

E 2101080 B 3860 P 645-647
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
08/30/2005 11:50 AM
FFS \$74.00 Pgs: 3
DEP. REC'D FOR PERRY & ASSOCIAT
ES INC

RETURNED

AUG 30 2005

**SUPPLEMENTARY DECLARATION OF PROTECTIVE
COVENANTS OF WEAVER MEADOWS PHASE 1 SUBDIVISION**

THIS SUPPLEMENTARY DECLARATION of Protective Covenants (the "Supplementary Declaration") is made by Perry Development, LLC, a Utah limited liability company, hereinafter referred to as "Supplementary Declarant". All capitalized terms not otherwise defined herein shall have the meanings ascribed to them in that certain Declaration of Protective Covenants Weaver Meadows Phase 1 Subdivision, dated March 9, 2004 and recorded in the office of the county recorder for Davis County, State of Utah as Entry No: 1969111 in Book: 3493 at Page: 1153 (the "Declaration")

WITNESSETH

WHEREAS Supplementary Declarant is the Declarant under the Declaration;

WHEREAS pursuant to Article III of the Declaration the Declarant, in its capacity as Supplementary Declarant under this Supplementary Declaration, is authorized to expand the Project and add new Lots to the Project;

WHEREAS Supplementary Declarant is the owner of certain real property located in the City of Layton, Davis County, State of Utah, more particularly described as:

All of Lots 201 through 220 ("Lot[s]") and all appurtenant designated Common Elements of Weaver Meadows Phase 2 Subdivision (the "Additional Land"), according to the official plats thereof filed with the Davis County Recorder in Davis County, State of Utah, and as further described on **EXHIBIT A** attached hereto;

WHEREAS the Supplementary Declarant has determined to add such Additional Land to the Project in accordance with the Declaration and the terms of this Supplementary Declaration, such Additional Land being eligible for addition to the Project pursuant to the terms of the Declaration;

NOW THEREFORE, Supplementary Declarant hereby declares, for the purpose of protecting the value and desirability of the Additional Land, that all of the Additional Land, including the Lots and the Common Elements if any included in the Additional Land, shall be held, sold and conveyed subject to the provisions of the Declaration and the terms of this Supplementary Declaration and that the Declaration and this Supplementary Declaration shall be binding on all parties having any right, title or interest in the Additional Land, the Lots, the Common Elements or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner thereof.

1. Merger with Declaration and Interpretation of Supplementary Declaration. This Supplementary Declaration shall merge with and become a part of the Declaration upon its recording in the office of the Davis County Recorders Office. This Supplementary

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Declaration shall be considered to be an addition to the Declaration and shall not be construed to alter or change any provision of the Declaration unless otherwise specifically stated herein.

IN WITNESS WHEREOF, the undersigned, being the Supplementary Declarant herein, has hereunto set its hand this 11th day of August, 2005.

SUPPLEMENTARY DECLARANT:

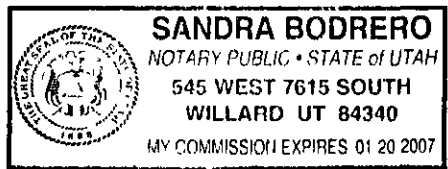
PERRY DEVELOPMENT, LLC,
A Utah limited liability company

By: William O. Perry, III
William O. Perry, III, its Manager

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

The foregoing instrument was acknowledged before me William O. Perry, III, the Manager of the Supplementary Declarant.

Sandra Bodrero
NOTARY PUBLIC



--- EXHIBIT A

BEGINNING AT A POINT ON THE WESTERLY RIGHT OF WAY LINE OF THE UTA RAILROAD, SAID POINT BEING SOUTH, 864.81 FEET AND EAST, 164.58 FEET FROM THE CENTER OF SECTION 29, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE S34°42'42"E, 731.46 FEET ALONG SAID RIGHT OF WAY; THENCE S44°23'00"W, 471.27 FEET TO THE BOUNDARY OF WEAVER ~~ESTATE~~ Meadows ~~ESTATE~~ PHASE 1; THENCE ALONG THE BOUNDARY OF SAID WEAVER Meadows ~~ESTATE~~ PHASE 1 THE FOLLOWING ELEVEN (11) COURSES:
N45°37'00"W, 118.00 FEET; THENCE N0°20'11"E, 86.30 FEET; THENCE N35°21'52"W, 76.15 FEET; THENCE N13°29'51"W, 80.00 FEET; THENCE N75°21'41"E, 40.00 FEET; THENCE N14°49'34"W, 140.00 FEET; THENCE S73°36'27"W, 45.00 FEET; THENCE N21°24'03"W, 107.00 FEET; THENCE N4°44'42"E, 71.86 FEET; THENCE N33°49'05"W, 115.88 FEET; THENCE N8°24'41"W, 92.46 FEET; THENCE N56°53'30"E, 252.00 FEET TO THE POINT OF BEGINNING

**-RECORDER'S MEMO-
LEGIBILITY OF TYPING OR PRINTING
UNSATISFACTORY IN THE DOCUMENT
WHEN RECEIVED**