

E 3210929 B 7408 P 94-98
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
12/13/2019 08:43 AM
FEE \$98.00 Pgs: 5
DEP RT REC'D FOR LAYTON CITY CORP

98
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RETURNED

DEC 13 2019

When Recorded Return To:

D.R. Horton, Inc.
12351 South Gateway Park Place, Suite D-100
Draper, Utah 84020
Attention: Krisel Travis

09-442-0217 thru 0245

**SECOND AMENDMENT AND SUPPLEMENTAL DECLARATION TO THE
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR
MECHAM MEADOWS**

THIS SECOND AMENDMENT AND SUPPLEMENTAL DECLARATION TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR MECHAM MEADOWS (this "Second Supplemental Declaration") is made as of December 4, 2019, by D.R. HORTON, INC., a Delaware corporation ("Declarant"), with reference to the following:

A. On December 20, 2018, Declarant caused to be recorded as Entry No. 3134903 in Book 7164, beginning at Page 326 in the official records of the Office of the Recorder of Davis County, Utah (the "Official Records"), that certain Declaration of Covenants, Conditions and Restrictions for Mecham Meadows (the "Original Declaration") pertaining to a residential subdivision known as Mecham Meadows.

B. The Original Declaration provides that Declarant shall have the absolute right and option, from time to time at any time, to subject some or all of the Additional Land described in the Original Declaration to the covenants, restrictions, easements, charges and liens set forth in the Original Declaration, which shall be effective upon recording a supplemental declaration in the Official Records.

C. On November 11, 2019, Declarant caused to be recorded as Entry No. 3205318, in the Official Records that certain First Amendment and Supplemental Declaration to the Declaration of Covenants, Conditions and Restrictions for Mecham Meadows (the "First Supplemental Declaration").

D. Pursuant to Article 11 of the Original Declaration, Declarant desires to subject that portion of the Additional Land described on Exhibit "A", which is attached hereto and incorporated herein by this reference (the "Subject Property"), to the Original Declaration, as previously supplemented and amended by the First Supplemental Declaration.

E. Declarant is executing and recording this Second Supplemental Declaration for the purpose of subjecting the Subject Property to the covenants, restrictions, easements, charges and liens set forth in the Original Declaration, as previously supplemented and amended by the First Supplemental Declaration.

NOW, THEREFORE, for the reasons recited above, Declarant hereby declares as follows:

1. All defined terms as used in this Second Supplemental Declaration shall have the same meanings as those set forth in the Original Declaration, as previously supplemented and amended by the First Supplemental Declaration, unless otherwise defined in this Second Supplemental Declaration.

2. The Subject Property is hereby subjected to the Original Declaration, as previously supplemented and amended by the First Supplemental Declaration, and as amended and supplemented by this Second Supplemental Declaration, and the Subject Property shall be held, transferred, sold, conveyed, occupied, improved and developed subject to the covenants, restrictions, easements, charges and liens set forth in the Original Declaration, as previously supplemented and amended by the First Supplemental Declaration, and as amended and supplemented by this Second Supplemental Declaration, which provisions are hereby ratified, approved, confirmed and incorporated herein by this reference, with the same force and effect as if fully set forth herein and made again as of the date hereof. The Subject Land shall hereafter be deemed to be a part of the Property, as such term is defined in Section 2.42 of the Original Declaration.

3. The Subject Land shall hereafter be held, transferred, sold, conveyed, occupied, improved and developed subject to the covenants, restrictions, easements, charges and liens set forth in the Original Declaration, as previously supplemented and amended by the First Supplemental Declaration, and as supplemented and amended by this Second Supplemental Declaration. The provisions of the Original Declaration, as previously supplemented and amended by the First Supplemental Declaration, and as supplemented and amended by this Second Supplemental Declaration, shall run with the Subject Property and shall be binding upon all Persons having any right, title, or interest in the Subject Property or any part thereof, their heirs, successors and assigns and shall inure to the benefit of each Owner thereof.

4. The Original Declaration, as previously supplemented and amended by the First Supplemental Declaration, and as amended and supplemented by this Second Supplemental Declaration, shall collectively be referred to as the "Declaration."

5. Except as amended by the provisions of this Second Supplemental Declaration, the Original Declaration, as previously supplemented and amended by the First Supplemental Declaration, shall remain unmodified and in full force and effect.

IN WITNESS WHEREOF, Declarant has caused this Second Supplemental Declaration to be executed by a person duly authorized to execute the same on the date first above written.

D.R. HORTON, INC.,
a Delaware corporation

By: 
Name: Adam R. Lovel
Title: Vice President

STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged to me this 4 day of December, 2019, by Adam R. Loser, in such persons' capacity as the Vice President of D.R. Horton, Inc., a Delaware corporation.



Krisel P Travis
NOTARY PUBLIC

EXHIBIT "A"
TO
SECOND AMENDMENT AND SUPPLEMENTAL DECLARATION TO THE
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR
MECHAM MEADOWS

Legal Description of the Subject Property

The Subject Property consists of that certain real property located in Davis County, Utah more particularly described as follows:

Mecham Meadows Plat 2B.

A portion of the NW1/4 of Section 10, Township 4 North, Range 1 West, Salt Lake Base & Meridian, located in Layton, Utah, more particularly described as follows:

Beginning at a point located N00°07'20"E along the Section line 1,057.66 feet and East 689.07 feet from the West 1/4 Corner of Section 10, T4N, R1W, S.L.B.& M.; thence N08°28'56"E 85.24 feet; thence along the arc of a curve to the right with a radius of 15.00 feet a distance of 21.34 feet through a central angle of 81°31'04" Chord: N49°14'28"E 19.59 feet; thence East 6.08 feet; thence North 58.00 feet; thence Northwesterly along the arc of a non-tangent curve to the right having a radius of 15.00 feet (radius bears: North) a distance of 23.56 feet through a central angle of 90°00'00" Chord: N45°00'00"W 21.21 feet; thence North 99.67 feet south line of that Real Property described in Deed Book 3197 Page 154 of the Official Records and the south line of the NW1/4 of the NW1/4 of said Section 10; thence S89°48'48"E along said deed 170.21 feet; thence N0°09'30"E 0.51 feet to the southwest corner of WYNDOM SQUARE PLANNED RESIDENTIAL UNIT DEVELOPMENT Phase 1, as monumented and constructed according to the Official Plat thereof on file in the Office of the Davis County Recorder; thence S89°50'30"E along said plat 440.96 feet to the westerly line of WYNDOM HIGHLANDS PHASE 3 Subdivision, as monumented and constructed according to the Official Plat thereof; thence along said plat following two (2) courses: (1) S0°21'28"W 285.29 feet; thence (2) S89°05'07"E 157.76 feet; thence S0°00'20"W 514.71 feet to the northeast corner of Lot 139 of MECHAM MEADOWS PHASE 1, as monumented and constructed according to the Official Plat thereof on file in the Office of the Davis County Recorder; thence along said plat the following three (3) courses: (1) West 110.46 feet; thence (2) North 28.45 feet; thence (3) West 58.00 feet to the northeast corner of Lot 138 of said plat; thence North 88.63 feet; thence along the arc of a curve to the left with a radius of 15.00 feet a distance of 23.56 feet through a central angle of 90°00'00" Chord: N45°00'00"W 21.21 feet; thence North 50.00 feet; thence Northeasterly along the arc of a non-tangent curve to the left having a radius of 15.00 feet (radius bears: North) a distance of 23.56 feet through a central angle of 90°00'00" Chord: N45°00'00"E 21.21 feet; thence North 87.90 feet; thence West 202.98

feet; thence North 158.26 feet; thence East 40.67 feet; thence along the arc of a curve to the left with a radius of 15.00 feet a distance of 23.56 feet through a central angle of 90°00'00" Chord: N45°00'00"E 21.21 feet; thence North 79.21 feet; thence S89°57'38"W 288.91 feet; thence S20°42'10"W 67.48 feet to the northeast corner of Parcel B of said plat; thence N69°07'30"W along said plat 168.06 feet to the point of beginning.

Contains: 6.90 acres+/-

Tax Serial Number(s): _____