

E 2881452 B 6313 P 177-192  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
07/21/2015 11:12 AM  
FEE \$44.00 Pgs: 5  
DEP RT REC'D FOR KAYSVILLE CITY CI  
RP

11-776-0215 to 0242  
When recorded mail to:  
Smith Knowles, P.C.  
2225 Washington Boulevard, Suite 200  
Ogden, Utah 84401

**RETURNED**  
**JUL 21 2015**

**SUPPLEMENTAL DECLARATION OF PHASE 2B TO THE  
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS  
For Hill Farms Subdivision  
Davis County, Utah**

This Supplemental Declaration to the Declaration of Covenants, Conditions and Restrictions for Hill Farms Subdivision (the "Supplemental Declaration") is executed this \_\_\_\_\_ day of \_\_\_\_\_, 2015, by Golden Land Management, Inc., a Utah Corporation (the "Declarant") for the purpose of annexing a portion of the Undeveloped Land, as described in Article XXII of the Declaration of Covenants, Conditions and Restrictions for Hill Farms Subdivision (the "Declaration"), referred to and described below, the Lots, consisting of fully improved building Lots.

**RECITALS:**

- A. Declarant is the owner of record of all Lots within Phase 2B, all such Lots are more particularly described in **Exhibit "A"** attached hereto and by this reference made a part hereof (collectively "Lots").
- B. That the Plat for Phase 2B was filed for record and recorded on July 21, 2015, as Entry No. 2881451, Book 6313, Pages, 176 in the official records of the Recorder's Office of Davis County, Utah.
- C. Declarant desires to subject its respective Lots in Phase 2B to the covenants, conditions, restrictions, easements, charges and liens created by that certain Declaration recorded on November 26, 2013, as Entry No. 2778856, Book 5903, Page 658, in the office of the County Recorder of Davis County, Utah.
- D. Article XXII of the Declaration provide for the annexation of Undeveloped Land by Declarant, effective upon the recordation in the office of the County Recorder of Davis County, of the Plat for Phase 2B and this Supplemental Declaration.

NOW, THEREFORE, BE IT DECLARED:

1. Title. This instrument is titled and shall hereinafter be referred to as the "Supplemental Declaration of Phase 2B to the Declaration of Covenants, Conditions and Restrictions for Hill Farms Subdivision."

2. Identification of Annexed Lots. The Lots to be annexed to the Property effective upon the recordation of this Supplemental Declaration are the Lots comprising Phase 2B, more particularly described in **Exhibit "A"** attached hereto. The Lot Type for each of the Lots being annexed hereby is identified in **Exhibit "B"** attached hereto.

3. Annexation. The Lots described in **Exhibit "A"** and the Plat for Phase 2B hereby annexed to the Property and shall hereafter be held, sold, conveyed, encumbered, leased, occupied and improved as part of the Property subject to the covenants, conditions, restrictions, easements, charges and liens set forth in the Declaration, the full text of which is incorporated herein by reference and made a part hereof, as the same may be amended or supplemented.

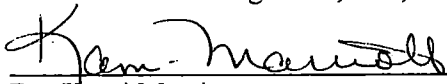
4. General Restrictions and Requirements. All general restrictions and requirements of the Declaration shall apply to the Lots, without exception.

5. Land Classification. The Property annexed herewith as set forth in the Plat for Phase 2B does create separate Lots and Common Areas as depicted in the Plats, which shall all be governed by and made subject to the covenants, conditions, restrictions, easements, charges and liens provided for in the Declaration.

6. Improvements. The Lots shall be improved for residential purposes only and shall include sewer, culinary water, paved road access, electricity and natural gas.

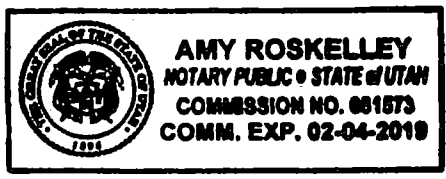
7. Conflict. If any provisions of this Supplemental Declaration conflict with any terms set forth in the Declaration, the terms of this Supplemental Declaration, as to Phase 2B, shall govern.

IN WITNESS WHEREOF, the undersigned have executed this instrument on the year and date first written above.

Golden Land Management, Inc., a Utah Corporation  
  
By: Kami Marriott  
Its: President

STATE OF UTAH                    )  
  : ss  
COUNTY OF WEBER            )

On the 2nd day of June, 2015, personally appeared before me, Kami Marriott, who being by me duly sworn did say that she is the President of Golden Land Management, Inc. a Utah Corporation, and that the within and foregoing instrument was signed on behalf of said company by authority and said President duly acknowledged to me that said company approved the same.



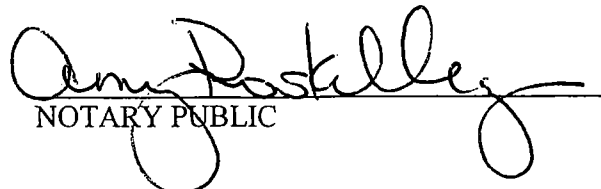
  
NOTARY PUBLIC

EXHIBIT "A"

PHASE 2B BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE NORTHEASTERLY LINE OF ANGEL STREET, SAID POINT BEING LOCATED NORTH 00°07'05" EAST ALONG THE SECTION LINE 878.96 FEET AND WEST 807.97 FEET FROM THE CENTER OF SECTION 32, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN (BASIS OF BEARING IS NORTH 00°05'30" EAST BETWEEN THE SOUTHWEST CORNER AND THE WEST QUARTER CORNER OF SAID SECTION); AND RUNNING THENCE NORTH 39°35'42" WEST ALONG THE NORTHEAST LINE OF SAID STREET 251.61 FEET; THENCE 23.02 FEET ALONG THE ARC OF A 15 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 87°55'54" (CHORD BEARS SOUTH 83°33'39" EAST 20.83 FEET); THENCE 92.93 FEET ALONG THE ARC OF A 427.50 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 12°27'19" (CHORD BEARS NORTH 58°42'04" EAST 92.75 FEET); THENCE NORTH 64°55'43" EAST 115.92 FEET; THENCE 146.34 FEET ALONG THE ARC OF A 772.50 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 10°51'15" (CHORD BEARS NORTH 59°30'06" EAST 146.12 FEET); THENCE NORTH 39°35'42" WEST 118.42 FEET; THENCE NORTH 50°24'18" EAST 150.00 FEET; THENCE NORTH 39°35'42" WEST 40.00 FEET; THENCE NORTH 50°24'18" EAST 170.91 FEET; THENCE SOUTH 38°10'36" EAST 36.79 FEET; THENCE SOUTH 39°35'42" EAST 7.83 FEET; THENCE NORTH 50°24'18" EAST 85.00 FEET; THENCE SOUTH 39°35'42" EAST 160.00 FEET; THENCE SOUTH 23°16'56" EAST 100.41 FEET; THENCE SOUTH 59°35'42" EAST 245.00 FEET; THENCE NORTH 30°24'18" EAST 77.76 FEET; THENCE NORTH 50°24'18" EAST 115.68 FEET TO THE WESTERLY LINE OF WILKIE ESTATES NO. 3, A SUBDIVISION RECORDED WITH THE DAVIS COUNTY RECORDER'S OFFICE; THENCE SOUTH 40°16'30" EAST ALONG SAID WESTERLY LINE 262.99 FEET; THENCE SOUTH 37°48'09" WEST 288.04 FEET; THENCE SOUTH 49°56'19" WEST 106.36 FEET; THENCE SOUTH 50°24'18" WEST 120.00 FEET; THENCE NORTH 39°35'42" WEST 446.29 FEET; THENCE SOUTH 50°24'18" WEST 122.67 FEET; THENCE SOUTH 69°38'00" WEST 57.33 FEET; THENCE SOUTH 50°24'18" WEST 120.13 FEET; THENCE 170.93 FEET ALONG THE ARC OF A 1652.50 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 05°55'36" (CHORD BEARS SOUTH 33°51'43" EAST 170.85 FEET) THENCE SOUTH 50°24'18" WEST 121.51 FEET; THENCE NORTH 33°24'36" WEST 171.00 FEET; THENCE NORTH 37°17'37" WEST 36.67 FEET; THENCE SOUTH 50°24'18" WEST 92.13 FEET TO THE POINT OF BEGINNING.

CONTAINS 437,818 SQ.FT. – 10.05 ACRES - 25 LOTS

EXHIBIT "B"

LOT TYPES

Cottage Lots	Garden Lots	Preserve Lots
	215	
	216	
	217	
	218	
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Pages 181 thru 192

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TIME OF RECORDING  
RICHARD T. MAUGHAN  
Davis County Recorder