

AFTER RECORDING RETURN ORIGINAL TO:

Adams Property LLC
Attn: Mike Flood
1371 North 1075 West, Suite 1
Farmington, UT 84025

E 2914882 B 6429 P 405-407
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
01/11/2016 11:50 AM
FEE \$49.00 Pgs: 3
DEP RTT REC'D FOR LAYTON CITY

10-305-0101 thru 0111
10-306-0209 thru 0235

**AMENDMENT TO THE
MASTER DECLARATION OF COVENANTS, CONDITIONS &
RESTRICTIONS D**

OF

EASTRIDGE PARK PRUD master community

Layton City, Utah

A Group of Residential Subdivisions & Developments

(Eastridge Park PRUD Phase 1A, 2B)

ADAMS PROPERTY LLC
A Utah limited liability company
DEVELOPER / DECLARANT

**AMENDMENT TO THE MASTER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR THE EASTRIDGE PARK PRUD MASTER COMMUNITY**

This Amendment to the Master Declaration of Covenants, Conditions, and Restrictions of the EASTRIDGE PARK PRUD master community (hereinafter known as "Original Declaration"), filed with Davis County, December 18, 2015, as Entry No. 29111111, Book 6416, Pages 178 through 223, is made and executed this 7th day of JANUARY, 2016 by, ADAMS PROPERTY LLC, a Utah limited liability company (hereinafter the "Declarant" or "Developer").

**ARTICLE I
RECITALS**

WHEREAS, the Declarant previously recorded the Original Declaration as referenced above, wherein "future lots or parcels that are recorded and developed as future phases of EASTRIDGE PARK PRUD master community that were made a part of the 70 acre development parcel granted preliminary plat approval by Layton City on May 7, 2015" were referenced in Article I - Recitals of said Original Declaration, and made subject to and bound by the Original Declaration, and

WHEREAS, at the time of this recording, the Declarant is record owner of certain land situated in Layton City, Davis County, Utah, which consists of the following described real property (hereinafter known as "Property"):

1. All of Lots 101 through 109 of EASTRIDGE PARK PRUD PHASE 1A, inclusive, along with and inclusive of all Common Area and Open Space parcels, located in the City of Layton City, according to the official approved final plats thereof, as recorded in the office of the County Recorder of Davis County, State of Utah; and,
2. All of Lots 209 through 232 of EASTRIDGE PARK PRUD PHASE 2B, inclusive, along with and inclusive of all Common Area and Open Space parcels, located in the City of Layton City, according to the official approved final plats thereof, as recorded in the office of the County Recorder of Davis County, State of Utah; and,

WHEREAS, at the time of this recording, it is the desire and intention of the Declarant and record owner of Property, to: i) subdivide and sell Property as described above; ii) by the execution of this instrument, impose upon the Property mutually beneficial restrictions under a general plan of improvement for the benefit of all of said Lots and the Owners thereof.

THEREFORE, it is the intention and desire of the Declarant that the Property shall be held, conveyed, mortgaged, encumbered, leased, rented, used, occupied, sold, and improved subject to the provisions and conditions of the covenants, conditions, agreements, restrictions, easements, reservations, limitations and equitable servitudes set forth in the Original Declaration, together with the amendments set forth herein (if any); and shall be enforceable equitable servitudes, where reasonable, shall run with the land, and shall be binding upon Declarant, upon its successors and assigns, and upon all parties having or acquiring any right, title or interest in or to any portion of said Property.

