## 2765434 BK 5849 PG 1040

WHEN RECORDED, PLEASE RETURN TO:

Brian Knowlton STONEKEEP LC 70 North Main #106 Bountiful, UT 84010 E 2765434 B 5849 P 1040-1041 RICHARD T. MAUGHAN DAVIS COUNTY, UTAH RECORDER 09/10/2013 04:16 PM FEE \$51.00 Pas: 2 DEP RT REC'D FOR BOUNTIFUL CITY

SECOND AMENDMENT TO THE CONDOMINIUM DECLARATION

FOR

ORCHARD PINES P.U.D. RESIDENTIAL PHASE 1,2 and 3

See Paa PIns)

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 3 of Orchard Pines. The thirteen (13) additional Units shall be designated as Units 35 through 47, Bountiful, Utah address.

Pursuant to the Declaration, the additional thirteen (13) Units associated with Phase 3 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 77 day of August, 2013.

STONEKEEP L.C. Member STATE OF UTAH SS.

COUNTY OF DAVIS

The foregoing instrument was acknowledged before me this 27day of

\_\_ 2013, by Brian Knowlton, Managing Member Stonekeep L.C.

**NOTARY PUBLIC** MARGARET CARTER HAWKINS ! Commission No. 582422 Commission Expires APRIL 26, 2014

Notary Públic

Residing at: Bount ful Ut

My Commission Expires: April 26, 2014

STATE OF UTAH

2765434 BK 5849 PG 1041

## Exhibit A

## To First Amendment

## Condominium Declaration for Orchard Pines Phase 1,2 and 3

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 66,01 FEET AND NORTH 37°20'47" EAST 234.73 FEET FROM THE EAST QUARTER CORNER OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 59°07'18" WEST 59.11 FEET; THENCE NORTH 88°40'28" WEST 27.57 FEET; THENCE NORTH 56°51'27" WEST 21.98 FEET; THENCE NORTH 10°37'45" EAST 49.65 FEET; THENCE 14.08 FEET ALONG THE ARC OF A 10.00 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS NORTH 50°57'53" EAST 12.95 FEET); THENCE SOUTH 88°42'00" EAST 9.64 FEET; THENCE NORTH 01°18'00" EAST 104.32 FEET; THENCE SOUTH 88°43'54" EAST 252.60 FEET; THENCE SOUTH 45°09'22" WEST 111.46 FEET; THENCE SOUTH 41°26'20" WEST 44.08 FEET; THENCE SOUTH 00°56'00" EAST 56.33 FEET; THENCE SOUTH 87°27'05" WEST 58.58 FEET; THENCE SOUTH 37°20'47" WEST 35.04 FEET TO THE POINT OF BEGINNING.

05-140-0001 thrus 0025 (Ph-1) 05-145-0025 thrus 0035 (Ph-2) 05-146-0035 -9 00 48