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BEEP WILLOW, INC.
11613 WASHINGTON COURT
SANDY, UTAH 84092

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SUPPLEMENT TO
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
OF HIDDEN OAKS PLANNED COMMUNITY
FOR PHASE 2

WESTERN STATES
DEP
Beverly Carter
BEVERLY CARTER

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APR 2 9 08 AM '97
KATIE L. DIXON
REGISTRAR
SALT LAKE COUNTY,
UTAH

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SUPPLEMENT TO
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
OF HIDDEN OAKS PLANNED COMMUNITY
FOR PHASE II

THIS SUPPLEMENT TO DECLARATION, made on the date hereinafter set forth by BIG WILLOW, INC., a Utah corporation with its principle place of business at 11725 Shady Oak Lane, Utah 84092, hereinafter referred to as "Declarant."

WITNESSES:

WHEREAS, Declarant was the owner of Hidden Oaks Planned Unit Development in the City of Sandy, County of Salt Lake, State of Utah, the plat thereof being recorded in Book "85-9" of Plats at Page 162 of the Official Records of the Salt Lake County Recorder;

WHEREAS, Declarant created and recorded DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF HIDDEN OAKS PLANNED UNIT COMMUNITY establishing rights and easements of use and enjoyment of the lots and in and to the common areas described and provided on September 30, 1985 as Entry No 4143787 of the Official Records;

WHEREAS, Article 10 of that DECLARATION provides for the expansion of HIDDEN OAKS PLANNED UNIT DEVELOPMENT and the DECLARATION by way of a new plat for the additional land, and by a SUPPLEMENT to the DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS;

NOW, THEREFORE, Declarant hereby declares that all of the following property described below shall be held, transferred, sold, conveyed, and occupied subject to the covenants, restrictions, easements, charges, conditions and liens set forth in the DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF HIDDEN OAKS PLANNED UNIT DEVELOPMENT as SUPPLEMENTED HEREIN, which are for the purpose of protecting the value and desirability of, and which shall run with, the real property and be binding on all parties having any right, title or interest in the described properties or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner thereof:

Beginning at the South Quarter Corner of Sec.22 Township 3 South, Range 1 East, Salt Lake Base and Meridian and running thence North 89°44'22" West 1362.83 feet along the section line; thence North

317.64 feet; thence East 170.73 feet; thence Northeasterly 95.28 feet along a 97.26 foot radius curve to the left (long chord bears North 62°30'00" East 91.665 feet); thence North 35°00'00" East 1.92 feet to the southerly line of Hidden Oaks Phase I; thence along said southerly line the following ten courses: South 52°56'56" East 152.06 feet; thence South 72°00'00" East 77.55 feet; thence East 116.68 feet; thence North 73°05'28" East 60.43 feet; thence South 87°13'29" East 113.80 feet; thence South 81°43'45" East 134.72 feet; thence South 68°59'53" East 216.30 feet; thence North 77°31'35" East 208.85 feet; thence North 70°38'20" East 97.25 feet; thence North 77°16'22" East 25.39 feet to the section line; thence South 00°09'47" East 250.40 feet along said section line to the point of beginning.

IT IS FURTHER DECLARED, that lots situated in HIDDEN OAKS PLANNED UNIT DEVELOPMENT PHASE II shall be subject to the Building Restrictions for Hidden Oaks set forth in Article 8 of the DECLARATION; that Declarant conveyed to the HIDDEN OAKS HOMEOWNERS ASSOCIATION by recordation of the plat good and marketable title, free and clear of all liens and encumbrances, all common areas situated in HIDDEN OAKS PLANNED UNIT DEVELOPMENT PHASE II; and that the following additional terms and restrictions shall apply:

(a) Form for Conveyancing: Any deed, lease, mortgage, deed of trust, or other instrument conveying or encumbering title to a Lot shall describe the interest or estate involved in Phase II substantially as follows:

"Lot No. _____ contained within Hidden Oaks, a Planned Unit Development, Phase II, as said Lot is identified in the Plat of said Development and in the "Declaration of Covenants, Conditions and Restrictions of Hidden Oaks Planned Unit Development" recorded in the Recorder's Office of Salt Lake County, State of Utah, TOGETHER WITH a right and easement of use and enjoyment in and to the Common Areas described, and as provided for, in said Declaration of Covenants, Conditions and Restrictions as Supplemented."

(b) Garden Home Lot Restrictions: Phase II provides for Garden Home Lots that are identified by "a" and "b" references. They are considered legally separate and buildable lots.

1) Combining Lots: Garden lots may be purchased in any attached combination and made into one lot upon the specific written consent of the Hidden Oaks Architectural Control

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Committee, who's decision is final on all matters. Once purchased and built together, they may not be separated unless, in the opinion of the Committee, it is physically possible without leaving an undesirable property or condition, and only with the specific written consent of same Committee.

2) Dwelling, Quality and Size: Garden Homes shall be of good quality workmanship and material complying with material guidelines of Article 8.03 of the DECLARATION. The ground floor area of Living Units, exclusive of open porches and garages, shall not be less than 1,600 square feet for a one story Living Unit, or less than 2,000 square feet above ground for a Living Unit of more than one story. The Architectural Control Committee may allow smaller plans if the circumstances so justify it.

3) Building Locations: Garden Homes shall be located no nearer than twenty (20) feet to the front lot line; no nearer than twenty (20) feet to the rear lot line; no nearer than five (5) feet to the side yard adjacent to a Garden Home so as to provide a minimum of ten (10) feet between Garden Homes; and ten (10) feet when adjacent to a Non-Garden Home so as to provide a minimum of twenty (20) feet between Garden Homes and Non-Garden Homes. The Committee must approve each side yard combination so as to avoid undue burden on any one Lot Owner. Garden Homes having a private drive adjacent shall consider the edge of the driveway easement over their lot at the lot line for setback and side yard calculations. Accessory Building restrictions shall be similar to those of the DECLARATION (see Article 8), as determined by the Committee on a case by case basis.

4) Construction Materials: Garden Homes shall follow the same material restrictions required of the DECLARATION (see Article 8) as enforced by the Committee.

(c) Exterior Lamp Posts: Exterior free standing lamp posts of a uniform standardized design picked by the Architectural Control Committee shall be required for each Living Unit such to operate automatically.

(d) Golf Course Fencing. Sandy City is requiring a six (6) foot chain link fence to be installed along the Golf Course frontage by Developer as part of the construction of Phase II. Owners are only allowed to move, alter, replace, or remove this fence with the consent of Developer and the Committee.

(e) Incorporation of Declaration: In all respects not inconsistent with this SUPPLEMENT, the DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF HIDDEN OAKS PLANNED UNIT DEVELOPMENT are fully applicable to Hidden Oaks Phase II and are incorporated herein by this reference. The effective day of this

