

SUPPLEMENTARY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR PINEBROOK SUBDIVISIONS

SUMMIT COUNTY, UTAH

THIS SUPPLEMENTARY DECLARATION, made this 6 day of Dec 83 by GORGOZA PINES RANCH, INC., A Utah corporation, hereinafter referred to as "Declarant":

WITNESS:

WHEREAS, Declarant is the owner of the real property in the County of Summit, State of Utah, described as:

Lots 369 through 371, Pinebrook Subdivision 3B as shown by the official plat thereof recorded in the office of the Recorder of Summit County, Utah.

WHEREAS, Declarant, on or about the 6th day of October, 1977 recorded in the Summit County Recorder's Office a "Declaration of Covenants, Conditions and Restrictions for Pinebrook Subdivisions", which declaration pertained to Lots 1 through 100, Pinebrook Subdivisions 1 and 2 as shown by the official plat thereof, and which declaration was recorded in Book M 102 pages 118-134; and

WHEREAS, Declarant, on or about the 11th day of September, 1979 recorded in the Summit County Recorder's office a "Supplementary Declaration of Covenants, Conditions and Restrictions for Pinebrook Subdivisions which Supplementary Declaration pertained to Lots 101-229 Pinebrook Subdivisions 3 and 4 as shown on the official plat thereof in the Summit County Recorder's Office, and which was recorded in Book M 141 pages 118 and 119, and

WHEREAS, Declarant, on or about the 2nd day of October, 1982 recorded in the Summit County Recorder's Office a "Supplementary Declaration of Covenants, Conditions and Restrictions for Pinebrook Subdivisions which supplementary Declaration pertained to Lots 249 and 290 through 296 Pinebrook Subdivisions 6A as shown on the official plat thereof in the Summit County Recorder's Office, and which was recorded in Book M 232 page 190, and

WHEREAS, Declarant, on or about the 1st day of November, 1983 recorded in the Summit County Recorder's Office a Supplementary Declaration of Covenants, Conditions and Restrictions for Pinebrook Subdivisions which supplementary Declaration pertained to Lots 339 and 358 Pinebrook Subdivision 8 as shown on the official plat thereof in the Summit County Recorder's Office, and which was recorded in Book 277 pages 501-2, and

WHEREAS, Declarant, on or about the 6 day of December, 1983 recorded in the Summit County Recorder's office a Supplementary Declaration of Covenants, Conditions and Restrictions for Pinebrook Subdivisions which supplementary Declaration pertained to Lots 363 through 367 Pinebrook Subdivision 3A as shown on the official plat thereof in the Summit County Recorder's Office, and which was recorded in Book 280 pages 622, 6 and

WHEREAS, Article II of said declaration provided for the annexation of additional property by the filing of a supplementary declaration; and

BOOK 280 PAGE 625-627

Entry No. 213821 ASSOCIATED TITLE COMPANY REQUEST OF ALAN SPRIGGS, SUMMIT CO. RECORDER FEE \$ 7.50 RECORDED DEC 6 1983 at 12:33 M

WHEREAS, Declarant now desires to annex the above described property so that said property shall hereafter be subject to said declaration and to the Homeowner's Association described therein.

NOW, THEREFORE, Declarant hereby covenants, agrees and declares that all of said lots and property described above as Lots 369 through 371, Pinebrook Subdivision 3B as shown by the official plat thereof shall be and are hereby annexed according to Article II, Section 1 of the Declaration of Covenants, Conditions and Restrictions for Pinebrook Subdivisions recorded in the Summit County Recorder's Office on the 6th day of October 1977 at Book M 102 page 118-134, and all of said lots and properties shall be held, sold and conveyed subject to said declaration and easements which are hereby declared to be for the benefit of the whole tract and of all the property described herein and the owners thereof, their successors and assigns, and all of said lots and property shall hereafter be subject to said Declaration of Covenants, Conditions and Restrictions and the Homeowner's Association described therein. Said covenants, conditions and restrictions and easements shall run with said real property and shall be binding on all parties having or acquiring any right, title or interest in the described real property or any part thereof and shall inure to the benefit of each owner thereof and are imposed upon said real property and every part thereof as a servitude in favor of each and every parcel thereof as the dominant tenement or tenements.

IN WITNESS WHEREOF, Declarant has executed this instrument the day and year first hereinabove written.

GORGOZA PINES RANCH INC.

By [Signature]
W. Meeks Wirthlin
President

STATE OF UTAH)
: ss
COUNTY OF SALT LAKE)

On November 29, 1983 before me, the undersigned, a Notary Public in and for said County and State, personally appeared W. Meeks Wirthlin, known to me to be the President of GORGOZA PINES RANCH INC., the corporation that executed the within instrument and known to me to be the person who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the same.



[Signature]
NOTARY PUBLIC
Residing at [Signature]

My Commission Expires:

March 30, 1984