

When Recorded, Return to:

Woodside Sunset Farms, LLC.
Attn: Ryan Ortman
39 East Eagleridge Drive, Suite 100
North Salt Lake, UT 84054

E 2867764 B 6270 P 69-72
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
05/19/2015 10:39 AM
FEE \$27.00 Pgs: 4
DEP RT REC'D FOR KAYSVILLE CITY CO
RP

DECLARATION OF EXPANSION # 16
SUNSET EQUESTRIAN ESTATES

08- 556-1517 → 1526

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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.]

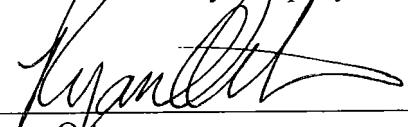
16
X

IN WITNESS WHEREOF, Declarant has executed this Declaration of Expansion #~~16~~ as of this
30 day of April, 2015.

DECLARANT:

Woodside Sunset Farms, LLC
A Utah limited liability company

By:


Ryan Ortman

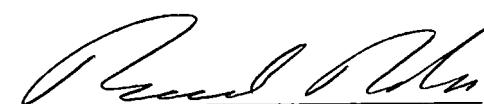
Its: Manager

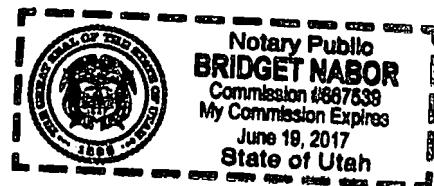
STATE OF UTAH

County of Davis.

On the 30 day of April, 2015, personally appeared before me Ryan Ortman who being by me duly sworn did say that he, Peter Evans is the Manager of said Woodside Sunset Farms LLC, a Utah limited liability company.

My commission expires: June 19, 2017


Notary Public



**EXHIBIT A
EXPANSION PROPERTY**

The Expansion Property is as follows:

Lots Fifteen Hundred and Seventeen (1517) through Fifteen Hundred and Twenty-Six (1526) inclusive; contained within Kaysville Sunset Equestrian Estates Plat 15B, recorded in the official records of the Davis County, Utah, Recorder's Office, as Instrument Number 2867763, Book 6270, Page 69 on 5 - 19, 2015.

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 THE SOUTH LINE OF KAYSVILLE SUNSET EQUESTRIAN ESTATES PLAT 15A RECORDED IN THE OFFICE OF THE DAVIS COUNTY RECORDER AS ENTRY NO. IN BOOK AT PAGE , SAID POINT LIES NORTH 00°16'22" WEST ALONG THE SECTION LINE 2345.78 FEET AND EAST 91.21 FEET FROM THE CENTER OF SECTION 9, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE ALONG SAID SOUTH LINE OF PLAT 15A THE FOLLOWING TWELVE (12) COURSES: 1) NORTH 89°43'56" EAST 130.00 FEET, 2) SOUTHEASTERLY ALONG THE ARC OF A 15.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS SOUTH 00°16'04" EAST, THROUGH A CENTRAL ANGLE OF 90°0'0" A DISTANCE OF 23.56 FEET, 3) NORTH 89°43'56" EAST 55.00 FEET, 4) NORTHEASTERLY ALONG THE ARC OF A 15.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS NORTH 89°43'56" EAST, THROUGH A CENTRAL ANGLE OF 90°0'0" A DISTANCE OF 23.56 FEET, 5) NORTH 89°43'58" EAST 160.53 FEET, 6) EASTERLY ALONG THE ARC OF A 777.50 FOOT RADIUS TANGENT CURVE TO THE LEFT, THE CENTER OF WHICH BEARS NORTH 00°16'04" WEST, THROUGH A CENTRAL ANGLE OF 11°48'08" A DISTANCE OF 160.15 FEET, 7) SOUTHEASTERLY ALONG THE ARC OF A 15.00 FOOT TANGENT CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS SOUTH 12°04'10" EAST, THROUGH A CENTRAL ANGLE OF 86°55'33" A DISTANCE OF 22.76 FEET, 8) NORTH 74°51'23" EAST 55.00 FEET, 9) NORTHEASTERLY ALONG THE ARC OF A 15.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS NORTH 74°51'23" EAST, THROUGH A CENTRAL ANGLE OF 86°55'33" A DISTANCE OF 22.76 FEET, 10) NORTHEASTERLY ALONG THE ARC OF A 777.50 FOOT RADIUS TANGENT CURVE TO THE LEFT, THE CENTER OF WHICH BEARS NORTH 18°13'03" WEST, THROUGH A CENTRAL ANGLE OF 09°11'23" A DISTANCE OF 124.70 FEET, 11) SOUTH 38°19'21" EAST 154.98 FEET AND 12) SOUTH 29°41'23" EAST 304.45 FEET; THENCE SOUTH 70°29'18" WEST 97.53 FEET TO THE EXTENSION OF THE NORTH LINE OF PARCEL B OF KAYSVILLE SUNSET EQUESTRIAN ESTATES PLAT B, AS RECORDED IN THE OFFICE OF THE DAVIS COUNTY RECORDER AS ENTRY NO. 2321752, IN BOOK 4412 AT PAGE 575; THENCE SOUTH 89°45'02" WEST ALONG SAID EXTENSION AND LINE 883.21 FEET TO THE EAST LINE OF SAID PLAT 15A; THENCE NORTH 00°16'04" WEST ALONG SAID EAST LINE 333.48 FEET TO THE POINT OF BEGINNING.

CONTAINING 309,081 SQUARE FEET OR 7.10 ACRES, 10 LOTS, 2 OPEN SPACE PARCELS, AND 2 ROADS.