

When recorded mail to:  
Rick Carter  
776 Eagle Way  
Fruit Heights, Utah 84037

**SUPPLEMENTAL DECLARATIONS OF PHASE D TO**  
**DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS**  
**OF STONEFIELD VILLAGE TOWNHOMES**  
**A PLANNED RESIDENTIAL UNIT DEVELOPMENT**

10-278-0401 thru 0424

This supplemental Declaration of Phase D to the Declaration of Covenants, Conditions and Restrictions of Stonefield Village Townhomes, A Planned Residential Unit Development (the "Supplemental Declaration") is executed this 29<sup>th</sup> Day of May, 2007, by Cliff Bell, (the "Declarant"), the current managing member of all lots in Stonefield Village Townhomes HOA ("Homeowners Association"), Phase D (the "Lots"), for the purpose of annexing to the Property, as described in the Declaration of Covenants, Conditions and Restrictions of Stonefield Village Townhomes, a Planned Residential Unit Development (the "Declaration") referred to and described below, the Lots, consisting of fully improved building lots.

**RECITALS**

1. Declarant is record owner of the Property consisting of lots 401-424 all inclusive, more particularly described in Exhibit "D" attached hereto and by this reference made a part hereof, and in that certain subdivision plat filed on record and recorded on 7-9, 2007 as Entry No. 2286772 in Book 4320, at Page 600, in the official records of the Recorder's Office of Davis County, Utah.
2. Declarant desires to subject the Lots to the covenants, conditions, restrictions, easements, charges and liens, with certain exceptions contained herein, created by that certain Declaration recorded on April 5<sup>th</sup>, 2008 as Entry No. 2063954 in Book 3760, at Page 1028, in the office of the County Recorder of Davis County, Utah.
3. Article II of the Declaration provides for the annexation of property by Declarant, effective upon the recordation in the office of the County Recorder of Davis County, Utah, of this Supplemental Declaration.

NOW THEREOFRE, BE IT DECLARED:

1. **Title.** This instrument is titled and shall hereinafter be referred to as the "Supplemental Declaration of Phase D to the Declaration of Covenants, Conditions and Restrictions of Stonefield Village Townhomes, a Planned

N/A


Residential Unit Development” or simply as the “Phase D Supplemental Declaration”.

2. **Identification of Annexed Lots.** The Lots to be annexed to the Property effective upon the recordation of this Phase D Supplemental Declaration are described in Exhibit “D” attached hereto and on the Plat identified in paragraph A of the Recitals.
3. **Annexation.** The Lots described in Exhibit “D” are hereby annexed to the Property and shall hereafter be held, sold, conveyed, encumbered, leased, occupied and improved as part of the Property subject to the covenants, conditions, restrictions, easements, charges and liens set forth in the Declaration, the full text of which is incorporated herein by reference and made a part of hereof, as the same may be amended or supplemented.
4. **Form for Conveyancing.** Any deed, lease, mortgage, deed of trust, or other instrument conveying or encumbering title to a Residential Lot shall describe the interest or estate involved substantially as follows:
 

Lot No.   N/A   of Stonefield Village, a Planned Residential Unit Development, Phase “D”, according to the Plat thereof recorded in Book   N/A  , Page   N/A  , of the Official Records of Davis County, which Lot is contained within Stonefield Village, a Planned Residential Unit Development, Phase D, identified in the Declaration of Covenants, Conditions and Restrictions of Stonefield Village Townhomes, a Planned Residential Unit Development, recorded in Book   N/A  , at Page   N/A  . SUBJECT TO the covenants, conditions, restrictions, easements, charges and liens provided for in said Declaration of Covenants, Conditions and Restrictions.
5. **General Restrictions and Requirements.** All general restrictions and requirements of the Declaration as contained in Article VII, paragraph 7.1 thereof, shall apply to the Lots, without exception.
6. **Land Classification.** The Property annexed herewith as set forth in the Plat does create separate Residential Lots, Common Areas and Limited Common Areas, which shall all be governed by and made subject to the covenants, conditions, restrictions, easements, charges and liens provided for in the Declaration.
7. **Improvements.** The Lots shall be improved for Residential purposes only and shall include sewer, culinary water, secondary water, paved road access, electricity and natural gas.
8. **Conflict.** If the provisions of this Phase “D” Supplemental Declaration conflict with any terms set forth in the Declaration or the terms of any other Supplemental Declaration, the terms of this Phase “D” Supplemental Declaration, as to Phase “D”, shall govern.

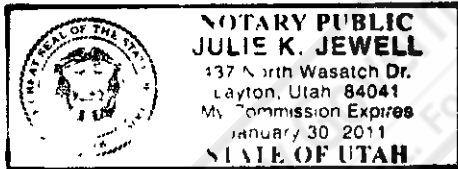
IN WITNESS WHEREOF, the undersigned has executed this instrument on the year and date first written above.

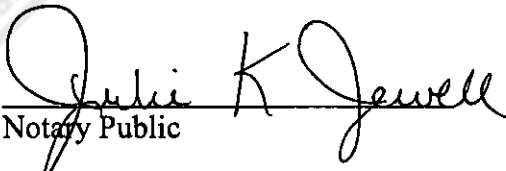
Stonefield Village Townhomes  
By:

  
\_\_\_\_\_  
Managing Member

STATE OF UTAH            )  
                                      :SS  
COUNTY OF DAVIS        )

Personally appeared before me Rick Carter and signed the foregoing Supplemental Declaration of Phase D to Declaration of Covenants, Conditions and Restrictions of Stonefield Village Townhomes, A Planned Unit Development on this 29th day of May, 2007.



  
\_\_\_\_\_  
Notary Public

Provided by Davis County Government  
This is not an official copy of this document. For an official copy, please contact Davis County Government.

May 25, 2007  
 CLIFF BELL CONST.

STONEFIELD VILLAGE TOWNHOMES  
 PLAT D  
 LOTS 401-424 & COMMON AREA

16 T4N R1W NW

OUT OF 10-020-0100

Recorder's note: This document  
 has been recorded as received.

New #  
 File #

### SURVEYOR'S CERTIFICATE

I, DAVID V. THOMAS, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 163947 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY, BY AUTHORITY OF THE OWNERS, THAT I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW AND HAVE SUBDIVIDED SAID TRACT OF LAND IN LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS BEEN STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

### BOUNDARY DESCRIPTION

COMMENCING AT A POINT S89°18'00"E 518.48 FEET ALONG THE SECTION LINE AND SOUTH 1684.09 FEET FROM THE NORTHWEST CORNER OF SECTION 16, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, THENCE AS FOLLOWS:

COURSE	DISTANCE	REMARKS
ARC	34.88'	ALONG STONEFIELD VILLAGE TOWNHOMES PLAT "C" AND 1690 NORTH ST.
ARC	64.81'	ALONG STONEFIELD VILLAGE TOWNHOMES PLAT "C" AND 1690 NORTH ST.
S89°52'00"E	55.17'	ALONG STONEFIELD VILLAGE TOWNHOMES PLAT "C" AND 1690 NORTH ST.
ARC	95.20'	ALONG STONEFIELD VILLAGE TOWNHOMES PLAT "C" AND 1690 NORTH ST.
S65°04'23"E	63.35'	ALONG STONEFIELD VILLAGE TOWNHOMES PLAT "C" AND 1690 NORTH ST.
ARC	23.56'	ALONG STONEFIELD VILLAGE TOWNHOMES PLAT "C" AND 1690 NORTH ST.
S24°55'37"W	340.31'	ALONG THE WEST LINE OF .25 EAST STREET.
ARC	131.58'	ALONG THE WEST LINE OF 25 EAST STREET.
S01°59'55"E	120.24'	ALONG THE WEST LINE OF 25 EAST STREET.
ARC	23.56'	ALONG THE NORTH LINE OF <u>1525</u> NORTH STREET.
ARC	52.61'	ALONG THE NORTH LINE OF <u>1525</u> NORTH STREET.
ARC	57.19'	ALONG THE NORTH LINE OF <u>1525</u> NORTH STREET.
WEST	19.55'	TO THE EAST LINE OF LAYTON PLACE SUBDIVISION PLAT "F".
N00°03'10"E	653.62'	ALONG LAYTON PLACE SUBDIVISION PLAT "F" TO THE POINT OF BEGINNING.
CONTAINS 2.956 ACRES (24 LOTS)		