

154550

When recorded mail to:
Destination Homes
67 South Main Street
Layton, Utah 84041

11-807-0401 thru 11-807-0433

**SUPPLEMENTAL DECLARATION OF PHASE 4 TO THE
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
For Hill Farms Subdivision
Davis County, Utah**

This Supplemental Declaration of Phase 4 to the Declaration of Covenants, Conditions and Restrictions for Hill Farms Subdivision (the "Supplemental Declaration - Phase 4") is executed by Legacy Neighborhoods, LLC, a Utah limited liability company (Legacy Neighborhoods, LLC being the "Declarant"), and hereby supplements that certain Declaration of Covenants, Conditions & Restrictions for Hill Farms Subdivision, as amended, recorded in the Davis County Recorder's Office on November 26, 2013, as Entry No. 2778856, as amended ("Declaration").

RECITALS:

- A. This Supplemental Declaration - Phase 4 is hereby submitted for the purpose of confirming the annexation of portions of the Undeveloped Land, as contained within the Phase 4 Plat, identified herein, and as provided for generally within Declaration and specifically within Article XXII of the Declaration.
- B. For any real property owned by Golden Land Management, Inc. that becomes annexed into the Subdivision, Golden Land Management, Inc. has appointed Legacy Neighborhoods, LLC as the Declarant for the Subdivision, with all the corresponding rights and administrative functions.
- C. At the time of the recordation of the Phase 4 Plat, the Declarant is authorized to act for and on behalf of Golden Land Management, Inc., the owner of record of the real property within Phase 4, which real property and Lots are more particularly described in **Exhibit "A"** attached hereto and by this reference made a part hereof. It is anticipated that the Plat for Phase 4 will be recorded contemporaneously with this Supplemental Declaration - Phase 4.
- D. Declarant desires to submit and subject the Lots and real property within the Phase 4 Plat to the covenants, conditions, restrictions, easements, charges and liens created by that certain Declaration, as supplemented hereby.
- E. In addition, the Declarant, in accordance with Article 23.4, may at its sole direction during the Class B Control Period modify and/or supplement the Declaration, including the annexation of additional property within the Undeveloped Land.

NOW, THEREFORE, BE IT DECLARED:

COVENANTS, CONDITIONS AND RESTRICTIONS

1. Recitals. The above Recitals are specifically incorporated herein by reference and made a part hereof.
2. Definitions. All terms used but not defined herein shall have the meanings given them under the Declaration of Covenants, Conditions & Restrictions for Hill Farms Subdivision, as amended ("Declaration").
3. Effective Date. This Supplemental Declaration - Phase 4 will take effect on the date recorded at the office of the Davis County Recorder's Office (the "Effective Date").
4. Title. This instrument is titled and shall hereinafter be referred to as the Supplemental Declaration of Phase 4 to the Declaration of Covenants, Conditions and Restrictions for Hill Farms Subdivision ("Supplemental Declaration - Phase 4").
5. Identification of Annexed Lots. The Lots to be annexed to the Property, as confirmed by the recordation of this Supplemental Declaration - Phase 4, are the Lots comprising Phase 4 and more particularly described in **Exhibit "A"** attached hereto. The Lot Type for each of the Lots being annexed hereby is identified in **Exhibit "B"** attached hereto.
6. Annexation. To the extent not already completed, the Lots described in **Exhibit "A"** and the Phase 4 Plat are hereby annexed to the Property and shall hereafter be held, sold, conveyed, encumbered, leased, occupied and improved as part of the Property subject to the covenants, conditions, restrictions, easements, charges and liens set forth in the Declaration, the full text of which is incorporated herein by reference and made a part hereof, as the same may be supplemented hereby.
7. General Restrictions and Requirements. All general restrictions and requirements of the Declaration shall apply to the Lots, without exception.
8. Land Classification. The real property annexed herewith, as set forth in the Phase 4 Plat, does create separate Lots and Common Areas, as depicted in the Plat, which shall all be governed by and made subject to the covenants, conditions, restrictions, easements, charges and liens provided for in the Declaration.
9. Conflict. If any provisions of this Supplemental Declaration - Phase 4 conflict with any terms set forth in the Declaration, the terms of this Supplemental Declaration - Phase 4, as to Phase 4, shall govern.

EXHIBIT "A"

ALL OF LOTS 401 THRU 428, HILL FARMS PHASE 4, A PRUD, KAYSVILLE CITY, DAVIS COUNTY, UTAH, TOGETHER WITH OPEN SPACES 1, 2, 3, 4, AND 5, ACCORDING TO THE OFFICIAL PLAT THEREOF.

TAX PARCEL NUMBERS: 11-807-0401 THRU 11-807-0433



EXHIBIT "B"
("Lot Types")

Cottage Lots	Garden Lots	Preserve Lots
401	403	
402	404	
419	405	
423	406	
424	407	
425	408	
426	409	
427	410	
428	411	
	412	
	413	
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	421	
	422	