2763604 BK 5843 PG 115



WHEN RECORDED, PLEASE RETURN TO:

Brian Knowlton STONEKEEP LC 70 North Main #106 Bountiful, UT 84010 E 2763604 B 5843 P 115-116 RICHARD T. MAUGHAN DAVIS COUNTY, UTAH RECORDER 08/30/2013 09:51 AM FEE \$22.00 Pas: 2 DEP RT REC'D FOR STONEKEEP LC

FIRST AMENDMENT TO THE CONDOMINIUM DECLARATION

FOR

ORCHARD PINES P.U.D. RESIDENTIAL PHASE 1 and 2

On September 24, 2008 the Condominium Declaration for Orchard Pines Phase 1 (the "Declaration") was recorded with the Davis County Recorder as Entry No. 2394499 in Book No. 4621 at Pages 940 through 967.

Pursuant to Section 16.02 of the Declaration and in accordance with Section 57-8 of the Utah Code Annotated, Declarant (Stonekeep L.C.) hereby exercises its right to further amend the declaration by creating additional Units within a portion of the Expandable Land identified in the Declaration. The Legal description of the Expandable Land, which is hereby expanded is identified in Exhibit A attached hereto, and shall hereinafter be referred to Phase 2 of Orchard Pines. The ten (10) additional Units shall be designated as Units 25 through 34, Bountiful, Utah address.

Pursuant to the Declaration, the additional ten (10) Units associated with Phase 2 shall be subject to all the provisions of the Declaration as if they were part of the original Property and Project. The new allocation of shared Common Expenses among the Units shall be consistent with Section 7.02 of the Declaration.

IN WITNESS WHEREOF, the Declarant has hereunto caused its name to be signed by the signature of its duly authorized agent this 7 day of August, 2013.

STONEKEEP L.C.

STATE OF UTAH

COUNTY OF WILLS

ss.

The foregoing instrument was acknowledged before me this $27\,\mathrm{day}$ of 2013, by Brian Knowlton, Managing Member Stonekeep L.C.

Residing at:

My Commission Expires: April 26,2014

NOTARY PUBLIC NARGARET CARTER HAWKINS Commission No. 582422 Commission Expires APRIL 26, 2014 STATE OF UTAH

2763604 BK 5843 PG 116

Exhibit A

To First Amendment Condominium Declaration for Orchard Pines Phase 1 and 2

BEGINNING AT A POINT NORTH 795.81 FEET AND WEST 1268.68 FEET AND NORTH 89°06'30" WEST 242.93 FEET AND NORTH 00°53'30" EAST 10:00 FEET FROM THE EAST QUARTER CORNER OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 89°06'30" WEST 66.26 FEET; THENCE 11.65 FEET ALONG THE ARC OF A 20:00 FOOT NON TANGENT CURVE TO THE RIGHT (CHORD BEARS NORTH 15°47'39" WEST 11.48 FEET); THENCE NORTH 00°53'30" EAST 101.19 FEET, THENCE 20:39 FEET ALONG THE ARC OF A 15:00 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS NORTH 39°49'45" EAST 18:85 FEET); THENCE 44:97 FEET ALONG THE ARC OF A 52:00 FOOT REVERSE CURVE TO THE LEFT (CHORD BEARS NORTH 39°59'37" EAST 43:58 FEET); THENCE NORTH 29°13'14" EAST 111.16 FEET; THENCE 37:64 FEET ALONG THE ARC OF A 116:00 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS NORTH 19°53'30" EAST 37:47 FEET); THENCE SOUTH 56°51'27" EAST 21:98 FEET; THENCE SOUTH 88°40'28" EAST 27:57 FEET; THENCE SOUTH 59°07'18" EAST \$9:14 FEET; THENCE SOUTH 37°20'47" WEST 234.73 FEET; THENCE SOUTH 60°53'30" WEST 56:01 FEET TO THE POINT OF BEGINNING.