

**RETURNED**  
**MAY 10 2006**

E 2167061 B 4031 P 344-347  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
05/10/2006 10:06 AM  
FEE \$52.00 Pgs: 4  
DEP PTT REC'D FOR WOODSIDE HUNTERS  
CREEK LLC

AFTER RECORDING RETURN TO:

Nathan W. Pugsley  
Woodside Hunters Creek, LLC  
39 East Eagleridge Drive, Suite 100  
North Salt Lake, UT 84054

08-353-0101 thru 0138

(Space Above Line for Recorder's Use Only)

**FIRST CERTIFICATE OF AMENDMENT  
TO THE  
DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS AND  
RESERVATION OF EASEMENTS  
FOR  
HUNTERS CREEK SUBDIVISION**

THIS FIRST CERTIFICATE OF AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATION OF EASEMENTS FOR HUNTERS CREEK SUBDIVISION (this "Amendment"), is made as of this \_\_\_ day of April, 2006, by WOODSIDE HUNTERS CREEK, LLC, a Utah limited liability company ("Declarant").

**WITNESSETH:**

**WHEREAS:**

A. The original Declaration of Covenants, Conditions, Restrictions and Reservation of Easements for Hunter's Creek Subdivision (the "Original Declaration") was recorded in the official real estate records of Davis County on March 31, 2006, as Entry Number 2156775 in Book Number 4003 at Page Number 1662-1697; and

B. Declarant desires to amend the Original Declaration to add a fence and landscape easements over and across certain portions of the real property encumbered by the Original Declaration, which real property is more particularly described on Exhibit "A-1" and depicted on Exhibit "A-2" attached hereto.

C. Pursuant to Section 9.2 of the Original Declaration, the Original Declaration can be amended from time to time.

**NOW, THEREFORE**, in consideration of the foregoing premises, and the provisions herein contained, Declarant hereby declares as follows:



**EXHIBIT "A-1"****EASEMENT PROPERTY****SOUTH FENCE AND LANDSCAPE EASEMENT**

An easement located in Plat 1 of Hunters Creek Subdivision, located in the West Half of Section 14, Township 3 North, Range 1 West, Salt Lake Base and Meridian, Davis County, Utah more fully described as follows:

Beginning at a point on the north boundary line of Lot 136 of the Hunters Creek Plat 1 Subdivision, said point being South 89°46'49" East 262.60 feet coincident with the centerline of 850 North Street and South 00°13'11" West 27.50 feet from the centerline monument marking the intersection of 850 North and 1975 West Streets as platted in said Plat 1, and thence coincident with the north line of Lot 136 and the west lines of lots 136, 132, and 131 of said Plat 1 the following 3 courses: South 89°46'49" East 20.66 feet to a point of tangency of a 15.00 foot radius curve to the right, southeasterly 23.56 feet along said curve through a central angle of 90°00'00", South 00°13'11" West 501.00 feet to the lot corner common to Lots 131 and 130; thence coincident with the south line of Lot 130 North 67°09'41" West 6.50 feet; thence North 00°13'11" East 478.00 feet; thence North 89°46'49" West 0.33 feet to the southwest corner of an existing pillar; thence coincident with the west side of said pillar and its extension North 00°13'11" East 7.16 feet; thence North 44°56'59" West 31.22 feet; thence North 89°46'49" West 7.19 feet to the southwest corner of an existing pillar; thence coincident with the west side of said pillar and its extension North 00°13'11" East 6.33 feet to the POINT OF BEGINNING. Said easement contains 3,481 square feet or 0.08 acres, more or less.

**NORTH FENCE AND LANDSCAPE EASEMENT**

An easement in the East Half of Section 15 and the West Half of Section 14, Township 3 North, Range 1 West, Salt Lake Base and Meridian, Davis County, Utah more fully described as follows:

Beginning at a point on the south boundary line of Lot 101 of the Hunters Creek Plat 1 Subdivision, said point being South 89°46'49" East 52.42 feet coincident with the centerline of 850 North Street and North 00°13'11" East 27.50 feet from the centerline monument marking the intersection of 850 North and 1975 West Streets as platted in said Plat 1, and thence North 00°13'11" East 6.00 feet; thence South 89°46'49" East 210.17 feet; thence North 00°13'11" East 0.33 feet to the northwest corner of an existing pillar; thence coincident with the north side of said pillar and its extension South 89°46'49" East 7.19 feet; thence North 45°23'21" East 31.22 feet; thence North 00°13'11" East 7.16 feet to the northwest corner of an existing pillar; thence coincident with the north side of said pillar South 89°46'49" East 0.33 feet; thence North 00°13'11" East 438.12 feet; thence North 89°46'49" West 356.65 feet to the west line of Lot 106 of said Plat 1; thence coincident with said west line North 21°10'12" West 6.44 feet to the north line of said lot; thence coincident with the north lines of Lots 106 and 105 of said Plat 1 South 89°46'49" East 365.00 feet to the east line of Lot 105; thence coincident with the east lines of lots 105, 104, and 102 and the south lines of Lot 102 and 101 of said Plat 1 the following 3 courses: South 00°13'11" West 464.62 feet to a point of tangency of a 15.00 foot radius curve to the right, southwesterly 23.56 feet along said curve through a central angle of 90°00'00", and North 89°46'49" West 230.83 feet to the POINT OF BEGINNING. Said easement contains 6,679 square feet or 0.15 acres, more or less

**EXHIBIT "A-2"**

**DEPICTION OF EASEMENT PROPERTY**