

When Recorded, Return to:

Woodside Sunset Farms, LLC.

Attn: Garrett Seely

39 East Eagleridge Drive, Suite 100

North Salt Lake, UT 84054

E 2817143 B 6076 P 464-467  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
08/07/2014 12:00 PM  
FEE \$30.00 Pgs: 4  
DEP RT REC'D FOR KAYSVILLE CITY CO  
RP

**DECLARATION OF EXPANSION #14**  
**SUNSET EQUESTRIAN ESTATES**

08-537-1401 → 1414

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REFERENCE IS MADE to that certain Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for Sunset Equestrian Estates, recorded on November 22, 2005 as Instrument No. 2124476 in Book 3917, Page 1135, recorded in the Official Records, Davis County Recorder, Davis County, Utah, and that certain First Certificate of Amendment to the Declaration of Covenants, Conditions, and Restrictions and Reservation of Easements for Sunset Equestrian Estates, recorded on September 29, 2006, as Instrument No. 2206473 in Book 4128, Page 2720, recorded in the Official Records, Davis County Recorder, Davis County, Utah, and that certain Second Certificate of Amendment to the Declaration of Covenants, Conditions, and Restrictions and Reservation of Easements for Sunset Equestrian Estates, recorded on February 02, 2007, as Instrument No. 2241523 in Book 4212, Page 1595-1603 recorded in the Official Records, Davis County Recorder, Davis County, Utah, and that certain Third Certificate of Amendment to the Declaration of Covenants, Conditions, and Restrictions and Reservation of Easements for Sunset Equestrian Estates, recorded on March 3, 2007, as Instrument No. 2250663 in Book 4235, Page 699-703, recorded in the Official Records, Davis County Recorder, Davis County, Utah (collectively referred to herein as the "Declaration").

Pursuant to Section 12, paragraph 12.1 of the Declaration, Declarant reserved the right to further annex additional real property to be subject to the Declaration, and to further such

complementary additions and modifications of the covenants, conditions, and restrictions contained in the Declaration as may be necessary to hereby further annex, to the real property currently covered by the Declaration, that real property described on Exhibit A, attached hereto (“Expansion Property”).

Upon the recordation of this Declaration of Expansion, the covenants, conditions and restrictions and reservation of easements contained in the Declaration shall apply to the Expansion Property in the same manner as if the Expansion Property originally had been covered in the Declaration and constituted a portion of the Original Property. Upon said recordation, the rights, privileges, duties and liabilities of the parties to the Declaration with regard to the Expansion Property shall be the same as with regard to the Original Property, and the rights, obligations, privileges, duties and liabilities of the Owners and occupants of Lots within the Expansion Property shall be the same as those of the Owners and occupants of Lots within the Original Property.

The Identifying Number of each Lot in the Expansion Property is the lot number as shown on the Plat.

Upon the recordation of this Declaration of Expansion, the Expansion Property shall become, and shall thereafter be, subject to the provisions of the Declaration, including, without limitation, the obligations regarding architectural review.

Capitalized terms herein not otherwise defined shall have the meanings set forth in the Declaration.

*[Remainder of page intentionally left blank. Signatures to follow.]*

IN WITNESS WHEREOF, Declarant has executed this Declaration of Expansion #14 as of this  
16 day of June, 2014.

DECLARANT:

**Woodside Sunset Farms, LLC**  
A Utah limited liability company

By: Ryan Ortman  
Ryan Ortman

Its: Manager

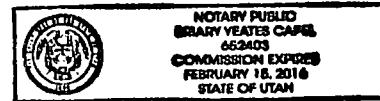
STATE OF UTAH

County of Davis.

On the 16<sup>th</sup> day of June, 2014, personally appeared before me Ryan Ortman who being by me duly sworn did say that he, Ryan Ortman is the Manager of said Woodside Sunset Farms LLC, a Utah limited liability company.

My commission expires: 2/15/2016

Briarey Yeates Capel  
Notary Public



**EXHIBIT A  
EXPANSION PROPERTY**

The Expansion Property is as follows:

**Lots Fourteen Hundred and One (1401) through Fourteen Hundred and Thirteen (1413)** inclusive; contained within Kaysville Sunset Equestrian Estates Plat 14B, recorded in the official records of the Davis County, Utah, Recorder's Office, as Instrument Number \_\_\_\_\_, Book \_\_\_\_\_, Page \_\_\_\_\_ on \_\_\_\_\_, 2014.

**BOUNDARY DESCRIPTION**

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON A COMMON LINE BETWEEN KAYSVILLE SUNSET EQUESTRIAN ESTATES PLAT 14A (ENTRY NO. 2403450, IN BOOK 4653 AT PAGE 22) AND KAYSVILLE SUNSET EQUESTRIAN ESTATES PLAT 6 (ENTRY NO. 2241520, IN BOOK 4212 AT PAGE 1589) AS RECORDED IN THE OFFICE OF THE DAVIS COUNTY RECORDER, SAID POINT LIES NORTH 00°16'22" WEST ALONG THE SECTION LINE 650.02 FEET AND EAST 617.86 FEET FROM THE CENTER QUARTER CORNER OF SECTION 9, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE ALONG THE EAST LINE OF SAID PLAT 14A THE FOLLOWING TWO (2) COURSES: 1) NORTH 40°46'03" WEST 396.57 FEET, AND 2) NORTH 00°19'35" WEST 369.86 FEET TO THE SOUTH LINE OF PARCEL B OF KAYSVILLE SUNSET EQUESTRIAN ESTATES PLAT 8 (ENTRY NO. 2321752, IN BOOK 4412 AT PAGE 572) AS RECORDED IN THE OFFICE OF THE DAVIS COUNTY RECORDER; THENCE SOUTH 88°19'11" EAST ALONG SAID SOUTH LINE AND THE EXTENSION THEREOF 635.23 FEET; THENCE SOUTH 19°30'42" EAST 114.40 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 572.50 FOOT RADIUS TANGENT CURVE TO THE LEFT, THE CENTER OF WHICH BEARS NORTH 70°29'18" EAST, THROUGH A CENTRAL ANGLE OF 05°39'10", A DISTANCE OF 56.48 FEET; THENCE SOUTH 25°09'52" EAST 16.39 FEET TO THE NORTH LINE OF SAID PLAT 6; THENCE ALONG SAID NORTH LINE THE FOLLOWING FIVE (5) COURSES: 1) SOUTH 53°25'42" WEST 56.11 FEET, 2) SOUTHWESTERLY ALONG THE ARC OF A 653.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, THE CENTER OF WHICH BEARS SOUTH 27°34'41" EAST, THROUGH A CENTRAL ANGLE OF 27°34'15", A DISTANCE OF 314.22 FEET, 3) SOUTH 33°15'25" WEST 55.00 FEET; 4) SOUTH 32°19'44" WEST 135.21 FEET, AND 5) SOUTHWESTERLY ALONG THE ARC OF A 547.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS NORTH 57°34'47" WEST, THROUGH A CENTRAL ANGLE OF 101°3'55", A DISTANCE OF 97.68 FEET TO THE POINT OF BEGINNING.

CONTAINING 294,512 SQUARE FEET OR 6.76 ACRES, 13 LOTS, 1 PARCEL TO BE DEEDED TO ADJOINING LAND OWNER, AND 2 ROADS.