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RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
02/25/2014 01:28 PM
FEE \$22.00 Pgs: 4
DEP RT REC'D FOR LAYTON CITY

THIRD SUPPLEMENTARY DECLARATION OF PROTECTIVE
COVENANTS OF WEAVER MEADOWS PHASE 1 SUBDIVISION

11-742-0401 thru 0407

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**THIRD SUPPLEMENTARY DECLARATION OF PROTECTIVE
COVENANTS OF WEAVER MEADOWS PHASE 1 SUBDIVISION**

THIS THIRD SUPPLEMENTARY DECLARATION of Protective Covenants (the "Supplementary Declaration") is made by Perry Development, LLC, a Utah limited liability company, hereinafter referred to as "Supplementary Declarant". All capitalized terms not otherwise defined herein shall have the meanings ascribed to them in that certain Declaration of Protective Covenants Weaver Meadows Phase 1 Subdivision, dated March 9, 2004 and recorded in the office of the county recorder for Davis County, State of Utah as Entry No: 1969111 in Book: 3493 at Page: 1153 (the "Declaration")

WITNESSETH

WHEREAS Supplementary Declarant is the Declarant under the Declaration;

WHEREAS pursuant to Article III of the Declaration the Declarant, in its capacity as Supplementary Declarant under this Supplementary Declaration, is authorized to expand the Project and add new Lots to the Project;

WHEREAS Supplementary Declarant pursuant to the rights set forth in the Declaration desires to the Project to cover certain real property located in the City of Layton, Davis County, State of Utah, more particularly described as:

All of Lots 401 through 407 ("Lot[s]") and all appurtenant designated Common Elements and Public Roadways of Weaver Meadows Phase 4A Subdivision (the "Additional Land"), according to the official plats thereof filed with the Davis County Recorder in Davis County, State of Utah, and as further described on **EXHIBIT A** attached hereto;

WHEREAS the Supplementary Declarant has determined to add such Additional Land to the Project in accordance with the Declaration and the terms of this Supplementary Declaration, such Additional Land being eligible for addition to the Project pursuant to the terms of the Declaration;

NOW THEREFORE, Supplementary Declarant hereby declares on its behalf and on behalf of all owners in the Project, for the purpose of protecting the value and desirability of the Additional Land, that all of the Additional Land, including the Lots and the Common Elements if any included in the Additional Land, shall be held, sold and conveyed subject to the provisions of the Declaration and the terms of this Supplementary Declaration and that the Declaration and this Supplementary Declaration shall be binding on all parties having any right, title or interest in the Additional Land, the Lots, the Common Elements or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner thereof.

1. Merger with Declaration and Interpretation of Supplementary Declaration. This Supplementary Declaration shall merge with and become a part of the Declaration upon its recording in the office of the Davis County Recorders Office. This Supplementary Declaration shall be considered to be an addition to the Declaration and shall not be construed to alter or change any provision of the Declaration unless otherwise specifically stated herein.

IN WITNESS WHEREOF, the undersigned, being the Supplementary Declarant herein, has hereunto set its hand this 5th day of December, 2013.

SUPPLEMENTARY DECLARANT:

PERRY DEVELOPMENT, LLC,
A Utah limited liability company

By: William O. Perry, III
William O. Perry, III, its Manager

STATE OF UTAH)
)ss.
COUNTY OF SALT LAKE)



The foregoing instrument was acknowledged before me William O. Perry, III, the Manager of the Supplementary Declarant.

Carolyn M Woolsey
NOTARY PUBLIC

EXHIBIT A

BOUNDARY DESCRIPTIONS

"PARCEL 1"

LOTS 401-406 AND 625 SOUTH)

A portion of the SE1/4 of Section 29, Township 4 North, Range 1 West, Salt Lake Base & Meridian, Layton, Utah, more particularly described as follows:

Beginning at the northerly most corner of Lot 327, WEAVER MEADOWS PHASE 3 Subdivision, according to the Official Plat thereof on file in the Office of the Davis County Recorder, said point being located S89°55'46"E along the ¼ Section line 542.81 feet and South 717.80 feet from the Center ¼ Corner of Section 29, T4N, R1W, S.L.B.& M. (Basis of Bearing: S89°40'50"W along the ¼ Section line from the Center ¼ Corner to the West ¼ Corner of said Section 29); thence N56°54'00"E (Phase 3: N56°53'30"E) along said Plat 212.26 feet; thence S32°50'02"E 362.36 feet; thence S28°37'37"W 186.92 feet; thence S42°17'14"W 36.26 feet; thence N34°42'11"W along the extension of, and along said Phase 3 Plat 235.18 feet; thence N32°54'03"W along said Plat 63.59 feet; thence N34°42'11"W along said Plat 161.43 feet to the point of beginning.

Contains: 1.97+/- acres

"PARCEL "2"

LOT 407 ~~(REDACTED)~~

A portion of the SE1/4 of Section 29, Township 4 North, Range 1 West, Salt Lake Base & Meridian, Layton, Utah, more particularly described as follows:

Beginning at the southerly most corner of Lot 329, WEAVER MEADOWS PHASE 3 Subdivision, according to the Official Plat thereof on file in the Office of the Davis County Recorder, said point being located S89°55'46"E along the ¼ Section line 630.99 feet and South 1,026.04 feet from the Center ¼ Corner of Section 29, T4N, R1W, S.L.B.& M. (Basis of Bearing: S89°40'50"W along the ¼ Section line from the Center ¼ Corner to the West ¼ Corner of said Section 29); thence S34°42'11"E (Phase 3: S34°42'41"E) 112.04 feet; thence S55°17'49"W 174.39 feet; thence N34°42'11"W 93.04 feet to the southwesterly corner of Lot 330, WEAVER MEADOWS PHASE 3; thence N55°17'49"E along said Plat 114.39 feet; thence N37°43'32"E along said Plat 62.94 feet to the point of beginning.

Contains: 16,795+/- s.f.