

After recordation, return to:

Saddlebrook Estates, L.C.
c/o Lewis Bankhead
P.O. Box 1999
Orem, UT 84059

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ENT 93186;2003 PG 1 of 3
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
2003 Jun 20 1:53 pm FEE 23.00 BY SFS
RECORDED FOR PAYSON CITY CORPORATION

**SEVENTH SUPPLEMENTAL
DECLARATIONS OF PROTECTIVE EASEMENTS,
COVENANTS, CONDITIONS AND RESTRICTIONS**

SADDLEBROOK ESTATES

Planned Residential Development

Payson, Utah County, Utah

THIS SEVENTH SUPPLEMENTAL DECLARATION (the "Seventh Supplemental Declaration") is made this 12th day of JUNE 2003, by **SADDLEBROOK ESTATES, L.C.**, a Utah limited liability company ("Declarant"), pursuant to the following:

RECITALS

A. Declarant is the owner and developer of **Saddlebrook Estates Planned Residential Development** an expandable planned residential development, in Payson, Utah (the "Development").

B. On or about July 28, 1999, Declarant caused to be recorded as Entry 84612 Book 5154 Page 54 in the office of the Recorder of Utah County, Utah, that certain "**Declaration of Protective Easements, Covenants, Conditions, and Restrictions, Saddlebrook Estates Planned Residential Development**" (the "Declaration") relating to the Development.

C. Pursuant to Section 1.4 of the Declaration, Declarant is permitted to annex into the Development additional real property ("Additional Land") as set forth and described in **Exhibit A** to the Declaration for purposes of development into additional lots consistent with the existing phases (Plats "A", "B", "C", "D", "E" "F" "G" and "H") of the Development and the Declaration, except where specifically modified or amended.

D. Declarant desires to annex a portion of the Additional Land into the Development as Plat "I" of the Development.

NOW, THEREFORE, Declarant hereby declares as follows:

1. All defined terms as used in this Seventh Supplemental Declaration shall have the same meanings as those set forth and defined in the Declaration.

2. The real property located in the City of Payson, Utah County, Utah, a set forth and described in **Exhibit A** hereto, is hereby annexed into the Development as Plat "I" to be held, transferred, sold, conveyed and occupied as a part thereof;

TOGETHER WITH all easements, rights-of-way, and other appurtenances and rights incident to, appurtenant to, or accompanying the said real property, whether or not the same are reflected on the Plat of the Development;

RESERVING UNTO DECLARANT, however, such easements and rights of ingress and egress over, across, through, and under the said property and any improvements (excluding residences) 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 Seventh Supplemental Declaration) to construct and complete each and all of the other improvements described in the Plat recorded concurrently herewith, and to do all things reasonably necessary or proper in connection therewith.

3. Section 1.2 of the Declaration is **amended in its entirety** to read as follows:

1.2 **Division into Lots.** The Development is divided into 227 residential lots and eleven non-buildable open space lots as numbered, set forth and described on Plats "A", "B", "C", "D", "E", "F", "G", "H" and "I" as follows:

<u>Plat</u>	<u>Residential Lots</u>	<u>Non-buildable Open Space Lots</u>
"A"	1 through 69	70 through 73
"B"	74 through 88; and 126 through 141	142 through 144
"C"	89 through 125	145
"D"	146 through 164	None
"E"	165 through 177	178
"F"	180 through 186; and 188 through 199; and 237	179 and 187
"G"	179; and 200 through 214	None

