

RETURNED

Lots 1 thru 50 Walker Estates and Street  
12-312-0001 thru 0050

BK 4113 PG 354

SEP 08 2006

E 2199960 B 4113 P 354-356  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
09/08/2006 10:20 AM  
FEE \$64.00 Pgs: 3  
DEP RTT REC'D FOR WALKER ESTATES B  
OARD OF DIRECT

Lots 1 thru 50

ENABLING DECLARATIONS OF COVENANTS, CONDITIONS AND

ADDITION  
TO  
RESTRICTIONS  
OF

12-312-0001 to 0050  
12-312-0051

WALKER ESTATES, a Community Development

This ADDITION to the ENABLING DECLARATIONS OF COVENANTS,  
CONDITIONS

AND RESTRICTIONS OF WALKER ESTATES, a Community Development is hereby made

and executed this 7<sup>th</sup> day of SEPTEMBER, 2006, by Walker Estates Board of  
Directors by virtue of authority and approval of the owners within the development.

WHEREAS, the original Enabling Declaration of Covenants, Conditions and Restrictions of

Walker Estates, a Community Development, was recorded April 1, 1998, as Entry No. 1393406 in

Book 2266 at Page 1028. The purpose of this ADDITION is to define Walker Estates as an Adult

Community as follows:

“The Walker Estates Community is intended for housing of older persons 55 years of age or older as defined by the Fair Housing Amendments of 1988, as amended by the Housing for Older Persons Act of 1995. (Collectively the “Act”). Except as provided for in the Act or rules promulgated by the Secretary for the Department of Housing and Urban Development, each unit within the Community, if occupied, shall be occupied by at least one person 55 years of age or older and occupancy by persons under 18 years of age is prohibited. Without limiting the specificity of the foregoing, at no time shall less than eighty percent (80%) of the occupied Units be occupied by at least one person who is 55 years of age or older. No Unit may be occupied by any person under 18 years of age. No persons, including persons under age 18, may be permitted to visit for a period longer than one month. A homeowner may ask the Board of Directors for an exception, as needed”.

Ninety percent (90%) of the homeowners approved this addition and therefore, it is binding upon all home owners.

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All other Sections and terms and conditions of the Enabling Declarations of Covenants, Conditions and Restrictions of Walker Estates, a Community Development, shall remain in full force and effect except as modified herein.

The legal description of the property consisted of Walker Estates, a Community Development, is more particularly described as follows:

A PART OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U. S. SURVEY: BEGINNING AT A POINT ON THE SECTION LINE, SAID POINT BEING 831.65 FEET NORTH 89°58'46" EAST ALONG SAID SECTION LINE FROM THE NORTHWEST CORNER OF SAID SECTION 15; RUNNING THENCE NORTH 89°58'46" EAST 65.00 FEET ALONG SAID SECTION LINE; THENCE SOUTH 0°01'14" EAST 164.85 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG THE ARC OF A 130.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 77.68 FEET (CENTRAL ANGLE EQUALS 34°14'17" AND LONG CHORD BEARS SOUTH 17°05'55" WEST 76.53 FEET) TO A POINT OF TANGENCY; THENCE SOUTH 34°13'03" WEST 269.39 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG THE ARC OF A 70.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 41.74 FEET (CENTRAL ANGLE EQUALS 34°10'03" AND LONG CHORD BEARS SOUTH 17°08'02" WEST 41.13 FEET); THENCE NORTH 89°58'47" EAST 612.62 FEET; THENCE SOUTH 0°09'27" EAST 377.09 FEET; THENCE SOUTH 0°07'34" WEST 387.96 FEET TO THE NORTH LINE EXTENDED OF SYRACUSE VILLAGE PLAT "B", SYRACUSE CITY, DAVIS COUNTY, UTAH; THENCE NORTH 89 14'09" WEST 663.47 FEET ALONG SAID NORTH LINE EXTENDED AND NORTH LINE OF SAID SYRACUSE VILLAGE PLAT "B" AND SYRACUSE VILLAGE PLAT "A", SYRACUSE CITY, DAVIS COUNTY, UTAH TO THE MOST NORTHWESTERLY CORNER OF SAID PLAT "A"; THENCE NORTH 0°03'01" EAST 811.24 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A 130.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 26.20 FEET (CENTRAL ANGLE EQUALS 11°32'51" AND LONG CHORD BEARS NORTH 28°26'38" EAST 26.16 FEET TO A POINT OF TANGENCY; THENCE NORTH 34°13'03" EAST 262.04 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG THE ARC OF A 65.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 38.84 FEET (CENTRAL ANGLE EQUALS 34°14'17" AND LONG CHORD BEARS NORTH 17°05'55" EAST 38.27 FEET) TO A POINT OF TANGENCY; THENCE NORTH 0°01'14" WEST 173.74 FEET TO THE POINT OF BEGINNING.

IN WITNESS WHEREOF, the undersigned, being the declarant herein, has hereunto set its hand and seal the day and year first above written.

WALKER ESTATES BOARD OF DIRECTORS  
Declarant

*David W. Batchelor*

By: David W. Batchelor, President of Walker Estates Board of Directors

STATE OF UTAH :  
: ss:  
COUNTY OF DAVIS :

On the 7<sup>th</sup> day of Sept, 2006, personally appeared before me, David W. Batchelor, who being by me first duly sworn did declare that he is the President of WALKER ESTATES BOARD OF DIRECTORS, and that the foregoing instrument was signed on behalf of the community development bY authorization of the Operating Agreement and on behalf of said WALKER ESTATES, a Community Development.

*Janice Miller*  
NOTARY PUBLIC

