

After recordation, return to:

**Coventry Highland, L.L.C.**  
c/o Bruce R. Dickerson  
1013 South Orem Blvd.  
Orem, UT 84058

**FIRST SUPPLEMENT TO**  
**DECLARATION OF PROTECTIVE EASEMENTS,**  
**COVENANTS, CONDITIONS AND RESTRICTIONS**  
**(Including Owner Association Bylaws)**

**COVENTRY TOWNHOMES**

**An Expandable Residential Development**

**Highland City, Utah County, Utah**

**THIS FIRST SUPPLEMENT** to the above entitled Declaration (the "First Supplement to Declaration") is made this 24 day of April, 2007, by **COVENTRY HIGHLAND, L.L.C.**, a Utah limited liability company ("Declarant"), in its capacity as the owner and developer of **Coventry Townhomes**, an expandable residential development (the "Development"), pursuant to the following:

**RECITALS:**

A. On or about February 6, 2007, Declarant caused to be recorded in the Public Records the Development's first subdivision plat entitled **Coventry Townhomes Plat "A"** as Entry 18908:2007 Map # 12105 (the "Original Plat"). Concurrently with such recording, Declarant also caused to be recorded in the Public Records as Entry 18909:2007 Pages 1-41, that certain **Declaration of Protective Easements, Covenants, Conditions and Restrictions (Including Owner Association Bylaws)** (the "Original Declaration") pertaining to the Development.

B. Pursuant to Sections 3.03 and 3.04 of the Original Declaration, Declarant is permitted to annex into the Development, by Supplemental Declaration, Additional Land, for purposes of adding additional Units and Common Areas to the Development consistent with those set forth in the Original Plat and with the Original Declaration.

C. Declarant desires hereby to annex the remainder of the Additional Land into the Development as Plat "B", Plat "C" and Plat "D", and to make certain necessary amendments to the Original Declaration.

**NOW, THEREFORE**, Declarant hereby sets forth and declares as follows:

1. All defined terms as used in this First Supplement to Declaration (including the RECITALS) shall have the same meanings as those set forth and defined in the Original Declaration.

2. Through inadvertence, the description of the Original Plat, set forth as **EXHIBIT A** in Section 3.01 of the Original Declaration, is defective and is hereby amended in its entirety to read as set forth and described in **EXHIBIT A**, attached hereto and made a part hereof.

3. That certain real property located in Highland City, Utah County, Utah, described as set forth in **EXHIBIT B**, **EXHIBIT C** and **EXHIBIT D**, attached hereto and made a part hereof, is hereby submitted to the provisions of the Original Declaration as Plat "B", Plat "C" and Plat "D", respectively, and annexed into the Development to be held, improved, sold, transferred, conveyed and occupied as a part thereof:

**TOGETHER WITH** all easements, rights-of-way, and other appurtenances and rights or obligations incident to, appurtenant to, or accompanying the above-described Property, whether or not the same are reflected on the Plats.

**RESERVING UNTO DECLARANT**, however, such easements and rights or obligations of ingress and egress over, across, through, and under the said Property and any improvements (including Buildings) now or hereafter constructed thereon as may be reasonably necessary for Declarant (in a manner which is reasonable and not inconsistent with the provisions of this Declaration): (i) to construct and complete each of the Units and all of the other improvements described in this Declaration or on the Plats, and to do all things reasonably necessary or proper in connection therewith; (ii) to construct and complete on the Additional Land or any portion thereof such improvements as Declarant shall determine to build and add to the Development; and (iii) to improve portions of the Property with such other or additional improvements, facilities, landscaping and television, or other communication systems designed for the use and enjoyment of all the Owners as Declarant may reasonably determine to be appropriate. If, pursuant to the foregoing reservations, the Property or any improvement thereon is traversed or partially occupied by a permanent improvement or utility line, a perpetual easement for such improvement or utility line shall exist. With the exception of such perpetual easements, the reservations hereby effected shall, unless sooner terminated in accordance with their terms, expire 15 years after the date on which this First Supplement to Declaration is recorded in the Public Records.

**THE FOREGOING IS SUBJECT TO:** (i) all liens for current and future taxes, assessments, and charges imposed or levied by governmental or quasi-governmental authorities; (ii) all Patent reservations and exclusions; (iii) all mineral reservations of record and rights incident thereto; (iv) all instruments of record which affect the above-described Property or any portion thereof, including, without limitation, any mortgage (and nothing in this paragraph shall be deemed to modify or amend such mortgage); (v) all visible easements and rights-of-way; (vi) all easements and rights-of-way, encroachments, or discrepancies shown on, or revealed by, a Plat or otherwise existing; (vii) an easement for each and every pipe, line, cable, wire, utility line, or similar facility which traverses or partially occupies the Property at such time as construction of all Development improvements is complete; (viii) all easements necessary for ingress to, egress from, maintenance of, and replacement of all such pipes, lines, cable, wires, utility lines, and similar facilities; and (ix) **TO EACH OF THE EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN THE ORIGINAL DECLARATION AS IT MAY BE AMENDED BY THIS FIRST SUPPLEMENT TO DECLARATION.**

4. Section 3.02 of the Original Declaration is amended in its entirety to read as follows:

**3.02 Division into Units.** The Development is divided into 45 Units designated numerically and alphabetically, as set forth and described on the Plats, with appurtenant and equal rights and easements of use and enjoyment in and to the Development's Common Areas, as well as appurtenant obligations pertaining to Assessments, maintenance, and similar matters, all as set forth in the Original Declaration and the Bylaws embodied therein.

5. Except as amended by the provisions of this First Supplement to Declaration, the Original Declaration shall remain unchanged and, together with this First Supplement to Declaration, shall constitute the entire Declaration of Protective Easements, Covenants, Conditions and Restrictions for the Development, as expanded by the annexation of the Additional Land (**EXHIBIT "B"**, **EXHIBIT "C"**, and **EXHIBIT "D"** hereto) described herein.

6. This First Supplement to Declaration shall be recorded concurrently with the Development's Plats entitled **Coventry Townhomes Plat "B"**, **Coventry Townhomes Plat "C"**, and **Coventry Townhomes Plat "D"**, as the same have been executed and acknowledged by Declarant, accepted by the City, and filed for record in the Public Records.

**EXECUTED** by the Declarant the day and year first above set forth:

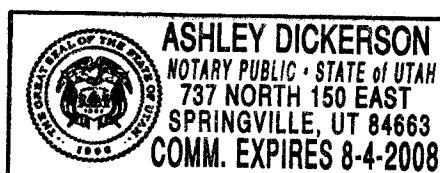
**COVENTRY HIGHLAND, L.L.C.**

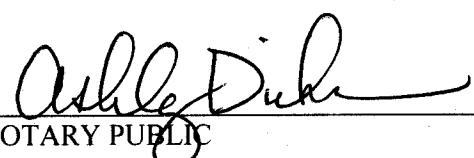
By:   
Bruce R. Dickerson, Manager

**ACKNOWLEDGEMENT**

STATE OF UTAH )  
ss.  
COUNTY OF UTAH )

The within instrument was acknowledged before me this 24 day of April, 2007,  
by **Bruce R. Dickerson** in the capacity indicated.



  
NOTARY PUBLIC

**EXHIBIT A**

to

**DECLARATION OF PROTECTIVE EASEMENTS,  
COVENANTS, CONDITIONS AND RESTRICTIONS**

**COVENTRY TOWNHOMES**

Real property located in Highland City, Utah County, Utah, described as follows:

**BOUNDARY DESCRIPTION**

A PARCEL OF LAND LOCATED IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 4 SOUTH, RANGE 1 EAST, S.L.B.& M., HIGHLAND CITY, UTAH, MORE PARTICULARLY DECRIBED AS FOLLOWS:

COMMENCING AT A FOUND BRASS MONUMENT MARKING THE WEST QUARTER CORNER OF SAID SECTION 36: THENCE N.00°08'13"E. A DISTANCE OF 181.32 FEET ALONG THE SECTION LINE AND EAST A DISTANCE OF 29.51 FEET TO THE REAL POINT OF BEGINNING.

THENCE EAST A DISTANCE OF 84.22 FEET; THENCE S54°23'26"E A DISTANCE OF 56.67 FEET; THENCE EAST A DISTANCE OF 17.16 FEET TO THE POINT OF CURVATURE OF A 35.00-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 45.89 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 75°06'56" AND A CHORD THAT BEARS N52°26'32"E A DISTANCE OF 42.67 FEET; THENCE EAST A DISTANCE OF 20.50 FEET; THENCE SOUTH A DISTANCE OF 160.31 FEET; THENCE WEST A DISTANCE OF 26.17 FEET; THENCE SOUTH A DISTANCE OF 122.63 FEET; THENCE WEST A DISTANCE OF 174.84 FEET; THENCE N.00°09'00"W. A DISTANCE OF 289.93 FEET TO THE POINT OF BEGINNING. CONTAINING 53,246 S.F. OR 1.22 ACRES.

**EXHIBIT B**

to

**DECLARATION OF PROTECTIVE EASEMENTS,  
COVENANTS, CONDITIONS AND RESTRICTIONS**

**COVENTRY TOWNHOMES**

Real property located in Highland City, Utah County, Utah, described as follows:

**BOUNDARY DESCRIPTION**

A PARCEL OF LAND LOCATED IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 4 SOUTH, RANGE 1 EAST, S.L.B.& M., HIGHLAND CITY, UTAH, MORE PARTICULARLY DECRIBED AS FOLLOWS:

COMMENCING AT A FOUND BRASS MONUMENT MARKING THE WEST QUARTER CORNER OF SAID SECTION 36: THENCE N.00°08'31"E. A DISTANCE OF 181.32 FEET ALONG THE SECTION LINE AND EAST A DISTANCE OF 29.51 FEET TO THE REAL POINT OF BEGINNING.

THENCE N.00°09'00"W. A DISTANCE OF 124.32 FEET; THENCE EAST A DISTANCE OF 188.21 FEET; THENCE SOUTH A DISTANCE OF 131.30 FEET; THENCE WEST A DISTANCE OF 6.61 FEET TO THE POINT OF CURVATURE OF A 35.00-FOOT RADIUS TANGENT CURVE TO THE LEFT THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 45.89 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 75°06'56" AND A CHORD THAT BEARS S52°26'32"W A DISTANCE OF 42.67 FEET; THENCE WEST A DISTANCE OF 17.16 FEET; THENCE N54°23'26"W A DISTANCE OF 56.67 FEET; THENCE WEST A DISTANCE OF 84.22 FEET TO THE POINT OF BEGINNING. CONTAINING 25,215 S.F. OR 0.58 ACRES.

**EXHIBIT C**

to

**DECLARATION OF PROTECTIVE EASEMENTS,  
COVENANTS, CONDITIONS AND RESTRICTIONS**

**COVENTRY TOWNHOMES**

Real property located in Highland City, Utah County, Utah, described as follows:

**BOUNDARY DESCRIPTION**

A PARCEL OF LAND LOCATED IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 4 SOUTH, RANGE 1 EAST, S.L.B.& M., HIGHLAND CITY, UTAH, MORE PARTICULARLY DECRIBED AS FOLLOWS:

COMMENCING AT A FOUND BRASS MONUMENT MARKING THE WEST QUARTER CORNER OF SAID SECTION 36: THENCE N00°08'31"E A DISTANCE OF 174.34 FEET ALONG THE SECTION LINE AND EAST A DISTANCE OF 231.30 FEET TO THE REAL POINT OF BEGINNING.

THENCE EAST A DISTANCE OF 360.81 FEET TO THE POINT OF CURVATURE OF A 35.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 54.98 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 90°00'00" AND A CHORD THAT BEARS S45°00'00"E A DISTANCE OF 49.50 FEET;; THENCE SOUTH A DISTANCE OF 184.22 FEET TO THE POINT OF CURVATURE OF A 100.00-FOOT RADIUS TANGENT CURVE TO THE LEFT THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 37.89 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 21°42'40" AND A CHORD THAT BEARS S10°51'20"E A DISTANCE OF 37.67 FEET; THENCE S21°42'40"E A DISTANCE OF 20.85 FEET TO THE POINT OF CURVATURE OF A 120.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 6.58 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 3°08'31" AND A CHORD THAT BEARS S20°08'25"E A DISTANCE OF 6.58 FEET; THENCE S89°50'00"W A DISTANCE OF 405.90 FEET; THENCE WEST A DISTANCE OF 33.15 FEET; THENCE NORTH A DISTANCE OF 122.63 FEET; THENCE EAST A DISTANCE OF 26.17 FEET; THENCE NORTH A DISTANCE OF 160.31 FEET TO THE POINT OF BEGINNING. CONTAINING 115,113 S.F. OR 2.64 ACRES.

**EXHIBIT D****to****DECLARATION OF PROTECTIVE EASEMENTS,  
COVENANTS, CONDITIONS AND RESTRICTIONS****COVENTRY TOWNHOMES**

Real property located in Highland City, Utah County, Utah, described as follows:

**BOUNDARY DESCRIPTION**

A PARCEL OF LAND LOCATED IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 4 SOUTH, RANGE 1 EAST, S.L.B.& M., HIGHLAND CITY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND BRASS MONUMENT MARKING THE WEST QUARTER CORNER OF SAID SECTION 36: THENCE N00°08'31"E A DISTANCE OF 305.64 FEET ALONG THE SECTION LINE AND EAST A DISTANCE OF 217.10 FEET TO THE REAL POINT OF BEGINNING.

THENCE EAST A DISTANCE OF 551.66 FEET; THENCE SOUTH A DISTANCE OF 412.70 FEET; THENCE S89°50'00"W A DISTANCE OF 124.90 FEET TO A POINT OF CURVATURE OF A 120.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 6.58 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 03°08'31" AND A CHORD THAT BEARS N20°08'25"W A DISTANCE OF 6.58 FEET; THENCE N21°42'40"W A DISTANCE OF 20.85 FEET TO A POINT OF CURVATURE OF A 100.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 37.89 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 21°42'40" AND A CHORD THAT BEARS N10°51'20"W A DISTANCE OF 37.67 FEET; THENCE NORTH A DISTANCE OF 184.22 FEET TO A POINT OF CURVATURE OF A 35.00-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 54.98 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 90°00'00" AND A CHORD THAT BEARS N45°00'00"W A DISTANCE OF 49.50 FEET; THENCE WEST A DISTANCE OF 360.81 FEET; THENCE WEST A DISTANCE OF 13.89 FEET; THENCE NORTH DISTANCE OF 131.30 FEET TO THE POINT OF BEGINNING. CONTAINING 112,281 S.F. OR 2.58 ACRES.