

1/5
E 3150841 B 7230 P 277-281
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
03/29/2019 09:44 AM
FEE \$46.00 Pgs: 5
DEF RT REC'D FOR KAYSVILLE CITY CO
RP

When recorded mail to:
Destination Homes
67 South Main Street #300
Layton, Utah 84041
Attn: v p of Land

**SUPPLEMENTAL DECLARATION OF PHASE 6
& NOTICE OF ANNEXATION TO THE
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
For Hill Farms Subdivision
Davis County, Utah**

This Supplemental Declaration of Phase 6 to the Declaration of Covenants, Conditions and Restrictions for Hill Farms Subdivision ("Supplemental Declaration - Phase 6") is executed by Legacy Neighborhoods, LLC, a Utah limited liability company ("Declarant"), and hereby supplements that certain Declaration of Covenants, Conditions & Restrictions for Hill Farms Subdivision, as amended, recorded in the Davis County Recorder's Office on November 26, 2013, as Entry No. 2778856, as amended ("Declaration").

RECITALS:

- A. This Supplemental Declaration - Phase 6 is hereby submitted for the purpose of confirming the annexation of certain real property, as contained within the Phase 6 Plat and identified as **Exhibit "A"** herein, as provided for generally within Declaration and specifically within Article XXII of the Declaration. It is anticipated that the Plat for Phase 6 will be recorded contemporaneously with this Supplemental Declaration - Phase 6.
- B. The Declarant desires to submit and subject certain Lots and real property within the Phase 6 Plat, as provided herein, to the covenants, conditions, restrictions, easements, charges and liens created by that certain Declaration, as supplemented hereby.
- C. In addition, the Declarant, in accordance with Article 23.4, may at its sole direction during the Class B Control Period modify and/or supplement the Declaration, including the annexation of additional property.
- D. The Lot Type designations are supplemented as set forth in **Exhibit "B."**

NOW, THEREFORE, BE IT DECLARED:

11-846-0601 TD 0629

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").

3. Effective Date. This Supplemental Declaration - Phase 6 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 Phase 6 to the Declaration of Covenants, Conditions and Restrictions for Hill Farms Subdivision ("Supplemental Declaration - Phase 6").

5. No Other Changes. Except as otherwise expressly provided in this Supplemental Declaration - Phase 6, the Declaration remain in full force and effect without modification.

6. Authorization. The individuals signing for the respective entities make the following representations: (i) he/she has read the Supplemental Declaration - Phase 6, (ii) he/she has authority to act for the entity designated below, and (iii) he/she shall execute the Supplemental Declaration - Phase 6 acting in said capacity.

7. Identification of Annexed Lots. The Lots to be annexed to the Property, as confirmed by the recordation of this Supplemental Declaration - Phase 6, are the Lots comprising Phase 6 and more particularly described the Phase 6 Plat. The Lot Type for each of the Lots being annexed hereby is identified in **Exhibit "B"** attached hereto.

8. Annexation. To the extent not already completed, the Lots described in **Exhibit "A"** and the Phase 6 Plat 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.

9. General Restrictions and Requirements. All general restrictions and requirements of the Declaration shall apply to the Lots within Phase 6.

10. Land Classification & Designation of Lots and Common Areas. The real property annexed herewith, as set forth in the Phase 6 Plat, does create separate Lots and Common Areas, as depicted in the Plat, which shall all be governed by and made subject to the covenants, conditions, restrictions, easements, charges and liens provided for in the Declaration.

11. **Conflict.** If any provisions of this Supplemental Declaration - Phase 6 conflict with any terms set forth in the Declaration, the terms of this Supplemental Declaration - Phase 6, as to Phase 6, shall govern.

IN WITNESS WHEREOF, the undersigned have executed this instrument on the year and date indicated below.

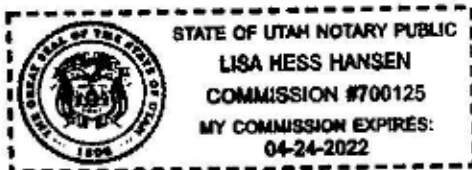
LEGACY NEIGHBORHOODS, LLC

By:

By: David Bailey
Its: Managing Member

STATE OF UTAH)
 : ss
COUNTY OF DAVIS)

On the 7 day of March, 2019, personally appeared before me, David 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.



Lisa Hess Hansen
NOTARY PUBLIC

**EXHIBIT A
LEGAL DESCRIPTION**

Hill Farms Phase 6

Beginning at the intersection of the north line of 200 North Street and the quarter section line, said point being North 0°07'05" East 71.56 feet along the quarter section line from the Center of Section 32, Township 4 North, Range 1 West, Salt Lake Base and Meridian, and running;
Thence North 89°46'14" West 145.47 feet along the north line of 200 North Street to the east lien of Angel Street;

Thence North 61°05'09" West 86.91 feet along the east line of Angel Street;

Thence North 33°09'46" West 18.56 feet along the east line of Angel Street to the southerly most corner of Hill Farms Phase 5;

Thence North 56°50'05" East 37.54 feet along the south line of Hill Farms Phase 5;

Thence South 89°21'54" East 41.55 feet along the south line of Hill Farms Phase 5;

Thence South 61°46'26" East 21.80 feet along the south line of Hill Farms Phase 5;

Thence North 34°26'07" East 288.00 feet along the south line of Hill Farms Phase 5;

Thence southeasterly 257.86 feet along the arc of a 467.79 foot radius curve to the left, (center bears North 34°26'07" East and long chord bears South 79°49'39" East 254.61 feet, with a central angle of 31°35'01") along the south line to a Southeast Corner of Hill Farms Phase 5;

Thence North 8°29'06" West 55.08 feet along the east line of Hill Farms Phase 5;

Thence North 3°51'01" West 111.78 feet along the east line of Hill Farms Phase 5;

Thence North 26°26'07" East 96.52 feet along the east line of Hill Farms Phase 5;

Thence North 50°24'18" East 101.96 feet along the east line to an interior corner of Hill Farms Phase 5;

Thence South 39°35'42" East 53.13 feet along the west line to a Southwest Corner of Hill Farms Phase 5;

Thence North 50°24'18" East 253.94 feet along the south line to a Southeast Corner of Hill Farms Phase 5, also being the west line of Mountain Shadows Estates No. 3;

Thence South 39°48'45" East 507.41 feet along the west line of Mountain Shadows Estates No. 3 to and along the west line to an angle point in the west line of Mountain Shadows Estates No. 1;

Thence South 0°11'17" West 322.49 feet along the west line of Mountain Shadows Estates No. 1 to the north line of 200 North Street;

Thence North 89°48'43" West 652.40 feet along the north line of 200 North Street;

Thence North 85°57'24" West 153.16 feet along the north line of 200 North Street;

Thence North 89°46'14" West 128.04 feet along the north line of 200 North Street to the point of beginning.

Contains 473,182 square feet, 10.863 acres, 27 Lots and 2 Parcels.

EXHIBIT "B"
("Lot Types")

Cottage Lots	Garden Lots	Preserve Lots
617	608	601
618	609	602
619	610	603
	611	604
	612	605
	613	606
	614	607
	615	
	616	
	620	
	621	
	622	
	623	
	624	
	625	
	626	
	627	