

E 3469638 B 7986 P 198-205
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
4/12/2022 10:21:00 AM
FEE \$500.00 Pgs: 8
DEP eCASH REC'D FOR US TITLE COMPANY OF UT

RECORDING REQUESTED BY:
Woodside Homes of Utah, LLC
WHEN RECORDED RETURN TO:
Woodside Homes of Utah, LLC
Attn: Matthew Loveland
460 West 50 North, Suite 300
Salt Lake City, UT 84101

Parcel ID Nos.

121030134, 121030135, 121030137, 150831001, 150831002, 150831003, 150831004, 150831005,
150831006, 150831007, 150831008, 150831009, 150831010, 150831011, 150831012, 150831013,
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**ACCOMMODATION
RECORDING ONLY
U.S. TITLE**

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**FIRST AMENDMENT
TO THE
DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR
SHORELINE SUBDIVISION
An Expandable Planned Unit Development In Davis County**

THIS FIRST AMENDMENT TO THE **DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR SHORELINE SUBDIVISION** (this "First Amendment"), is made as of this 18th day of March, 2022, by Woodside Homes of Utah, L.L.C, a Utah limited liability company ("Declarant").

WITNESSETH:

WHEREAS:

A. The original Declaration of Covenants, Conditions, and Restrictions for Shoreline Subdivision was recorded in the official records of Davis County on March 29, 2021, as Entry Number 3364898 in Book 7726 at page numbers 2888-2942 (the "Original Declaration").

B. Declarant desires to amend the Original Declaration.

C. Pursuant to Section 15.1 of the Original Declaration, the Original Declaration can be amended solely by the Declarant without any additional approval required during the Period of Declarant Control.

NOW, THEREFORE, in consideration of the foregoing premises, and the provisions herein contained, Declarant hereby declares as follows:

1. The Recitals set forth above and Exhibits attached to this First Amendment are each incorporated into the body of this First Amendment as if set forth in full.

2. Exhibit C of the Original Declaration is hereby deleted in its entirety and replaced with Exhibit C attached to this First Amendment.

3. This First Amendment pertains to the real property described on Exhibit A attached hereto and to the other real property that may become subject to the Original Declaration in the future.

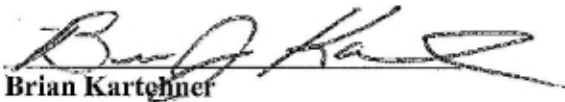
4. Except as expressly modified herein, the Original Declaration shall remain in full force and effect.

5. Capitalized terms used, but not otherwise defined herein shall have the meanings set forth in the Original Declaration.

IN WITNESS WHEREOF, Declarant has executed this First Amendment as of the day and year first written above.

DECLARANT:

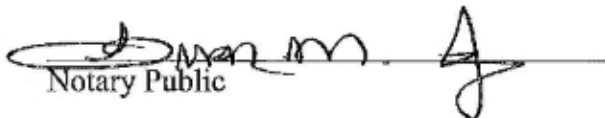
WOODSIDE HOMES OF UTAH, LLC,
a Utah limited liability company

By: 
Brian Kartchner

Its: Authorized Signer

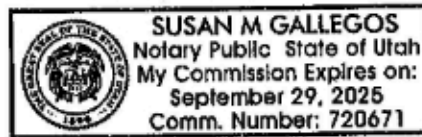
STATE OF UTAH)
) ss
County of Salt Lake)

On the 12 day of April, 2022, personally appeared before me Brian Kartchner who being by me duly sworn did say that he, Brian Kartchner is an authorized signer of said WOODSIDE HOMES OF UTAH, LLC, that executed the within instrument.


Notary Public

Residing at: Salt Lake, Utah

My Commission Expires: 9.29.25



(seal)

EXHIBIT A
LEGAL DESCRIPTION

Shoreline Subdivision

A portion of the NW1/4 and the NE1/4 of Section 21, Township 4 North, Range 2 West, Salt Lake Base & Meridian, located in Syracuse City, Utah, more particularly described as follows:

Beginning at a point located S89°40'58"E along the Section line 811.11 feet from the Northwest Corner of Section 21, T4N, R2W, SLB&M; thence S89°40'58"E along the Section line 197.02 feet to the extension of the Westerly line of SYRACUSE MEADOWS Subdivision, Plat 4, according to the Official Plat thereof on file in the Office of the Davis County Recorder; thence along said SYRACUSE MEADOWS Subdivision, Plat 4, and the extension thereof the following six (6) courses and distances: S00°11'28"W 396.00 feet; thence N89°40'58"W 69.25 feet; thence S00°19'02"W 309.99 feet; thence S04°02'03"W 60.13 feet; thence S89°40'58"E 207.14 feet; thence South 210.39 feet; thence S89°40'58"E along said SYRACUSE MEADOWS Subdivision, Plat 4, and along the Southerly line of SYRACUSE MEADOWS Subdivision, Plat 3, according to the Official Plat thereof on file in the Office of the Davis County Recorder, 1,108.63 feet; thence along said SYRACUSE MEADOWS Subdivision, Plat 3, the following four (4) courses and distances: N73°57'58"E 107.76 feet; thence North 211.39 feet; thence N42°16'31"W 65.83 feet; thence N00°19'02"E 290.19 feet to a point on the Southerly line of SYRACUSE MEADOWS Subdivision, Plat A, according to the Official Plat thereof on file in the Office of the Davis County Recorder; thence along said SYRACUSE MEADOWS Subdivision, Plat A, the following four (4) courses and distances: S89°40'58"E 592.00 feet; thence N00°19'02"E 115.00 feet; thence S89°40'58"E 360.00 feet; thence N00°19'02"E 280.96 feet to the Section line; thence S89°40'44"E along the Section line 4.76 feet; thence S00°19'02"W 1,319.74 feet to the South line of the NW1/4 of the NE1/4 of said Section; thence S89°40'16"E along the 1/16 Section (40 acre) line 53.05 feet to the Northeast Corner of the NW1/4 of the SW1/4 of the NE1/4 of said Section; thence S00°11'36"W along the 1/64 Section (10 acre) line 1,319.75 feet to the Southeast Corner of the SW1/4 of the SW1/4 of the NE1/4 of said Section; thence N89°39'48"W along the 1/4 Section line 663.40 feet to the Center 1/4 Corner of said Section; thence N00°11'31"E along the 1/4 Section line 659.83 feet to the Southeast Corner of the NE1/4 of the SE1/4 of the NW1/4 of said Section; thence N89°40'19"W along the 1/64 Section (10 acre) line 2,653.93 feet to the Southwest Corner of the NW1/4 of the SW1/4 of the NW1/4 of said Section; thence N00°11'28"E along the Section line 309.66 feet to the Southwest corner of that Real Property as described in Deed Book 2902 Page 207 of Official Records of Davis County; thence along said deed the following three (3) courses and distances: S89°48'32"E 440.00 feet; thence N00°11'28"E 200.00 feet; thence N89°48'32"W 440.00 feet to the Section line; thence N00°11'28"E along the Section line 149.33 feet to the Southwest corner of that Real Property as described in Deed Book 6068 Page 463 of Official Records of Davis County; thence S89°48'32"E along said deed 440.00 feet; thence N00°11'28"E along said deed and along the Easterly lines of that Real Property as described in Deed Book 4189 Page 88 of Official Records of Davis County and that Real Property as described in Deed Book 3618 Page 233 of Official Records of Davis County and that Real Property as described in Deed Book 4652 Page 420 of Official Records of Davis County and that Real Property as described in Deed Book 1740 Page 1683 of Official Records of Davis County and that Real Property as described in Deed Book 1105 Page 46 of Official Records of Davis County 875.66 feet to the Southwest corner of that Real Property as described in Deed Book 3888 Page 2453 of Official Records of Davis County; thence along said deed the following two (2) courses and distances: S89°41'00"E 371.14 feet; thence N00°11'11"E 443.36 feet to the point of beginning.

Contains: 103.04 acres+/-

Parkview Subdivision

Beginning at a point on the section line, said point being North 89°48'25" West 1989.98 feet along the section line from the Southeast Corner of Section 21, Township 4 North, Range 2 West, Salt Lake Base and Meridian, (NAD 83 Bearing from the Southeast Corner of Section 21, Township 4 North, Range 2 West, Salt Lake Base and Meridian to the South Quarter Corner of Section 21, Township 4 North, Range 2 West, Salt Lake Base and Meridian is North 89°27'42" West,) and running;

Thence North 89°48'25" West 887.23 feet along the section line to a point on the south line of a Plan of Annexation into The Corporate Limits of Syracuse City recorded on August 28, 2018 as Entry no. 3113664 in Book 7087 at Page 87, (also being on the south line of Gentile Street;)

Thence North 67°47'37" West 116.36 feet, (North 67°47'31" West on said Plan of Annexation) along the south line of said Plan of Annexation and the south line of said Gentile Street to the east line of The Fields Subdivision Phase 1, (also being on a boundary line defined in a Boundary Line Agreement recorded on January 24, 2020 as Entry No. 3220873 in Book 7435 at Pages 1395-1399);

Thence North 0°11'13" East 2589.52 feet along the east line of The Fields Subdivision Phase 1 and beyond, and then back on the east line to an interior corner of The Fields Subdivision Phase 1, (also being on the aforementioned boundary line defined in the aforementioned Boundary Line Agreement);

Thence South 89°40'13" East 331.80 feet along the south line of The Fields Subdivision Phase 1 and the quarter section line to the Center of Section 21, Township 4 North, Range 2 West, Salt Lake Base and Meridian;

Thence South 89°40'13" East 588.29 feet along the south line of The Fields Subdivision Phase 1 and the quarter section line to the west line of 2400 West Street;

Thence South 50°51'42" East 22.18 feet to the west line of 2400 West Street;

Thence Southerly 149.26 feet along the arc of a 1033.00 foot radius curve to the left, (center bears North 89°25'06" East and the long chord bears South 04°43'15" East 149.13 feet with a central angle of 08°16'43") along the west line of 2400 West Street;

Thence Southerly 152.70 feet along the arc of a 967.00 foot radius curve to the right, (center bears South 81°06'54" West and the long chord bears South 04°20'11" East 152.54 feet with a central angle of 09°02'53") along the south line of 2400 West Street;

Thence South 89°48'45" East 33.00 feet to the center line of 2400 West Street, also being the east line of the West One-half of the West One-half of the Southeast Quarter of Section 21, Township 4 North, Range 2 West, Salt Lake Base and Meridian;

Thence South 0°11'15" West 2316.36 feet along the east line of the West One-half of the West One-half of the Southeast Quarter of Section 21, Township 4 North, Range 2 West, Salt Lake Base and Meridian to the point of beginning.

Contains 2,602,280 square feet, 59.740 acres.

EXHIBIT C

LANDSCAPING PLAN

(SEE FOLLOWING PAGES)



EN SIGN
THE SIGNAGE SPECIALISTS

LATIMER
1000 W. 1000 S.
SALT LAKE CITY, UT 84119
Phone: 313.1188

SALT LAKE CITY
Phone: 471.28.0272

PROVED
Phone: 471.28.0272

WEST VALLEY
Phone: 471.28.0272

RECOMMENDED
Phone: 471.28.0272

SHORELINE
SUBDIVISION
2076 SOUTH 3000 WEST
SRYACUSE, UTAH

LANDSCAPE TREE PLAN

SCALE: 1" = 10'-0"

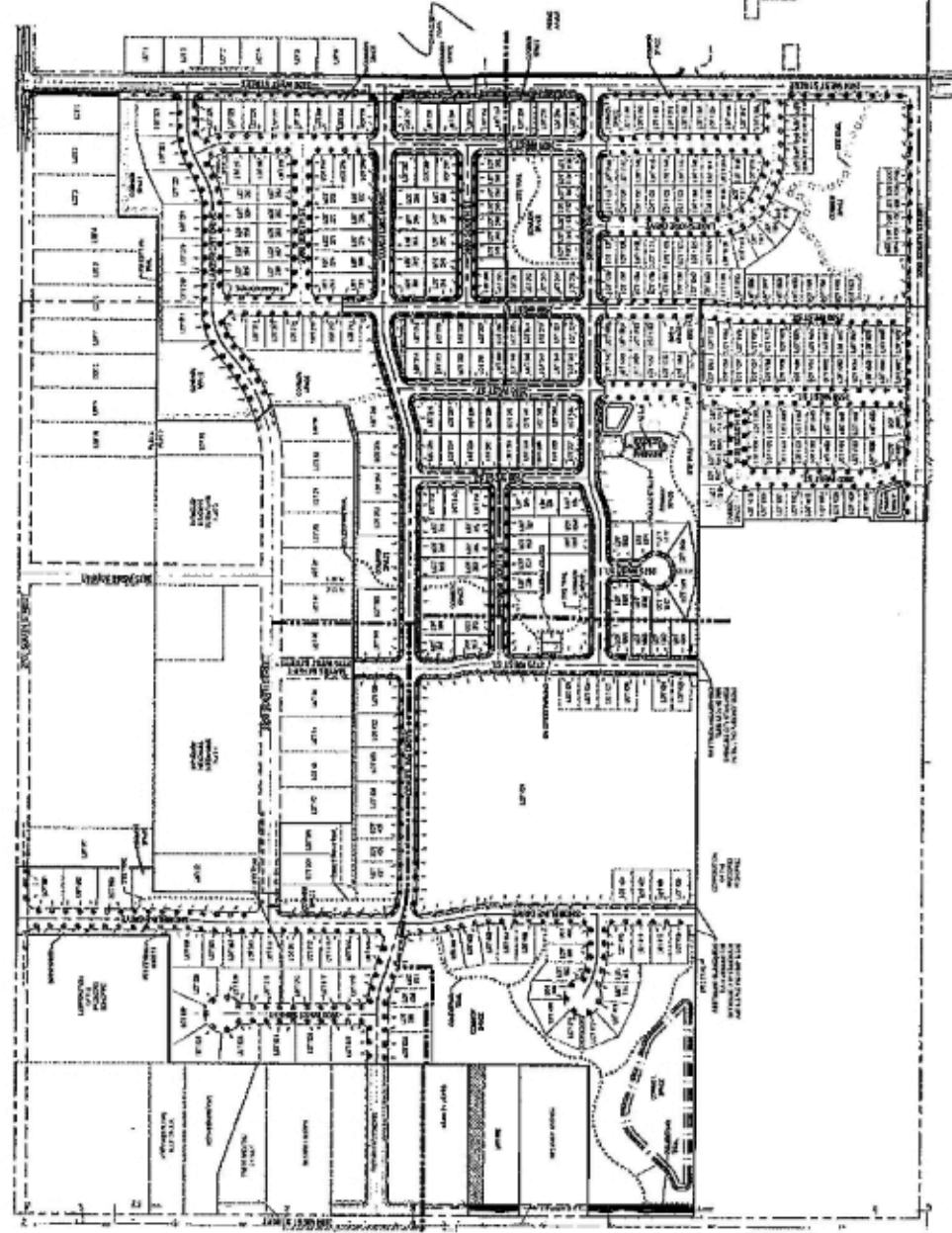
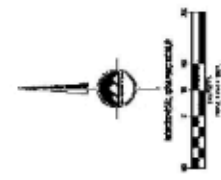
DATE: 08/11/10

PROJECT: 10F1



NOTES:

1. ALL TREES TO BE PLANTED BY THE CONTRACTOR WITHIN THE SPECIFIED TIME FRAME.
2. ALL TREES TO BE PLANTED AT THE SPECIFIED SPACING AND DEPTH.
3. ALL TREES TO BE PLANTED AT THE SPECIFIED LOCATION.
4. ALL TREES TO BE PLANTED AT THE SPECIFIED SIZE AND SPECIES.
5. ALL TREES TO BE PLANTED AT THE SPECIFIED TIME OF YEAR.
6. ALL TREES TO BE PLANTED AT THE SPECIFIED COST.
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8. ALL TREES TO BE PLANTED AT THE SPECIFIED LOCATION.
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12. ALL TREES TO BE PLANTED AT THE SPECIFIED LOCATION.
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14. ALL TREES TO BE PLANTED AT THE SPECIFIED COST.
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16. ALL TREES TO BE PLANTED AT THE SPECIFIED LOCATION.
17. ALL TREES TO BE PLANTED AT THE SPECIFIED TIME OF YEAR.
18. ALL TREES TO BE PLANTED AT THE SPECIFIED COST.
19. ALL TREES TO BE PLANTED AT THE SPECIFIED QUALITY.
20. ALL TREES TO BE PLANTED AT THE SPECIFIED LOCATION.



ENSIGN
THE STRATEGICAL DEVELOPER

LUTHERN
SALT LAKE CITY
SALT LAKE COUNTY
UTAH

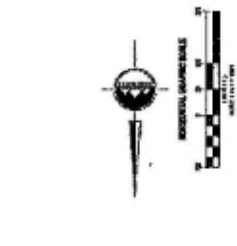
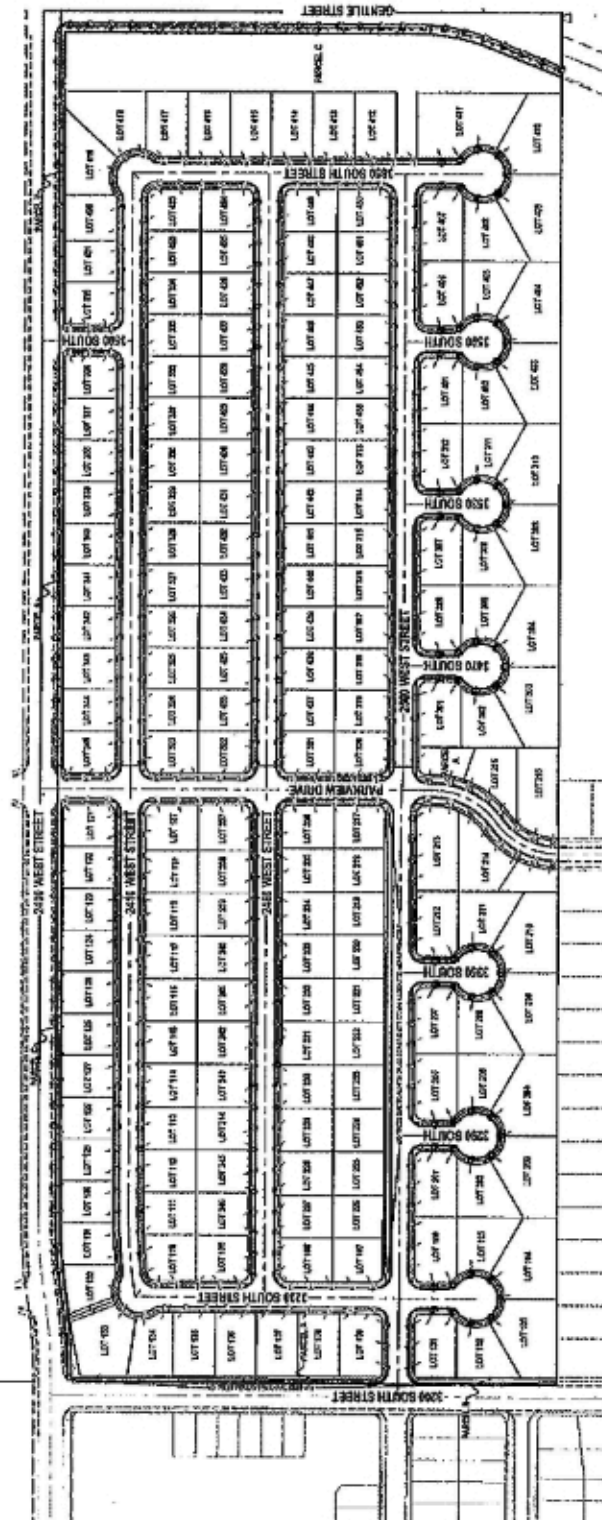
2500 WEST GENTLE STREET
SYRACUSE, UTAH

PARKVIEW AT SHORELINE

SITE TREE PLAN

DATE: 08/11/11
SCALE: AS SHOWN

1 OF 1



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ENSIGN
2500 WEST GENTLE STREET
SYRACUSE, UTAH 84143
TEL: 801.488.1111
WWW.ENSIGN.COM

DATE: 08/11/11
SCALE: AS SHOWN

