

WHEN RECORDED RETURN TO:
Shamrock Village, LLC
14034 S. 145 E. Suite 202
Draper, UT 84020

E 3174426 B 7310 P 522-524
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
07/23/2019 11:56 AM
FEE \$94.00 Pgs: 3
DEP RT REC'D FOR WOODS CROSS CITY

**SUPPLEMENT TO THE DECLARATION OF
COVENANTS, CONDITIONS, AND RESTRICTIONS FOR
SHAMROCK VILLAGE**

06-414-0401 thru 0437

(Phase 4)

This Supplement to the Declaration of Covenants, Conditions, and Restrictions for Shamrock Village ("**Supplemental Declaration**") is executed and adopted by Shamrock Village, LLC, a Utah limited liability company ("**Declarant**").

RECITALS

A. This Supplemental Declaration shall modify and supplement the Declaration of Covenants, Conditions and Restrictions for Shamrock Village ("**Declaration**") recorded with the Davis County Recorder's Office on June 26, 2018 as Entry No. 3101319.

B. Shamrock Village, LLC is the Declarant as identified and set forth in the Declaration and is the owner of the real property subject to this Supplemental Declaration.

C. Under the terms of the Declaration, Declarant reserved the right to expand the Property by the addition of all or a portion of the Additional Land described in the Declaration.

D. Declarant desires to add a portion of the Additional Land as hereinafter provided for.

ANNEXATION

NOW THEREFORE, in consideration of the recitals set forth above, the Declarant hereby declares and certifies as follows:

1. Annexation of Additional Land. Declarant hereby confirms that all of the real property identified on Exhibit A attached hereto, together with (i) all buildings, improvements, and structures situated on or comprising a part of the above-described real property, whether now existing or hereafter constructed; (ii) all easements, rights-of-way, and other appurtenances and rights incident to, appurtenant to, or accompanying said real property; and (iii) all articles of personal property intended for use in connection therewith (collectively referred to herein as the "**Subject Property**") is submitted to and properly annexed into the Declaration. The Subject Property shall hereinafter be held, transferred, sold, conveyed, and occupied subject to the terms, covenants, restrictions, easements, charges, assessments, and liens set forth in the Declaration and all supplements and amendments thereto.

2. Phase 4. The real properties described in Paragraph 1, and the improvements to be constructed thereon, all of which are submitted to the terms and conditions of the

EXHIBIT A
(Legal Description)

All of **Shamrock Village Phase 4 Subdivision**, according to the official plat on file in the office of the Davis County Recorder.

Including Lots 401 through 436 and Parcel E

More particularly described as:

A PARCEL OF LAND SITUATED IN THE ^{NORTH}~~NORTHEAST~~ QUARTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, WOODS CROSS CITY, DAVIS COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH LIES NORTH 00°23'18" WEST 1390.76 FEET AND NORTH 89°48'15" WEST 885.46 FEET FROM THE EAST QUARTER CORNER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 89°48'15" WEST 1837.12 FEET; THENCE NORTH 27°58'42" EAST 350.48 FEET; THENCE SOUTH 62°01'18" EAST 120.00 FEET; THENCE NORTH 27°58'42" EAST 38.15 FEET; THENCE SOUTH 62°01'18" EAST 174.41 FEET; THENCE NORTH 27°58'42" EAST 168.59 FEET; THENCE SOUTH 61°50'41" EAST 118.85 FEET; THENCE NORTH 28°09'19" EAST 28.62 FEET; THENCE SOUTH 61°50'41" EAST 183.00 FEET; THENCE NORTH 28°09'19" EAST 126.08 FEET; THENCE SOUTH 61°50'41" EAST 171.00 FEET TO A POINT ON A CURVE TO THE LEFT, HAVING A RADIUS OF 172.00 FEET, ALONG SAID ARC 15.06 FEET (CHORD BEARS SOUTH 25°38'50" WEST 15.05 FEET); THENCE SOUTH 82°48'18" EAST 101.48 FEET; THENCE NORTH 23°09'41" EAST 39.38 FEET; THENCE SOUTH 89°48'15" EAST 525.46 FEET TO A POINT ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 972.00 FEET, ALONG SAID ARC 21.35 FEET (CHORD BEARS SOUTH 15°05'34" EAST 21.35 FEET); THENCE SOUTH 89°48'15" EAST 163.88 FEET; THENCE SOUTH 0°11'45" WEST 104.40 FEET; THENCE SOUTH 89°46'47" EAST 22.14 FEET; THENCE SOUTH 0°11'45" WEST 155.99 FEET TO THE POINT OF BEGINNING.

CONTAINS 491912.9 SQ. FT. OR 11.3 ACRES, MORE OR LESS.

LESS AND EXCEPTING THE EXISTING PORTION OF 1955 WEST STREET DEDICATED AS PUBLIC RIGHT OF WAY BY SAID DSD WOODS CROSS ELEMENTARY SCHOOL NO. 60 PLAT MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH LIES NORTH 00°23'18" WEST 1390.76 FEET AND NORTH 89°48'15" WEST 953.84 FEET FROM THE EAST QUARTER CORNER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 89°48'15" WEST 56.00 FEET; THENCE NORTH 00°11'45" EAST 14.42 FEET TO A POINT ON A CURVE TO THE LEFT, HAVING A RADIUS OF 972.00 FEET, ALONG SAID ARC 248.69 FEET (CHORD BEARS NORTH 07°08'02" WEST 248.01 FEET); THENCE SOUTH 89°48'15" EAST 57.78 FEET TO A POINT ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 1028.00 FEET, ALONG SAID ARC 248.39 FEET (CHORD BEARS SOUTH 06°43'35" EAST 247.79 FEET); THENCE SOUTH 00°11'45" WEST 14.42 FEET TO THE POINT OF BEGINNING.

CONTAINS 14725.6 SQ. FT. OR 0.3 ACRES, MORE OR LESS

***** Parcel Numbers Have Not Been Assigned *****