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**GARY W. OTT**  
 RECORDER, SALT LAKE COUNTY, UTAH  
 SPRINGVIEW FARMS HOA  
 9071 S 1300 W  
 #104  
 WEST JORDAN UT 84088  
 BY: KLD, DEPUTY - WI 2 P.

**SUPPLEMENT TO  
 THE  
 DECLARATION OF COVENANTS, CONDITIONS  
 AND RESTRICTIONS  
 OF  
 SPRINGVIEW FARMS SUBDIVISION  
 Annexation of Pacific Bay Phases 1 and 2**

Pursuant to the provisions of Section 15.2 of the Declaration of Covenants, Conditions and Restrictions of Springview Farms Subdivision (the "Declaration"), and applicable law, Spring View Capital, LLC, a Utah limited liability company by and through its Manager, C.W. Management Corporation, a Utah corporation ("Declarant"), does hereby supplement and amend the Declaration.

WHEREAS, Declarant is the Declarant under the original Declaration and the owner of the real property described in Exhibit "A" to this Supplement; and

WHEREAS, the Declaration anticipated expansion of the Springview Farms Subdivision (the "Subdivision") according to the projections in the approved Master Plan, which is of record; and

WHEREAS, Section 7.1 of the Declaration provides that the Declarant may from time to time unilaterally subject additional property, from that which is described on Exhibit "B" to the Declaration, to the provisions of the Declaration by filing with the Salt Lake County Recorder a Supplemental Declaration describing the property being annexed.

NOW, THEREFORE, the Declaration is and shall be supplemented and amended as follows:

1. The Declarant does hereby submit the following described real property to, and annex into the Springview Farms Subdivision, and amend and supplement the Declaration to provide that, in addition to the real property which is the subject of the initial Declaration, the following described real property, situated in Salt Lake County, State of Utah:

See Exhibit "A", attached hereto and incorporated herein by this reference.

The above-described property is hereby subjected to the Declaration pursuant to this Supplemental Declaration. The annexed property is, for reference purposes, identified on the Master Plan as Pacific Bay Phase 1 and Pacific Bay Phase 2. Such property shall accordingly be divided into Units, Common Area, etc., as applicable, pursuant to the Master Plan, and shall be held, sold, used and conveyed subject to the easements, restrictions, covenants, and conditions, which run with the title to the real property subjected to the Declaration, which is accordingly incorporated herein by this reference. The Declaration as supplemented shall be binding upon all parties having any right, title or interest in the above-referenced property, and their heirs, successors, successors in title, and

assigns, and shall inure to the benefit of each Owner of such property as a portion of the Properties governed by the Declaration.

2. As contemplated by the Declaration, the property described in Exhibit "A" to this Supplement shall be joined with the Properties governed by the Declaration, and the numbers of Units, Owners, Members, etc., shall be adjusted accordingly as the Units are created and conveyed by Declarant.

3. Except as amended and supplemented hereby, the Declaration shall remain in full force and effect. The terms of this Supplemental Declaration shall control and supersede any conflicting provisions of the Declaration.

The foregoing Supplemental Declaration to the Declaration of Covenants, Conditions and Restrictions of Springview Farms Subdivision was adopted by the Declarant pursuant to the provisions of the said Declaration in its capacity as the Declarant pursuant to rights reserved in the Declaration and in its capacity as the owner of the property annexed hereby. This Supplemental Declaration shall be effective upon recordation with the Salt Lake County Recorder.


DATED this 13 day of January, 2006.

**DECLARANT:** SPRING VIEW CAPITAL, LLC, by its Manager:  
CW Management Corporation

  
By: Christopher K McCandless  
Its: President

STATE OF UTAH            )  
                                  )ss.  
COUNTY OF SALT LAKE )

On this 13<sup>th</sup> day of January, 2006, Christopher K. McCandless appeared or identified to me to be the President of the corporation that executed the above instrument on behalf of said corporation and acknowledged that such corporation executed the same.

  
NOTARY PUBLIC  
BECKY MURDOCK  
2473 WEST SUGAR FACTORY ROAD  
WEST JORDAN UT 84088  
MY COMMISSION EXPIRES  
MAY 14, 2006  
STATE OF UTAH

  
NOTARY PUBLIC

My Commission Expires: