

When recorded mail to:
Destination Homes
67 South Main Street
Layton, Utah 84041

**SUPPLEMENTAL DECLARATION OF PHASES 1A, 1B, 1BB, 1C, 1D, and 1E TO THE
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
For Hill Farms Subdivision
Davis County, Utah**

This Supplemental Declaration of Phases 1A, 1B, 1BB, 1C, 1D and 1E to the Declaration of Covenants, Conditions and Restrictions for Hill Farms Subdivision (the "Supplemental Declaration") is executed this 8 day of ^{JULY}~~April~~, 2016, by Golden Land Management, Inc., a Utah corporation, and Legacy Neighborhoods, LLC, a Utah limited liability company (Legacy Neighborhoods, LLC being the "Declarant").

RECITALS:

- A. This Supplemental Declaration is submitted for the purpose of confirming the annexation of portions of the Undeveloped Land, as contained within the recorded Plats for the Phases identified herein, as provided for generally within Declaration and specifically within Article XXII of the Declaration of Covenants, Conditions and Restrictions for Hill Farms Subdivision (the "Declaration").
- B. At the time of the recordation of the Plat for Phase 1A, the Declarant and/or Golden Land Management, Inc. was the owner of record of all Lots within Phase 1A, all such Lots are more particularly described in **Exhibit "A"** attached hereto and by this reference made a part hereof. The Plat for Phase 1A was filed for recorded and recorded on November 26, 2013, as Entry No. 2778853 in Book 5903 at Page 642.
- C. At the time of the recordation of the Plat for Phase 1B, the Declarant and/or Golden Land Management, Inc. was the owner of record of all Lots within Phase 1B, all such Lots are more particularly described in **Exhibit "B"** attached hereto and by this reference made a part hereof. The Plat for Phase 1B was filed for recorded and recorded on November 26, 2013, as Entry No. 2778854 in Book 5903 at Page 643.
- D. At the time of the recordation of the Plat for Phase 1BB, the Declarant and/or Golden Land Management, Inc. was the owner of record of all Lots within Phase 1BB, all such Lots are more particularly described in **Exhibit "C"** attached hereto and by this reference made a part hereof. The Plat for Phase 1BB was filed for recorded and recorded on January 16, 2014, as Entry No. 2785866 in Book 5936 at Page 102.
- E. At the time of the recordation of the Plat for Phase 1C, the Declarant and/or Golden Land Management, Inc. was the owner of record of all Lots within Phase 1C, all such Lots are

SUPPLEMENTAL DECLARATION OF PHASES 1A, 1B, 1BB, 1C, 1D, and 1E TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS For Hill Farms Subdivision

more particularly described in **Exhibit "D"** attached hereto and by this reference made a part hereof. The Plat for Phase 1C was filed for recorded and recorded on February 12, 2014, as Entry No. 2789772 in Book 5954 at Page 216.

- F. At the time of the recordation of the Plat for Phase 1D, the Declarant and/or Golden Land Management, Inc. was the owner of record of all Lots within Phase 1D, all such Lots are more particularly described in **Exhibit "E"** attached hereto and by this reference made a part hereof. The Plat for Phase 1D was filed for recorded and recorded on February 19, 2014, as Entry No. 2790458 in Book 5858 at Page 26.
- G. At the time of the recordation of the Plat for Phase 1E, the Declarant and/or Golden Land Management, Inc. was the owner of record of all Lots within Phase 1E, all such Lots are more particularly described in **Exhibit "F"** attached hereto and by this reference made a part hereof. The Plat for Phase 1E was filed for recorded and recorded on September 9, 2014, as Entry No. 2822535 in Book 6098 at Page 219.
- H. To the extent not already completed, Declarant and/or Golden Land Management, Inc. desires to submit and subject the Lots in Phase 1A, 1B, 1BB, 1C, 1D, and 1E to the covenants, conditions, restrictions, easements, charges and liens created by that certain Declaration of Covenants, Conditions & Restrictions for Hill Farms Subdivision recorded on November 26, 2013, as Entry No. 2778856, Book 5903, Page 658, in the office of the County Recorder of Davis County, Utah, as supplemented hereby.
- I. In addition, the Declarant, in accordance with Article 23.4, may at its sole direction during the Class B Control Period modify the Declaration, including the annexation of additional property within the Undeveloped Land.
- J. For any real property owned by Golden Land Management, Inc. that becomes annexed into the Subdivision, Golden Land Management, Inc. has appointed Legacy Neighborhoods, LLC as the Declarant for the Subdivision, with all the corresponding rights and administrative functions.
- K. The real property described in **Exhibits A-F** are collectively referred to as "Lots".

NOW, THEREFORE, BE IT DECLARED:

COVENANTS, CONDITIONS AND RESTRICTIONS

1. Recitals. The above Recitals are specifically incorporated herein by reference and made a part hereof.
2. Definitions. All terms used but not defined herein shall have the meanings given them under the Declaration of Covenants, Conditions & Restrictions for Hill Farms Subdivision, as amended ("Declaration").

SUPPLEMENTAL DECLARATION OF PHASES 1A, 1B, 1BB, 1C, 1D, and 1E TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS For Hill Farms Subdivision

3. Effective Date. This Supplemental Declaration will take effect on the date recorded at the office of the Davis County Recorder's Office (the "Effective Date").

4. Title. This instrument is titled and shall hereinafter be referred to as the "Supplemental Declaration of Phases 1A, 1B, 1BB, 1C, 1D, and 1E to the Declaration of Covenants, Conditions and Restrictions for Hill Farms Subdivision."

5. Identification of Annexed Lots. The Lots to be annexed to the Property, as confirmed by the recordation of this Supplemental Declaration are the Lots comprising in Phases 1A, 1B, 1BB, 1C, 1D and 1E and more particularly described in **Exhibits "A - F"** attached hereto. The Lot Type for each of the Lots being annexed hereby is identified in **Exhibit "G"** attached hereto.

6. Annexation. To the extent not already completed, the Lots described in **Exhibits "A - F"** and the Plats for Phases 1A, 1B, 1BB, 1C, 1D and 1E are 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 supplemented hereby.

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

8. Land Classification. The real property annexed herewith, as set forth in the Plats for Phases 1A, 1B, 1BB, 1C, 1D and 1E, do 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.

9. 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 Phases 1A, 1B, 1BB, 1C, 1D and 1E, shall govern.

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

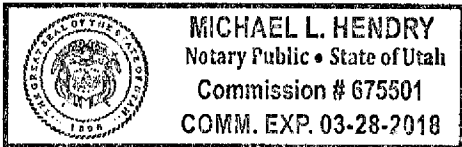
Golden Land Management, Inc.

By:

Kam. Inarivott
Its: President

STATE OF UTAH)
: ss
COUNTY OF WEBER)

On the 8 day of July, 2016, personally appeared before me, ~~Rami Maccioni~~ who being by me duly sworn did say that ~~she~~ is President of Golden Land Management, Inc. and that the within and foregoing instrument was signed in behalf of said corporation and the said he duly acknowledged to me that he executed the same.



[Signature]
NOTARY PUBLIC

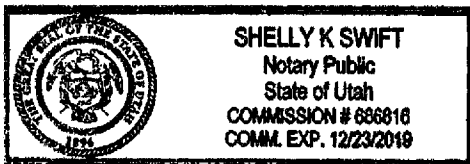
Legacy Neighborhoods, LLC, the Declarant

By:

David S. Bailey
Its: MANAGING MEMBER

STATE OF UTAH)
: ss
COUNTY OF WEBER Davis

On the 30 day of June, 2016, personally appeared before me, David S. Bailey, who being by me duly sworn did say that he/she is an authorized agent of Legacy Neighborhoods, LLC, and that the within and foregoing instrument was signed in behalf of said limited liability company and duly acknowledged to me that he/she executed the same.



[Signature]
NOTARY PUBLIC

EXHIBIT "A"

Phase 1A

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A POINT ON THE WEST LINE OF ANGEL STREET, SAID POINT BEING LOCATED SOUTH 89°56'03" WEST (SOUTH 89°54' WEST BY RECORD,) ALONG SECTION LINE 569.16 FEET, AND NORTH 489.53 FEET FROM THE CENTER OF SAID SECTION 32, (THE BASIS OF BEARING BEING NORTH 00°05'30" EAST BETWEEN THE SOUTHWEST CORNER AND THE WEST QUARTER CORNER OF SAID SECTION 32); AND RUNNING THENCE SOUTH 50°24'18" WEST 190.85 FEET; THENCE NORTH 39°35'42" WEST 115.00 FEET; THENCE NORTH 50°24'18" EAST 10.00 FEET; THENCE NORTH 39°35'42" WEST 89.27 FEET; THENCE NORTH 50°24'18" EAST 180.85 FEET TO SAID WEST LINE OF ANGEL STREET; THENCE SOUTH 39°35'42" EAST ALONG SAID WEST LINE 204.27 FEET TO THE POINT OF BEGINNING.

CONTAINS 38,093 SQ.FT. - 0.87 ACRES - 2 LOTS

EXHIBIT "B"

Phase 1B

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A POINT ON THE WEST LINE OF ANGEL STREET, SAID POINT BEING LOCATED SOUTH 89°56'03" WEST (SOUTH 89°54' WEST BY RECORD,) ALONG SECTION LINE 569.16 FEET, AND NORTH 489.53 FEET FROM THE CENTER OF SAID SECTION 32, (THE BASIS OF BEARING BEING NORTH 00°05'30" EAST BETWEEN THE SOUTHWEST CORNER AND THE WEST QUARTER CORNER OF SAID SECTION 32); AND RUNNING THENCE SOUTHEASTERLY ALONG SAID WEST LINE (2) COURSES AS FOLLOWS: (1) SOUTH 39°35'42" EAST 112.62 FEET, AND (2) SOUTH 33°09'55" EAST 35.05 FEET TO THE NORTHEAST CORNER OF LOT 6, OF CHARLY'S ACRES AMENDED #2 SUBDIVISION AS RECORDED WITH THE DAVIS COUNTY RECORDERS OFFICE AND RE-ESTABLISHED IN THE FIELD IN JUNE 2013; THENCE SOUTH 50°26'59" WEST ALONG THE NORTH LINE OF SAID SUBDIVISION 186.93 FEET; THENCE NORTH 39°35'42" WEST 147.30 FEET; THENCE NORTH 50°24'18" EAST 190.85 FEET TO SAID WEST LINE AND THE POINT OF BEGINNING.

ALSO, BEGINNING AT A POINT ON THE WEST LINE OF ANGEL STREET, SAID POINT BEING LOCATED SOUTH 89°56'03" WEST (SOUTH 89°54' WEST BY RECORD,) ALONG SECTION LINE 699.35 FEET, AND NORTH 647.08 FEET FROM THE CENTER OF SAID SECTION 32, (THE BASIS OF BEARING BEING NORTH 00°05'30" EAST BETWEEN THE SOUTHWEST CORNER AND THE WEST QUARTER CORNER OF SAID SECTION 32); AND RUNNING THENCE SOUTH 50°24'18" WEST 180.85 FEET; THENCE NORTH 39°35'42" WEST 340.00 FEET; THENCE NORTH 50°24'18" EAST 180.85 FEET TO SAID WEST LINE; THENCE SOUTH 39°35'42" EAST ALONG SAID WEST LINE 340.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 89,549 SQ.FT. - 2.06 ACRES - 7 LOTS

EXHIBIT "C"

Phase 1BB

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A POINT ON THE NORTHERLY LINE OF CHARLY'S ACRES SUBDIVISION AMD #2, AS RECORDED AT THE OFFICE OF THE DAVIS COUNTY RECORDER, SAID POINT BEING LOCATED SOUTH 89°56'03" WEST (SOUTH 89°54' WEST BY RECORD) ALONG SECTION LINE 818.96 FEET, AND NORTH 92.29 FEET FROM THE CENTER OF SAID SECTION 32, (THE BASIS OF BEARING BEING NORTH 00°05'30" EAST BETWEEN THE SOUTHWEST CORNER AND THE WEST QUARTER CORNER OF SAID SECTION 32); AND RUNNING THENCE NORTH 39°35'42" WEST 262.10 FEET; THENCE NORTH 50°24'18" EAST 90.00 FEET; THENCE NORTH 39°35'42" WEST 88.54 FEET; THENCE SOUTH 50°24'18" WEST 155.00 FEET; THENCE NORTH 39°35'42" WEST 90.00 FEET; THENCE NORTH 02°43'30" WEST 25.00 FEET; THENCE NORTH 39°35'42" WEST 20.00 FEET; THENCE NORTH 50°24'18" EAST 20.00 FEET; THENCE NORTH 39°35'42" WEST 240.00 FEET; THENCE NORTH 50°24'18" EAST 120.00 FEET; THENCE NORTH 48°52'53" EAST 55.02 FEET; THENCE NORTH 50°24'18" EAST 120.00 FEET; THENCE SOUTH 39°35'42" EAST TO AND ALONG THE WEST LINE OF HILL FARMS PHASE 1B AND PHASE 1A, SUBDIVISION PLATS RECORDED AT THE OFFICE OF THE DAVIS COUNTY RECORDER, 460.00 FEET; THENCE SOUTH 50°24'18" WEST ALONG SAID PHASE 1A 10.00 FEET; THENCE SOUTH 39°35'42" EAST ALONG THE WESTERLY LINES OF SAID PHASES 1A AND 1B 262.30 FEET TO THE NORTHEASTERLY LINE OF SAID CHARLY'S ACRES SUBDIVISION; THENCE SOUTH 50°26'59" WEST ALONG SAID NORTHEASTERLY LINE 255.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 195,821 SQ.FT. - 4.50 ACRES - 18 LOTS

EXHIBIT "D"

Phase 1C

A PARCEL OF LAND LOCATED IN THE NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 32, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A POINT ON THE NORTH LINE OF 200 NORTH STREET, SAID POINT BEING LOCATED SOUTH 89°56'03" WEST (SOUTH 89°54' WEST BY RECORD) ALONG SECTION LINE 908.65 FEET, AND NORTH 18.34 FEET FROM THE CENTER OF SAID SECTION 32, (THE BASIS OF BEARING BEING NORTH 00°05'30" EAST BETWEEN THE SOUTHWEST CORNER AND THE WEST QUARTER CORNER OF SAID SECTION 32); AND RUNNING THENCE SOUTHWESTERLY ALONG SAID NORTH LINE 383.50 FEET ALONG THE ARC OF A NON-TANGENT 994.93 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 22°05'06" (CHORD BEARS SOUTH 61°29'31" WEST 381.13 FEET) TO A POINT OF TANGENCY; THENCE SOUTH 50°26'59" WEST ALONG SAID LINE 180.39 FEET; THENCE NORTH 39°00'33" WEST ALONG THE EASTERLY LINE OF HAVENWOOD ESTATES SUBDIVISION, A PLAT RECORDED AT THE DAVIS COUNTY RECORDERS OFFICE, 345.09 FEET; THENCE NORTH 39°34'41" WEST ALONG SAID EASTERLY LINE 99.37 FEET; THENCE NORTH 50°24'18" EAST 117.15 FEET; THENCE NORTH 54°39'34" EAST 55.15 FEET; THENCE NORTH 50°24'18" EAST 290.00 FEET; THENCE NORTH 39°35'42" WEST 181.77 FEET; THENCE NORTH 50°24'18" EAST 175.00 FEET TO THE WESTERLY LINE OF HILL FARMS PHASE 1BB, AS RECORDED AT THE OFFICE OF THE DAVIS COUNTY RECORDER; THENCE ALONG SAID SUBDIVISION THE FOLLOWING NINE (9) CALLS: 1) SOUTH 39°35'42" EAST 215.02 FEET; 2) SOUTH 50°24'18" WEST 20.00 FEET; 3) SOUTH 39°35'42" EAST 20.00 FEET; 4) SOUTH 02°43'30" EAST 25.00 FEET; 5) SOUTH 39°35'42" EAST 90.00 FEET; 6) NORTH 50°24'18" EAST 155.00 FEET; 7) SOUTH 39°35'42" EAST 88.54 FEET; 8) SOUTH 50°24'18" WEST 90.00 FEET; 9) SOUTH 39°35'42" EAST 262.10 FEET TO THE NORTHEASTERLY LINE OF CHARLY'S ACRES SUBDIVISION, AS RECORDED AT THE OFFICE OF THE DAVIS COUNTY RECORDER; THENCE SOUTH 50°26'59" WEST ALONG SAID NORTHEASTERLY LINE 116.31 FEET TO SAID NORTH LINE AND THE POINT OF BEGINNING.

CONTAINS 343,401 SQ.FT. - 7.88 ACRES - 20 LOTS

EXHIBIT "E"

Phase 1D

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHWEST CORNER OF HILL FARMS PHASE 1C, A PLAT TO BE RECORDED AT THE DAVIS COUNTY RECORDERS OFFICE, SAID POINT BEING LOCATED SOUTH 89°56'03" WEST (SOUTH 89°54' WEST BY RECORD) ALONG SECTION LINE 1663.18 FEET, AND NORTH 67.17 FEET FROM THE CENTER OF SAID SECTION 32 (THE BASIS OF BEARING BEING NORTH 00°05'30" EAST BETWEEN THE SOUTHWEST CORNER AND THE WEST QUARTER CORNER OF SAID SECTION 32), SAID POINT ALSO BEING ON THE EASTERLY LINE OF HAVENWOOD ESTATES SUBDIVISION, A PLAT RECORDED AT THE DAVIS COUNTY RECORDERS OFFICE; AND RUNNING THENCE NORTHWESTERLY ALONG SAID EASTERLY LINE THE FOLLOWING THREE (3) COURSES: 1) NORTH 39°34'41" WEST 112.16 FEET, 2) NORTH 38°36'17" WEST 121.12 FEET, AND 3) NORTH 39°55'11" WEST 271.80 FEET; THENCE NORTH 50°02'03" EAST 481.58 FEET TO THE WESTERLY LINE OF HILL FARMS PHASE 1C, A PLAT TO BE RECORDED AT THE DAVIS COUNTY RECORDERS OFFICE; THENCE SOUTHEASTERLY AND SOUTHWESTERLY THE FOLLOWING SIX (6) COURSES ALONG THE BOUNDARY OF SAID SUBDIVISION: 1) SOUTH 39°35'42" EAST 190.50 FEET, 2) SOUTH 50°24'18" WEST 20.00 FEET, 3) SOUTH 39°35'42" EAST 321.77 FEET, 4) SOUTH 50°24'18" WEST 290.00 FEET, 5) SOUTH 54°39'34" WEST 55.15 FEET, 6) SOUTH 50°24'18" WEST 117.15 FEET TO THE POINT OF BEGINNING.

CONTAINS 238,709 SQ.FT. - 5.48 ACRES - 16 LOTS

EXHIBIT "F"

Phase 1E

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHWEST CORNER OF HILL FARMS PHASE 1C, A PLAT TO BE RECORDED AT THE DAVIS COUNTY RECORDERS OFFICE, SAID POINT BEING LOCATED SOUTH 89°56'03" WEST (SOUTH 89°54' WEST BY RECORD) ALONG SECTION LINE 1663.18 FEET, AND NORTH 67.17 FEET FROM THE CENTER OF SAID SECTION 32 (THE BASIS OF BEARING BEING NORTH 00°05'30" EAST BETWEEN THE SOUTHWEST CORNER AND THE WEST QUARTER CORNER OF SAID SECTION 32), SAID POINT ALSO BEING ON THE EASTERLY LINE OF HAVENWOOD ESTATES SUBDIVISION, A PLAT RECORDED AT THE DAVIS COUNTY RECORDERS OFFICE; AND RUNNING THENCE NORTHWESTERLY ALONG SAID EASTERLY LINE THE FOLLOWING THREE (3) COURSES: 1) NORTH 39°34'41" WEST 112.16 FEET, 2) NORTH 38°36'17" WEST 121.12 FEET, AND 3) NORTH 39°55'11" WEST 271.80 FEET; THENCE NORTH 50°02'03" EAST 481.58 FEET TO THE WESTERLY LINE OF HILL FARMS PHASE 1D, A PLAT TO BE RECORDED AT THE DAVIS COUNTY RECORDERS OFFICE; THENCE SOUTHEASTERLY AND SOUTHWESTERLY THE FOLLOWING SIX (6) COURSES ALONG THE BOUNDARY OF SAID SUBDIVISION: 1) SOUTH 39°35'42" EAST 190.50 FEET, 2) SOUTH 50°24'18" WEST 20.00 FEET, 3) SOUTH 39°35'42" EAST 321.77 FEET, 4) SOUTH 50°24'18" WEST 290.00 FEET, 5) SOUTH 54°39'34" WEST 55.15 FEET, 6) SOUTH 50°24'18" WEST 117.15 FEET TO THE POINT OF BEGINNING.

CONTAINS 238,709 SQ.FT. - 5.48 ACRES - 16 LOTS

EXHIBIT "G"

LOT TYPES

Cottage Lots	Garden Lots	Preserve Lots
101	106	131
102	107	132
103	108	133
104	137	134
105	138	135
109	139	136
110	140	172
111	141	173
112	142	
113	145	
114	149	
115	150	
116	153	
117	154	
118	155	
119	156	
120	157	
121	158	
122	159	
123	160	
124	161	
125	162	
144	163	
145	164	
146	165	
147	166	
151	167	
152	168	
	169	
	170	
	171	