

146/4

WHEN RECORDED MAIL TO:

JF GENTILE, LLC
1148 W. Legacy Crossing Blvd., Suite 400
Centerville, Utah 84014

E 3250917 B 7512 P 234-237
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
05/13/2020 08:50 AM
FEE \$146.00 Pgs: 4
DEP RT REC'D FOR LAYTON CITY

TAX ID #: (10-341-0001 through 0064)

10-342-0001 → 0064

**ACKNOWLEDGMENT OF THE
DECLARATION OF
COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR
GENTILE STATION**

THIS ACKNOWLEDGMENT OF DECLARATION OF THE COVENANTS, CONDITIONS, AND RESTRICTIONS FOR GENTILE STATION (the "Acknowledgment") is made and entered into effective as of this 12th day of May, 2020, by JF Gentile, LLC, a Utah limited liability company ("Declarant").

A. Declarant recorded that certain Declaration of Covenants, Conditions, and Restrictions for Gentile Station on January 7, 2020 as entry number 3216540 in the official records of the Davis County Recorder's Office (the "Declaration") for that certain real property situated in Davis County, Utah, described in Exhibit A, attached hereto and incorporated in this Acknowledgment by reference (together with all buildings and improvements previously, now, or hereafter constructed, and all easements and rights appurtenant thereto, the "Project").

B. In connection with the Declaration, Declarant caused that certain original final plat for the Project to be recorded on Jan 7th, 2020 as entry number 3216540 in the official records of the Davis County Recorder's Office (the "Original Plat").

C. Declarant now desires to amend the Original Plat, and in connection with seeking approvals from Layton City for such amended final plat, Layton City has requested that Declarant record an Acknowledgment indicating that the Declaration exists and is enforceable as of the date the amended final plat is approved and recorded.

NOW, THEREFORE, Declarant acknowledges and agrees to the following:

1. **Acknowledgment of CC&Rs.** As of the date this Acknowledgment is executed, Declarant hereby (a) acknowledges, affirms, and ratifies the Declaration, (b) confirms that in connection with the amended final plat for the Project, Declarant does not intend to modify or alter the Declaration in any way, and (c) confirms that the Declaration will remain enforceable as to its terms upon recordation of the amended final plat.
2. **Governing Law.** This Acknowledgment shall be governed by and construed under the laws of the State of Utah.
3. **Does Not Supersede Declaration.** This Acknowledgment does not supersede, modify, or amend the Declaration in any way. Nothing in this Acknowledgment shall be interpreted to limit or alter

Declarant's rights, duties, and obligations arising under or related to the Declaration, but rather shall be interpreted solely as a document executed and recorded to satisfy Layton City's requirement that Declarant acknowledge the existence and enforceability of the Declaration as of the date the amended final plat is approved and recorded.

[SIGNATURE PAGE TO FOLLOW]

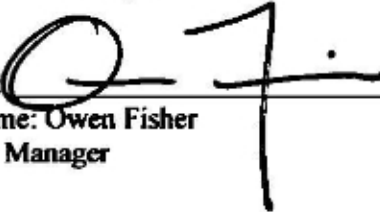
IN WITNESS WHEREOF, Declarant executes this Acknowledgment as of the date set forth above.

GRANTOR:

JF GENTILE, LLC,
a Utah limited liability company

By: J. FISHER COMPANIES, LLC,
a Utah limited liability company

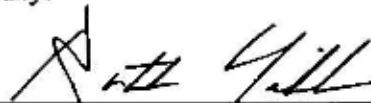
Its: Manager

By:  _____
Name: Owen Fisher
Its: Manager

STATE OF UTAH)
) ss:
COUNTY OF DAVIS)

The foregoing instrument was acknowledged before me this 12TH day of May, 2020, by Owen Fisher, the Manager of J. Fisher Companies, LLC, a Utah limited liability company, which is the Manager of JF Gentile, LLC, a Utah limited liability company.



 _____
Notary Public for the state of Utah

Resides at: DAVIS COUNTY

Exhibit A

The following real property located in Davis County, Utah:

All of Gentile Station, according to the official plat on file in the office of the Davis County Recorder.

Including Units 1 – 63 (Parcel Numbers for individual Units not yet assigned)

More particularly described as:

BEGINNING AT A POINT SOUTH 89°53'10" WEST 719.70 FEET AND NORTH 33.00 FEET FROM THE SOUTHEAST CORNER OF SECTION 20, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 89°53'09" WEST 214.77 FEET; THENCE SOUTH 00°08'50" EAST 33.00 FEET; THENCE SOUTH 89°53'10" WEST 200.14 FEET; THENCE NORTH 0°08'50" WEST 288.00 FEET; THENCE SOUTH 89°53'08" WEST 134.72 FEET; THENCE NORTH 0°08'50" WEST 440.07 FEET; THENCE SOUTH 49°41'41" EAST 719.13 FEET; THENCE SOUTH 0°39'00" EAST 228.81 FEET TO THE POINT OF BEGINNING. CONTAINS 5.17 acres.