOMES 4 (SG) Lot: 142
SG-WET-4-143	Subdivision: WOODLAND ESTATES TOWNHOMES 4 (SG) Lot: 143
SG-WET-4-144	Subdivision: WOODLAND ESTATES TOWNHOMES 4 (SG) Lot: 144
SG-WET-4-145	Subdivision: WOODLAND ESTATES TOWNHOMES 4 (SG) Lot: 145
SG-WET-4-146	Subdivision: WOODLAND ESTATES TOWNHOMES 4 (SG) Lot: 146
SG-WET-4-147	Subdivision: WOODLAND ESTATES TOWNHOMES 4 (SG) Lot: 147
SG-WET-4-148	Subdivision: WOODLAND ESTATES TOWNHOMES 4 (SG) Lot: 148
SG-WET-4-149	Subdivision: WOODLAND ESTATES TOWNHOMES 4 (SG) Lot: 149
SG-WET-4-150	Subdivision: WOODLAND ESTATES TOWNHOMES 4 (SG) Lot: 150
SG-WET-4-151	Subdivision: WOODLAND ESTATES TOWNHOMES 4 (SG) Lot: 151
SG-WET-4-152	Subdivision: WOODLAND ESTATES TOWNHOMES 4 (SG) Lot: 152
SG-WET-4-153	Subdivision: WOODLAND ESTATES TOWNHOMES 4 (SG) Lot: 153

SG-WET-4-154	Subdivision: WOODLAND ESTATES TOWNHOMES 4 (SG) Lot: 154
SG-WET-4-155	Subdivision: WOODLAND ESTATES TOWNHOMES 4 (SG) Lot: 155
SG-WET-4-156	Subdivision: WOODLAND ESTATES TOWNHOMES 4 (SG) Lot: 156
SG-WET-4-157	Subdivision: WOODLAND ESTATES TOWNHOMES 4 (SG) Lot: 157
SG-WET-4-158	Subdivision: WOODLAND ESTATES TOWNHOMES 4 (SG) Lot: 158
SG-WET-4-159	Subdivision: WOODLAND ESTATES TOWNHOMES 4 (SG) Lot: 159
SG-WET-4-160	Subdivision: WOODLAND ESTATES TOWNHOMES 4 (SG) Lot: 160
SG-WET-4-161	Subdivision: WOODLAND ESTATES TOWNHOMES 4 (SG) Lot: 161
SG-WET-4-162	Subdivision: WOODLAND ESTATES TOWNHOMES 4 (SG) Lot: 162
SG-WET-4-163	Subdivision: WOODLAND ESTATES TOWNHOMES 4 (SG) Lot: 163
SG-WET-4-164	Subdivision: WOODLAND ESTATES TOWNHOMES 4 (SG) Lot: 164
SG-WET-4-165	Subdivision: WOODLAND ESTATES TOWNHOMES 4 (SG) Lot: 165
SG-WET-4-166	Subdivision: WOODLAND ESTATES TOWNHOMES 4 (SG) Lot: 166
SG-WET-4-167	Subdivision: WOODLAND ESTATES TOWNHOMES 4 (SG) Lot: 167
SG-WET-4-168	Subdivision: WOODLAND ESTATES TOWNHOMES 4 (SG) Lot: 168
SG-WET-4-169	Subdivision: WOODLAND ESTATES TOWNHOMES 4 (SG) Lot: 169
SG-WET-4-170	Subdivision: WOODLAND ESTATES TOWNHOMES 4 (SG) Lot: 170
SG-WET-4-171	Subdivision: WOODLAND ESTATES TOWNHOMES 4 (SG) Lot: 171

Including the area more particularly described as follows:

**Woodland Estates Patio Homes – Phase 1**

Beginning at a point on the east line of Woodland Estates Townhomes Phase 1, said point being North 00°50'38" East 1,560.18 feet along the section line and East 1,318.57 feet from the West Quarter Corner of Section 34, Township 42 South, Range 15 West, Salt Lake Base & Meridian, and running;

thence North 00°41'17" East 372.33 feet along said easterly line of Woodland Estates Townhomes Phase 1 to the southerly line of The Fields at Mall Drive – Phase 1;  
thence South 88°37'39" East 557.44 feet;  
thence South 01°24'46" West 104.52 feet;  
thence South 32°52'33" West 41.51 feet;  
thence South 31°07'28" West 45.00 feet;  
thence South 29°31'51" West 120.89 feet;  
thence South 01°22'22" West 54.75 feet;  
thence North 88°56'53" West 250.17 feet;  
thence South 00°41'17" West 23.20 feet;  
thence North 89°18'43" West 45.00 feet;  
thence Northwest 23.56 feet along an arc of a 15.00 foot radius curve to the left (center bears North 89°18'43" West, long chord bears North 44°18'43" West 21.21 feet with a central angle of 90°00'00");  
thence North 89°18'12" West 87.03 feet;  
thence Southwest 31.42 feet along an arc of a 20.00 foot radius curve to the left (center bears South 00°41'47" West, long chord bears South 45°41'32" West 28.29 feet with a central angle of 90°00'30");  
thence North 89°18'43" West 35.00 feet to the Point of Beginning.

Containing 177,922 square feet or 4.08 acres.

**Woodland Estates Patio Homes – Phase 2**

Beginning at a point on the east line of Woodland Estates Townhomes Phase 1, said point being the southwest corner of Woodland Estates Patio Homes Phase 1, said point also being North 00°50'38" East 1,560.18 feet along the section line and East 1,318.57 feet from the West Quarter Corner of Section 34, Township 42 South,

**Range 15 West, Salt Lake Base & Meridian, and running;**

thence easterly the following (7) courses along the southerly line of said Woodland Patio Homes Phase 1;  
thence South 89°18'43" East 35.00 feet;  
thence Northeast 31.42 feet along an arc of a 20.00 foot radius curve to the right (center bears South 89°18'43" East, long chord bears North 45°41'32" East 28.29 feet with a central angle of 90°00'30");  
thence South 89°18'12" East 87.03 feet;  
thence Southeast 23.56 feet along an arc of a 15.00 foot radius curve to the right (center bears South 00°41'17" West, long chord bears South 44°18'43" East 21.21 feet with a central angle of 90°00'00");  
thence South 89°18'43" East 45.00 feet;  
thence North 00°41'17" East 23.20 feet;  
thence South 88°56'53" East 440.06 feet;  
thence South 01°03'07" West 75.67 feet;  
thence South 88°58'01" East 26.17 feet;  
thence South 01°03'07" West 194.84 feet;  
thence North 88°56'35" West 666.55 feet easterly line of Woodland Estates Townhomes Phase 1;  
thence North 00°41'17" East 240.98 feet to along said easterly line of Woodland Estates Townhomes Phase 1 the Point of Beginning.

Containing 175,241 square feet or 4.02 acres.

**Woodland Estates Patio Homes – Phase 3**

Beginning at a point on the easterly line of Woodlands Estates Patio Homes Phase 2, said point being North 00°50'38" East 1,476.72 feet along the section line and East 1,986.45 from the West Quarter Corner of Section 34, Township 42 South, Range 15 West, Salt Lake Base & Meridian, and running;

thence northerly the following (4) courses along the easterly line of said Woodlands Estates Patio Homes Phase 2;  
thence North 01°03'06" East 25.00 feet;  
thence North 88°58'01" West 26.17 feet;  
thence North 01°03'07" East 75.67 feet;  
thence North 88°56'53" West 189.90 feet to the southeast corner of Woodlands Estates Patio Homes Phase 1;  
thence northerly the following (6) courses along the easterly line of said Woodlands Estates Patio Homes Phase 1;  
thence North 01°22'22" East 54.75 feet;  
thence North 29°31'51" East 120.89 feet;  
thence North 31°07'28" East 45.00 feet;  
thence North 32°52'33" East 41.51 feet;  
thence North 01°24'46" East 104.52 feet to the southerly line of The Fields at Mall Drive Phase 1;  
thence easterly the following (3) courses along said southerly line of The Fields at Mall Drive Phase 1;  
thence South 88°37'49" East 44.37 feet;  
thence South 38°39'21" East 126.18 feet;  
thence South 88°37'39" East 639.94 feet to the center section line;  
thence South 00°31'50" West 411.06 feet along said center section line;  
thence North 89°28'10" West 57.26 feet;  
thence Northwest 31.17 feet along an arc of a 20.00 foot radius curve to the left (center bears North 89°39'44" West, long chord bears North 44°18'53" West 28.11 feet with a central angle of 89°18'17");  
thence North 88°58'01" West 98.42 feet;  
thence Southwest 23.75 feet along an arc of a 15.00 foot radius curve to the left (center bears South 01°01'59" West, long chord bears South 45°40'34" West 21.34 feet with a central angle of 90°42'49");  
thence North 79°03'52" West 45.78 feet;  
thence Northwest 23.38 feet along an arc of a 15.00 foot radius curve to the left (center bears North 89°40'51" West, long chord bears North 44°19'26" West 21.08 feet with a central angle of 89°17'11");  
thence North 00°09'23" West 45.01 feet;

thence North 88°58'01" West 403.91 feet to the Point of Beginning.

Containing 290,673 square feet or 6.67 acres.

#### Woodland Estates Patio Homes – Phase 4

Beginning at a point on the easterly line of Woodlands Estates Patio Homes Phase 2, said point being the southwest corner of Woodlands Estates Patio Homes Phase 3, said point also being North 00°50'38" East 1,476.72 feet along the section line and East 1,986.45 from the West Quarter Corner of Section 34, Township 42 South, Range 15 West, Salt Lake Base & Meridian, and running;

thence easterly the following (8) courses along the southerly line of said Woodlands Patio Homes Phase 3;  
thence South 88°58'01" East 403.91 feet;  
thence South 00°09'23" East 45.01 feet;  
thence Southeast 23.38 feet along an arc of a 15.00 feet radius curve to the right (center bears South 01°01'59" West, long chord bears South 44°19'26" East 21.08 feet with a central angle of 89°17'11");  
thence South 79°03'52" East 45.78 feet;  
thence Northeast 23.76 feet along an arc of a 15.00 feet radius curve to the right (center bears South 89°40'51" East, long chord bears North 45°41'29" East 21.35 feet with a central angle of 90°44'40");  
thence South 88°58'01" East 98.41 feet;  
thence Southeast 31.17 feet along an arc of a 20.00 feet radius curve to the right (center bears South 01°01'59" West, long chord bears South 44°18'53" East 28.11 feet with a central angle of 89°18'17");  
thence South 89°28'10" East 57.26 feet to the center section line;  
thence South 00°31'50" West 90.16 feet along said center section line to the northeast corner of Entry No. 20140021196;  
thence westerly the following (2) courses along said Entry No. 20140021196;  
thence North 88°56'08" West 56.96 feet;  
thence South 00°20'16" West 8.21 feet;  
thence North 88°56'35" West 599.61 feet to the southeast corner of said Phase 2;  
thence North 01°03'07" East 169.84 feet along the easterly line of said Phase 2 to the Point of Beginning.

Containing 96,140 square feet or 2.21 acres.

#### Woodland Estates Townhomes – Phase 1A

Beginning at a point being North 00°50'38" East 1,562.61 feet along the section line and East 901.82 from the West Quarter Corner of Section 34, Township 42 South, Range 15 West, Salt Lake Base & Meridian, and running;

thence North 00°00'03" West 178.23 feet;  
thence South 89°18'43" East 122.48 feet;  
thence South 00°41'17" West 2.54 feet;  
thence South 89°18'43" East 77.12 feet;  
thence North 00°41'17" East 100.08 feet;  
thence South 89°18'43" East 76.63 feet;  
thence North 00°41'16" East 53.52 feet;  
thence North 89°18'43" West 24.50 feet;  
thence North 00°41'17" East 74.10 feet;  
thence South 89°18'43" East 132.13 feet to the westerly line of The Fields at Mall Drive - Phase 1;  
thence South 00°41'23" West 28.05 feet along said westerly line to the southwest corner of said The Fields at Mall Drive - Phase 1;  
thence South 88°37'39" East 35.00 feet along the southerly line of said The Fields at Mall Drive - Phase 1;  
thence South 00°41'17" West 621.67 feet to the southerly line of Sectional Lot 1, Section 34, Township 42 South, Range 15 West, Salt Lake Base & Meridian;

thence North 88°56'53" West 193.63 feet along said southerly line;  
thence North 247.34 feet;  
thence North 11°39'51" West 29.78 feet;  
thence West 216.15 feet along an arc of a 1,499.10 foot radius curve to the right (center bears North 11°39'51" West, long chord bears South 82°28'00" West 215.97 feet with a central angle of 08°15'41") to the Point of Beginning.

Containing 159,850 square feet or 3.67 acres.

#### Woodland Estates Townhomes – Phase 1B

Beginning at a point being North 00°50'38" East 1,966.39 feet along the section line and East 868.81 from the West Quarter Corner of Section 34, Township 42 South, Range 15 West, Salt Lake Base & Meridian, and running;

thence South 89°18'43" East 281.49 feet to the northwest corner of Woodland Estates Phase 1A Subdivision;  
thence southerly and westerly the following (8) courses of said Woodland Estates Phase 1A Subdivision;  
thence South 00°41'17" West 74.10 feet;  
thence South 89°18'43" East 24.50 feet;  
thence South 00°41'16" West 53.52 feet;  
thence North 89°18'43" West 76.63 feet;  
thence South 00°41'17" West 100.08 feet;  
thence North 89°18'43" West 77.12 feet;  
thence North 00°41'17" East 2.54 feet;  
thence North 89°18'43" West 122.48 feet;  
thence North 00°00'03" West 1.74 feet;  
thence North 25°15'00" West 127.47 feet;  
thence North 00°25'54" West 19.15 feet;  
thence South 89°18'54" East 26.39 feet;  
thence North 00°41'06" East 89.64 feet to the Point of Beginning.

Containing 60,039 square feet or 1.38 acres.

#### Woodland Estates Townhomes – Phase 2

Beginning at a point being North 00°50'38" East 1,601.05 feet along the section line and East 524.41 feet from the West Quarter Corner of Section 34, Township 42 South, Range 15 West, Salt Lake Base & Meridian, and running;

thence South 89°18'43" East 117.33 feet;  
thence East 52.94 feet along an arc of a 775.00 foot radius curve to the right (center bears South 00°41'17" West, long chord bears South 87°21'18" East 52.93 feet with a central angle of 03°54'50");  
thence East 206.83 feet along an arc of a 1,466.60 foot radius curve to the left (center bears North 04°36'07" East, long chord bears South 89°26'17" East 206.66 feet with a central angle of 08°04'49") to the easterly line of Woodland Estates Townhomes Phase 1A;  
thence westerly the following (4) courses along the westerly line of said Woodland Estates Townhomes Phase 1A;  
thence South 00°00'03" East 32.56 feet;  
thence East 216.15 feet along an arc of a 1,499.10 foot radius curve to the left (center bears North 03°24'10" West, long chord bears North 82°28'00" East 215.97 feet with a central angle of 08°15'41");  
thence South 11°39'51" East 29.78 feet;  
thence South 247.34 feet;  
thence North 88°56'53" West 602.23 feet;  
thence North 01°04'21" East 275.62 feet to the Point of Beginning.

Containing 160,927 square feet or 3.69 acres.

**Woodland Estates Townhomes – Phase 3**

Beginning at a point being North 00°50'38" East 1,970.68 feet along the section line and East 510.55 feet from the West Quarter Corner of Section 34, Township 42 South, Range 15 West, Salt Lake Base & Meridian, and running;

thence South 89°18'43" East 358.23 feet to the northwest corner of Woodland Estates Phase 1B Subdivision; thence southerly the following (5) courses along said westerly line of Woodland Estates Phase 1B Subdivision;

thence South 00°41'06" West 89.64 feet;

thence North 89°18'54" West 26.39 feet;

thence South 00°25'54" East 19.15 feet;

thence South 25°15'00" East 127.47 feet;

thence South 00°00'03" East 147.41 feet to and along the westerly line of Woodland Estates Phase 1A Subdivision to the northerly line of Woodland Estates Phase 2 Subdivision;

thence westerly the following (3) courses the northerly line of said Woodland Estates Phase 2 Subdivision; thence West 206.83 feet along an arc of a 1,466.60 foot radius curve to the right (center bears North 03°28'42" West, long chord bears North 89°26'17" West 206.66 feet with a central angle of 08°04'49");

thence West 52.94 feet along an arc of a 775.00 foot radius curve to the left (center bears South 04°36'07" West, long chord bears North 87°21'18" West 52.93 feet with a central angle of 03°54'50");

thence North 89°18'43" West 59.76 feet;

thence North 00°41'17" East 93.35 feet;

thence North 89°18'43" West 92.02 feet;

thence North 01°14'19" East 199.47 feet;

thence South 89°19'01" East 19.63 feet;

thence North 00°43'30" East 76.65 feet to the Point of Beginning.

Containing 134,940 square feet or 3.10 acres.

**Woodland Estates Townhomes – Phase 4**

Beginning at a point being North 00°50'38" East 1,975.00 feet along the section line and East 150.94 feet from the West Quarter Corner of Section 34, Township 42 South, Range 15 West, Salt Lake Base & Meridian, and running;

thence South 89°18'43" East 359.57 feet to the Northwest Corner of Woodland Estates Phase 3 Subdivision; thence southerly the following (5) courses along the westerly line of said Woodland Estates Phase 3 Subdivision;

thence South 00°43'30" West 76.66 feet;

thence North 89°19'01" West 19.63 feet;

thence South 01°14'19" West 199.47 feet;

thence South 89°18'43" East 92.02 feet;

thence South 00°41'17" West 93.35 feet to the northerly line of Woodland Townhomes Phase 2 Subdivision; thence North 89°18'43" West 57.57 feet along the northerly line of said Woodland Estates Phase 2 Subdivision;

thence North 01°04'21" East 4.15 feet;

thence North 88°55'39" West 341.02 feet;

thence North 11°20'11" West 190.41 feet;

thence North 03°21'11" East 176.98 feet to the Point of Beginning.

Containing 131,862 square feet or 3.03 acres.