

12-487-0201 through 12-487-0222

12-598-0301 through 12-598-0325

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RICHARD T. MAUGHAN

DAVIS COUNTY, UTAH RECORDER

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SUPPLEMENTAL DECLARATION
TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR CRAIG ESTATES, A CLUSTER SUBDIVISION

KNOW ALL PERSONS BY THESE PRESENTS:

WHEREAS, the Declaration of Covenants, Conditions, and Restrictions for Craig Estates, a Cluster Subdivision, dated the 25th day of June, 1999, was recorded on July 1, 1999, as Entry No. 1529355 in Book 2527 at Page 488, in the office of the Recorder of Davis County, Utah (the "Declaration"); and

WHEREAS, the First Amendment to Declaration of Covenants, Conditions, and Restrictions for Craig Estates, a Cluster Subdivision, dated the 23 day of April, 2001, was recorded on June 19, 2001, as Entry No. 1669001 in Book 2830 at Page 719, in the office of the Recorder of Davis County, Utah (the "First Amended Declaration"); and

WHEREAS, the Second Amendment to Declaration of Covenants, Conditions, and Restrictions for Craig Estates, a Cluster Subdivision, dated the 31 day of May, 2001, was recorded on June 20, 2001, as Entry No. 1669153 in Book 2831 at Page 126, in the office of the Recorder of Davis County, Utah (the "Second Amended Declaration"); and

WHEREAS, pursuant to Article II, Paragraph 2.03 of the First Amended Declaration, the undersigned has absolute discretion without the consent or participation of any owner to expand the project by the filing of a supplemental Declaration and supplemental Plat maps; and

WHEREAS, the official Plat for Craig Estates Phase 2 Cluster Subdivision, was recorded on July 26, 2002, in the office of the Recorder of Davis County, Utah, as Entry No. 1772569 in Book 3091 at Page 355; and

WHEREAS, the official Plat for Craig Estates Phase 3 Cluster Subdivision, was recorded on May 19, 2005, in the office of the Recorder of Davis County, Utah, as Entry No. 2074884 in Book 3791 at Page 1007; and

WHEREAS, it is necessary and desirable to acknowledge that the Declaration, as superseded and amended, shall be, and the same is, further amended to expand the project by the addition of portions of that real property described in Article II, Paragraph 2.03(a) of the First Amended Declaration;

NOW THEREFORE, in consideration of the promises, agreements and considerations herein contained, it is hereby agreed and acknowledged that the Declaration shall be, and the same is, hereby amended as follows:

1. The project is hereby expanded to include Craig Estates Phase 2 Cluster Subdivision, more particularly described as follows:

PART OF THE NORTHEAST QUARTER OF SECTION 16, T4N, R2W, SLB&M, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST LOT CORNER OF LOT 112, CRAIG ESTATES PHASE 1 CLUSTER SUBDIVISION, PART OF THE NORTHEAST QUARTER OF SECTION 16, T4N, R2W, SLB&M, SYRACUSE CITY, DAVIS COUNTY, UTAH WHICH POINT IS ALSO NORTH 0°08'28" EAST 1120.18 FEET ALONG A SECTION LINE AND DUE WEST 850.41 FEET FROM THE EAST QUARTER CORNER OF SECTION 16, T4N, R2W, SLB&M AND RUNNING THENCE ALONG THE WEST BOUNDARY OF SAID CRAIG ESTATES PHASE 1 CLUSTER SUBDIVISION THE FOLLOWING THREE COURSES AND DISTANCES: SOUTH 0°08'28" WEST 91.68 FEET, SOUTH 3°00'09" EAST 60.09 FEET, AND SOUTH 0°08'28" WEST 85.94 FEET TO THE NORTH LINE OF HUNTER'S CROSSING SUBDIVISION PHASE 5; THENCE NORTH 89°51'32" WEST 714.43 FEET ALONG SAID LINE; THENCE NORTH 0°08'28" EAST 79.26 FEET TO A POINT ON A 370.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 5.09 FEET (CENTRAL ANGLE=0°47'15", CHORD BEARING AND DISTANCE NORTH 79°37'39" EAST 5.09 FEET); THENCE NORTH 0°08'28" EAST 60.81 FEET TO A POINT ON A 430.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 1.79 FEET (CENTRAL ANGLE=0°14'19", CHORD BEARS NORTH 81°33'52" EAST 1.79 FEET); THENCE NORTH 0°08'28" EAST 94.50 FEET; THENCE NORTH 89°59'25" EAST 704.36 FEET TO THE POINT OF BEGINNING, CONTAINING 3.85 ACRES.

Also known as Lots 201 through 222, Inclusive, Craig Estates Phase 2 Cluster Subdivision. 12-487-0201 through 12-487-0222

2. The project is hereby expanded to include Craig Estates Phase 3 Cluster Subdivision, more particularly described as follows:

PART OF THE NORTHEAST QUARTER OF SECTION 16, T4N, R2W, SLB&M, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST LOT CORNER OF LOT 211, CRAIG ESTATES PHASE 2 CLUSTER SUBDIVISION, PART OF THE NORTHEAST QUARTER OF SECTION 16, T4N, R2W, SLB&M, SYRACUSE CITY, DAVIS COUNTY, UTAH WHICH POINT IS ALSO SOUTH 0°08'28" WEST 1518.83 FEET ALONG A SECTION LINE AND DUE WEST 1554.74 FEET FROM THE NORTHEAST CORNER OF SECTION 16, T4N, R2W, SLB&M AND RUNNING THENCE ALONG THE WEST BOUNDARY OF SAID CRAIG ESTATES PHASE 2 CLUSTER SUBDIVISION THE FOLLOWING FIVE COURSES AND DISTANCES: SOUTH 0°08'28" WEST 94.50 FEET TO A POINT ON A 430.00 FOOT NON-TANGENT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 1.79 FEET (CENTRAL ANGLE=0°14'19", CHORD BEARS SOUTH 81°33'52" WEST 1.79 FEET),

