

11917725
9/23/2014 11:30:00 AM \$129.00
Book - 10262 Pg - 1058-1064
Gary W. Ott
Recorder, Salt Lake County, UT
HIGHLAND TITLE AGENCY
BY: eCASH, DEPUTY - EF 7 P.

When Recorded Return To:

John D. Morris
MORRIS SPERRY
7070 South Union Park Center, Suite 220
Midvale, Utah 84043

**SUPPLEMENT TO
DECLARATION FOR
THE COTTAGES ON 78TH**

This Supplement is made and executed this 23 day of September 2014, by RK Investments LLC (the "Declarant").

Recitals

A. The DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE COTTAGES ON 78TH was recorded on June 23, 2014 in the Salt Lake County Recorder's office as Entry No. 11869763, Book 10240, beginning at Page 380 (the "First Recorded Declaration")

B. The DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE COTTAGES ON 78TH was again recorded on June 24, 2014 in the Salt Lake County Recorder's office as Entry No. 11870725, Book 10240, beginning at Page 4853 (the "Second Recorded Declaration").

C. The initial Plat for the Project was recorded in Salt Lake County Recorder's office as Entry No. 11869761 (the "Plat").¹

D. The First Recorded Declaration was inadvertently recorded before it was executed by the Declarant. The Second Recorded Declaration was recorded the day after the First Recorded Declaration and is identical to the First Recorded Declaration except that the Second Recorded Declaration was executed by the Declarant.

E. Due to a scrivener's error, Exhibit A of the First Recorded Declaration and the Second Recorded Declaration omitted the legal description to certain real property located within the Project.

F. After the Second Recorded Declaration was recorded, Declarant transferred title in various lots to Brad Reynolds Construction, Inc. via warranty deeds. Brad Reynolds Construction, Inc. is a signatory to this Supplement and expressly authorizes the recording of this Supplement and acknowledges that all lots transferred to it by the Declarant are subject to the DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE COTTAGES ON 78TH.

G. The purpose of this Supplement is to amend Exhibit A of the Second Recorded Declaration to include a legal description.

¹ Unless otherwise set forth herein, defined terms used in this Amendment shall have the same meaning as that set forth in the Declaration.

NOW, THEREFORE, pursuant to the foregoing Recitals which are incorporated herein by reference, the Declarant hereby makes and executes this SUPPLEMENT TO DECLARATION FOR THE COTTAGES ON 78TH (the "Supplement"), which shall be effective as of its recording date.

1. Amendment. The document attached to this Supplement and identified as Exhibit A shall replace the Exhibit A attached to the Second Recorded Declaration.

2. Conflicts. All remaining provisions of the Second Recorded Declaration and any prior amendments not specifically amended in the Supplement shall remain in full force and effect. In the case of any conflict between the provisions of this document and the provisions of the Second Recorded Declaration or any prior amendments, the provisions of this document shall govern and control in all respects.

EXECUTED this 23 day of September, 2014.

RK INVESTMENTS LLC

By: [Signature]

Its: Manager

STATE OF UTAH)
)SS:
COUNTY OF _____)

On the 23 day of September, 2014, personally appeared before me Blad Reynolds, the signer of the foregoing SUPPLEMENT TO DECLARATION FOR THE COTTAGES ON 78TH on behalf of RK Investments LLC, who duly acknowledged to me that he executed the same.

[Signature]
Notary Public

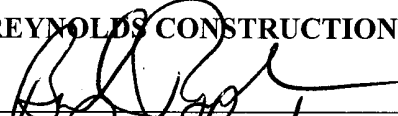
[INTENTIONALLY BLANK]

//
//
//
//
//
//



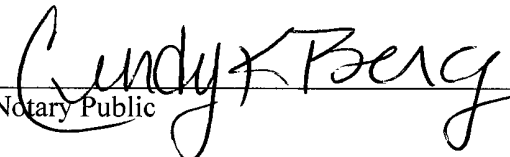
EXECUTED this 23 day of September, 2014.

BRAD REYNOLDS CONSTRUCTION, INC.

By: 
Its: President

STATE OF UTAH)
)SS:
COUNTY OF Salt Lake

On the 23 day of September, 2014, personally appeared before me Brad Reynolds, the signer of the foregoing SUPPLEMENT TO DECLARATION FOR THE COTTAGES ON 78TH on behalf of Brad Reynolds Construction, Inc., who duly acknowledged to me that he executed the same.


Notary Public

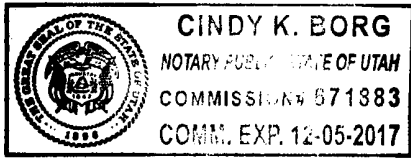


EXHIBIT A

Beginning South 29.28 feet and East 430.00 feet from the North Quarter Corner of Section 31, Township 2 South, Range 1 East, Salt Lake Base and Meridian; and running

thence South 89°53'10" East 97.30 feet;
thence South 00°06'50" West 4.77 feet;
thence South 89°53'10" East 50.00 feet;
thence South 00°06'50" West 86.23 feet;
thence South 89°53'10" East 80.00 feet;
thence South 00°06'50" West 50.90 feet;
thence South 89°53'10" East 167.70 feet to the West Line of Cherry Ridge Estates ;
thence South 00°06'50" West 984.32 feet along Said West Line of Cherry Ridge Estates;
thence North 89°53'10" West 89.00 feet;
thence North 00°06'50" East 177.85 feet;
thence North 89°53'10" West 50.00 feet;
thence South 00°06'50" West 13.97 feet;
thence South 89°51'37" West 88.40 feet;
thence South 00°06'50" West 20.50 feet;
thence South 82°39'28" West 50.43 feet;
thence South 00°06'50" West 288.60 feet;
thence North 89°53'10" West 89.20 feet;
thence North 00°06'50" East 140.00 feet;
thence North 89°53'10" West 138.40 feet to the East Line of Harvel Park Condominiums;
thence North 00°06'50" East 966.47 feet along Said East Line of Harvel Park Condominiums ;
thence South 89°53'10" East 100.00 feet;
thence North 00°06'50" East 171.90 feet to the point of beginning.

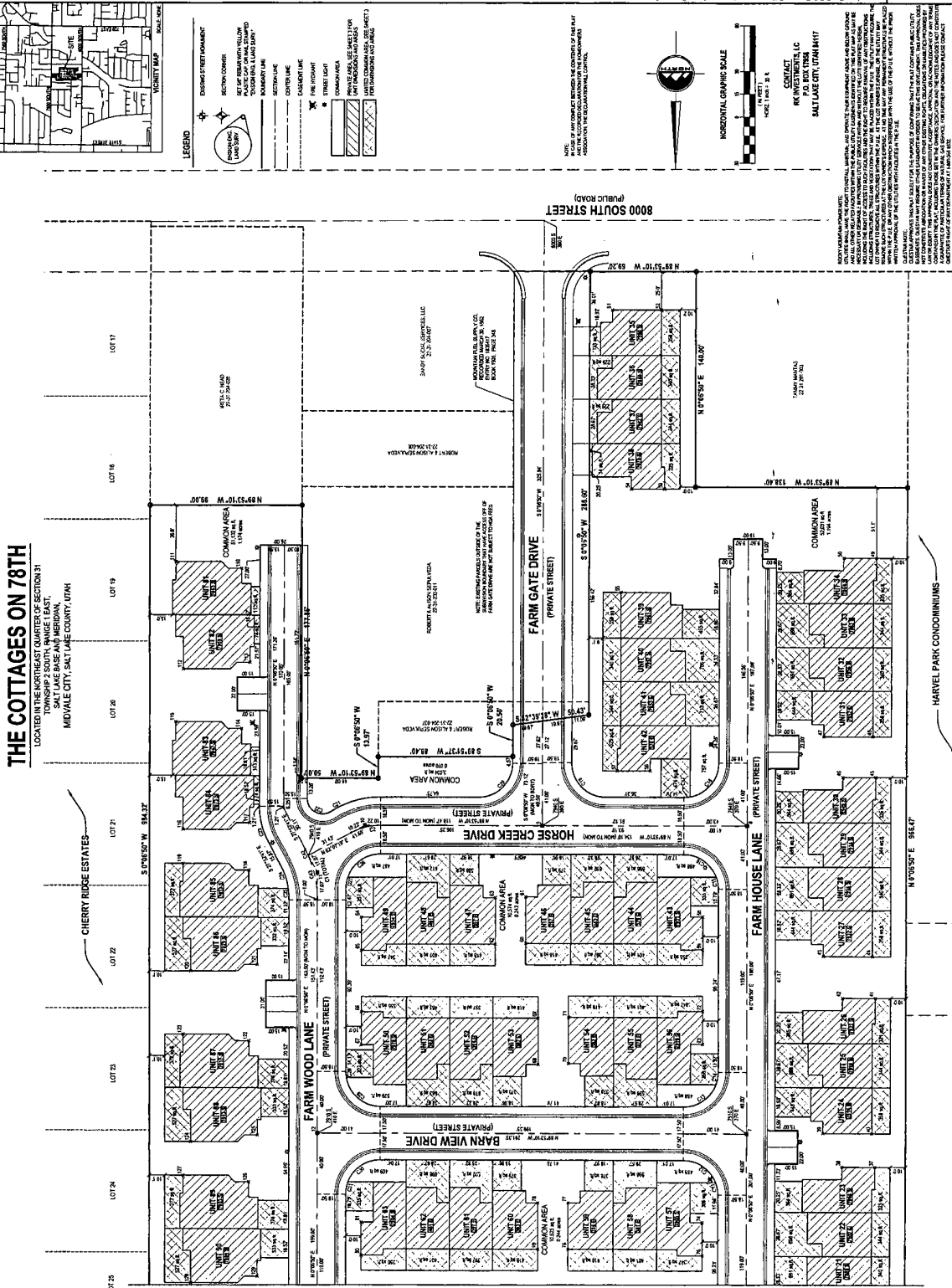
Contains 490,836 Square Feet or 11.268 Acres

Also known as Units 1 through 107, within THE COTTAGES ON 78TH, a Planned Unit Development.

Together with the Common Areas described and provided in said Plat and said Declaration of Covenants Conditions and Restrictions

THE COTTAGES ON 78TH

LOCATED IN THE HARVEL PARK CONDOMINIUM SECTION 31
 TOWNSHIP 2 SOUTH RANGE 1 EAST,
 SALT LAKE COUNTY, UTAH



OWNER'S CERTIFICATE
 I, the undersigned, being the owner of the above described premises, do hereby certify that the same are as shown on the attached plat and that the same are not subject to any other lien or encumbrance other than those shown on the attached plat.

BOUNDARY DESCRIPTION
 The above described premises are bounded on the north by the north line of the Harvel Park Condominium Section 31, Township 2 South, Range 1 East, Salt Lake County, Utah, and on the south by the south line of the Harvel Park Condominium Section 31, Township 2 South, Range 1 East, Salt Lake County, Utah, and on the east by the east line of the Harvel Park Condominium Section 31, Township 2 South, Range 1 East, Salt Lake County, Utah, and on the west by the west line of the Harvel Park Condominium Section 31, Township 2 South, Range 1 East, Salt Lake County, Utah.

OWNER'S DEDICATION
 I, the undersigned, do hereby dedicate to the public the above described premises for the use and purpose of a parking area for the use of the above described premises.

THE COTTAGES ON 78TH
 I, the undersigned, do hereby certify that the above described premises are as shown on the attached plat and that the same are not subject to any other lien or encumbrance other than those shown on the attached plat.

UNITED LIABILITY COMPANY ACKNOWLEDGEMENT
 I, the undersigned, do hereby certify that the above described premises are as shown on the attached plat and that the same are not subject to any other lien or encumbrance other than those shown on the attached plat.

THE COTTAGES ON 78TH
 LOCATED IN THE HARVEL PARK CONDOMINIUM SECTION 31
 TOWNSHIP 2 SOUTH RANGE 1 EAST,
 SALT LAKE COUNTY, UTAH

CITY ENGINEERING DEPARTMENT
 APPROVED THE CITY ENGINEER
 DATE: 11/11/2010

CITY PLANNING
 APPROVED THE CITY PLANNER
 DATE: 11/11/2010

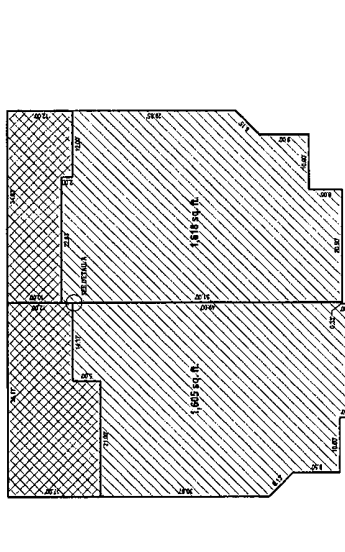
BOARD OF HEALTH APPROVAL
 APPROVED THE BOARD OF HEALTH
 DATE: 11/11/2010

CITY COUNCIL APPROVAL
 APPROVED THE CITY COUNCIL
 DATE: 11/11/2010

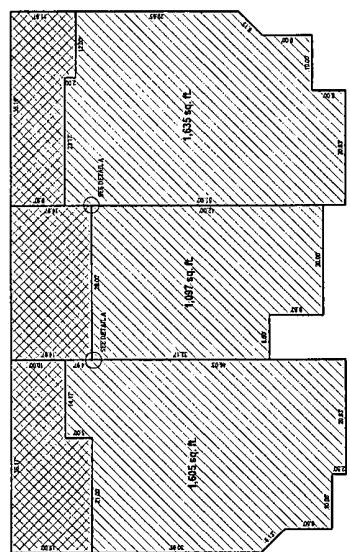
THE COTTAGES ON 78TH

LOCATED IN THE NORTHEAST QUARTER OF SECTION 31
 TOWNSHIP 2 SOUTH, RANGE 1 EAST,
 SALT LAKE COUNTY, UTAH

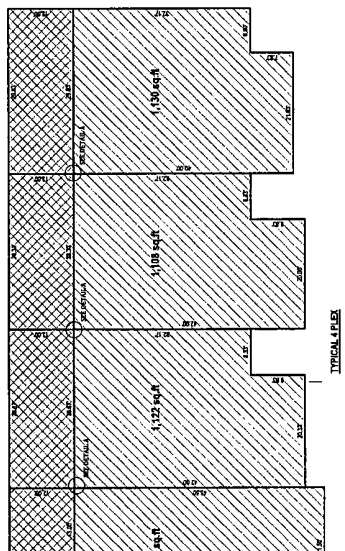
POINT #	COORDINATES	DESCRIPTION	POINT #	COORDINATES	DESCRIPTION	POINT #	COORDINATES	DESCRIPTION
1	846.0	SECTION CORNER	31	271.8	BLACK CORNER	101	421.8	BLACK CORNER
2	846.0	SECTION CORNER	32	271.8	BLACK CORNER	102	421.8	BLACK CORNER
3	846.0	SECTION CORNER	33	271.8	BLACK CORNER	103	421.8	BLACK CORNER
4	846.0	SECTION CORNER	34	271.8	BLACK CORNER	104	421.8	BLACK CORNER
5	846.0	SECTION CORNER	35	271.8	BLACK CORNER	105	421.8	BLACK CORNER
6	846.0	SECTION CORNER	36	271.8	BLACK CORNER	106	421.8	BLACK CORNER
7	846.0	SECTION CORNER	37	271.8	BLACK CORNER	107	421.8	BLACK CORNER
8	846.0	SECTION CORNER	38	271.8	BLACK CORNER	108	421.8	BLACK CORNER
9	846.0	SECTION CORNER	39	271.8	BLACK CORNER	109	421.8	BLACK CORNER
10	846.0	SECTION CORNER	40	271.8	BLACK CORNER	110	421.8	BLACK CORNER
11	846.0	SECTION CORNER	41	271.8	BLACK CORNER	111	421.8	BLACK CORNER
12	846.0	SECTION CORNER	42	271.8	BLACK CORNER	112	421.8	BLACK CORNER
13	846.0	SECTION CORNER	43	271.8	BLACK CORNER	113	421.8	BLACK CORNER
14	846.0	SECTION CORNER	44	271.8	BLACK CORNER	114	421.8	BLACK CORNER
15	846.0	SECTION CORNER	45	271.8	BLACK CORNER	115	421.8	BLACK CORNER
16	846.0	SECTION CORNER	46	271.8	BLACK CORNER	116	421.8	BLACK CORNER
17	846.0	SECTION CORNER	47	271.8	BLACK CORNER	117	421.8	BLACK CORNER
18	846.0	SECTION CORNER	48	271.8	BLACK CORNER	118	421.8	BLACK CORNER
19	846.0	SECTION CORNER	49	271.8	BLACK CORNER	119	421.8	BLACK CORNER
20	846.0	SECTION CORNER	50	271.8	BLACK CORNER	120	421.8	BLACK CORNER
21	846.0	SECTION CORNER	51	271.8	BLACK CORNER	121	421.8	BLACK CORNER
22	846.0	SECTION CORNER	52	271.8	BLACK CORNER	122	421.8	BLACK CORNER
23	846.0	SECTION CORNER	53	271.8	BLACK CORNER	123	421.8	BLACK CORNER
24	846.0	SECTION CORNER	54	271.8	BLACK CORNER	124	421.8	BLACK CORNER
25	846.0	SECTION CORNER	55	271.8	BLACK CORNER	125	421.8	BLACK CORNER
26	846.0	SECTION CORNER	56	271.8	BLACK CORNER	126	421.8	BLACK CORNER
27	846.0	SECTION CORNER	57	271.8	BLACK CORNER	127	421.8	BLACK CORNER
28	846.0	SECTION CORNER	58	271.8	BLACK CORNER	128	421.8	BLACK CORNER
29	846.0	SECTION CORNER	59	271.8	BLACK CORNER	129	421.8	BLACK CORNER
30	846.0	SECTION CORNER	60	271.8	BLACK CORNER	130	421.8	BLACK CORNER
31	846.0	SECTION CORNER	61	271.8	BLACK CORNER	131	421.8	BLACK CORNER
32	846.0	SECTION CORNER	62	271.8	BLACK CORNER	132	421.8	BLACK CORNER
33	846.0	SECTION CORNER	63	271.8	BLACK CORNER	133	421.8	BLACK CORNER
34	846.0	SECTION CORNER	64	271.8	BLACK CORNER	134	421.8	BLACK CORNER
35	846.0	SECTION CORNER	65	271.8	BLACK CORNER	135	421.8	BLACK CORNER
36	846.0	SECTION CORNER	66	271.8	BLACK CORNER	136	421.8	BLACK CORNER
37	846.0	SECTION CORNER	67	271.8	BLACK CORNER	137	421.8	BLACK CORNER
38	846.0	SECTION CORNER	68	271.8	BLACK CORNER	138	421.8	BLACK CORNER
39	846.0	SECTION CORNER	69	271.8	BLACK CORNER	139	421.8	BLACK CORNER
40	846.0	SECTION CORNER	70	271.8	BLACK CORNER	140	421.8	BLACK CORNER
41	846.0	SECTION CORNER	71	271.8	BLACK CORNER	141	421.8	BLACK CORNER
42	846.0	SECTION CORNER	72	271.8	BLACK CORNER	142	421.8	BLACK CORNER
43	846.0	SECTION CORNER	73	271.8	BLACK CORNER	143	421.8	BLACK CORNER
44	846.0	SECTION CORNER	74	271.8	BLACK CORNER	144	421.8	BLACK CORNER
45	846.0	SECTION CORNER	75	271.8	BLACK CORNER	145	421.8	BLACK CORNER
46	846.0	SECTION CORNER	76	271.8	BLACK CORNER	146	421.8	BLACK CORNER
47	846.0	SECTION CORNER	77	271.8	BLACK CORNER	147	421.8	BLACK CORNER
48	846.0	SECTION CORNER	78	271.8	BLACK CORNER	148	421.8	BLACK CORNER
49	846.0	SECTION CORNER	79	271.8	BLACK CORNER	149	421.8	BLACK CORNER
50	846.0	SECTION CORNER	80	271.8	BLACK CORNER	150	421.8	BLACK CORNER



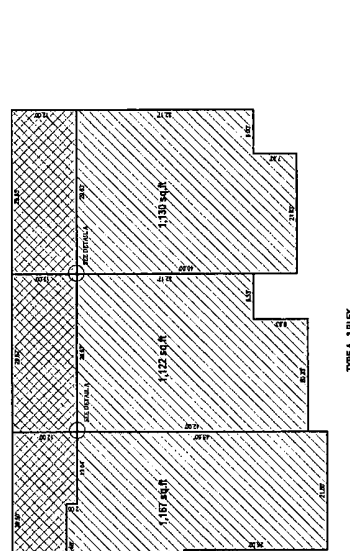
TYPICAL DUPLEX



TYPICAL TRIPLEX



TYPICAL DUPLEX



TYPICAL TRIPLEX



THE COTTAGES ON 78TH
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 31
 TOWNSHIP 2 SOUTH, RANGE 1 EAST,
 SALT LAKE BASIN AND URBAN
 MIDVALE, SALT LAKE COUNTY, UTAH

PROJECT NUMBER: 112674
 DATE: 08/20/14

STATE OF UTAH COUNTY OF SALT LAKE RECORDING OFFICE
 RECORDED BY: **David Reynolds Construction**
 DATE RECORDED: **08/27/14** BOOK: **156-02**
853340 SHEET: **112674-01**

ERAGON

PROJECT NUMBER: 112674
 SHEET: 1 OF 3
 DATE: 08/20/14

CONTACT:
 ERAGON ARCHITECTS, LLC
 200 WEST 1000 SOUTH
 SALT LAKE CITY, UTAH 84119

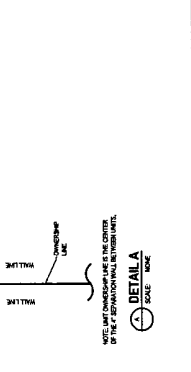
ERAGON

PROJECT NUMBER: 112674
 SHEET: 1 OF 3
 DATE: 08/20/14

CONTACT:
 ERAGON ARCHITECTS, LLC
 200 WEST 1000 SOUTH
 SALT LAKE CITY, UTAH 84119

LAND USE TABLE

RESIDENT	1.5 UNITS/ACRE	50%
COMMERCIAL	1.0 UNITS/ACRE	30%
INDUSTRIAL	0.5 UNITS/ACRE	20%
AGRICULTURE	0.2 UNITS/ACRE	10%
RECREATION	0.1 UNITS/ACRE	5%
OTHER	0.0 UNITS/ACRE	0%

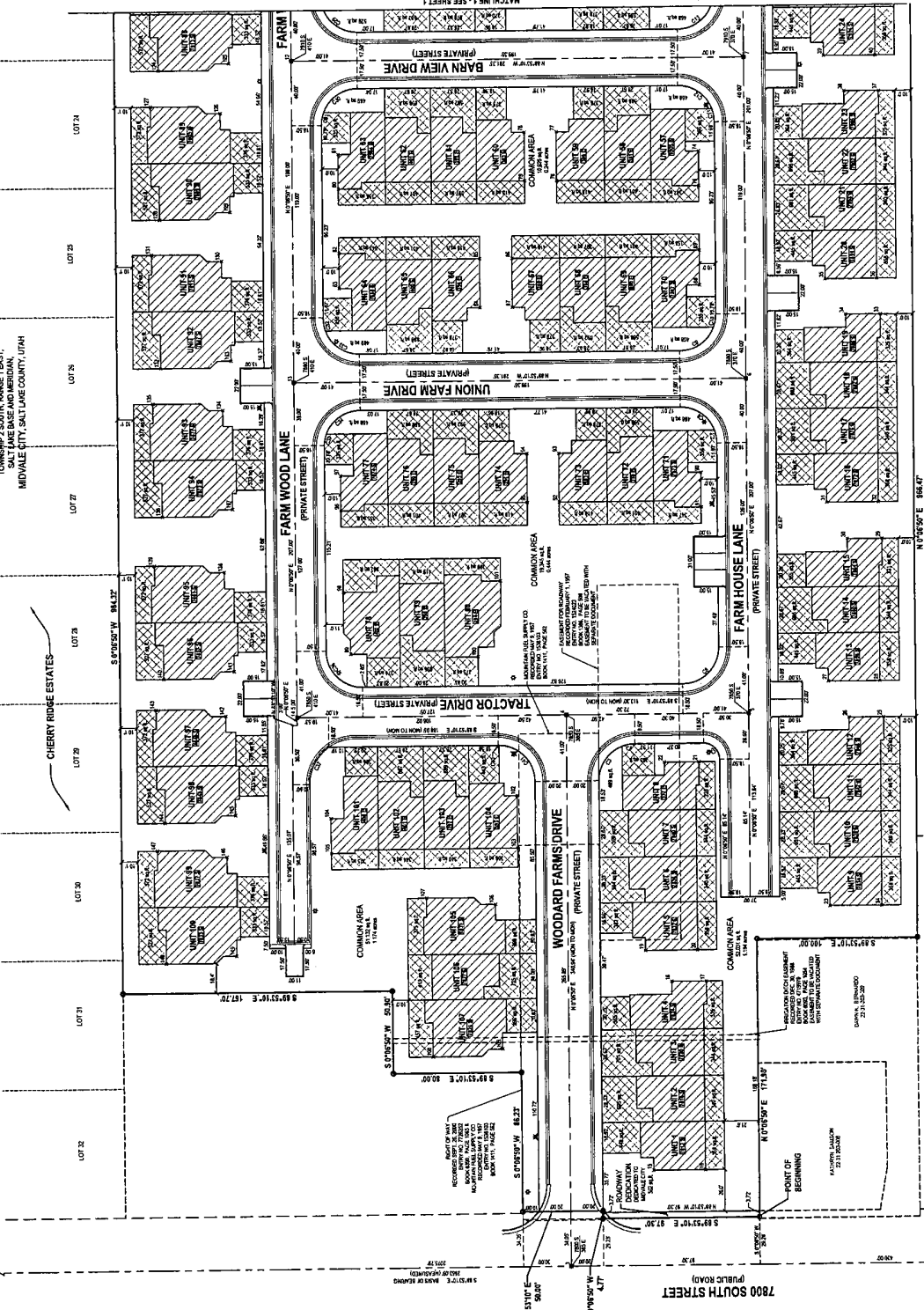


NOTE: ALL DIMENSIONS ARE IN FEET AND INCHES.
 UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS ARE TO THE CENTER OF THE MEMBER UNLESS NOTED OTHERWISE.

SCALE: 1/8" = 1'-0"

THE COTTAGES ON 78TH

LOCATED IN THE NEAR EAST QUARTER OF SECTION 31
TOWNSHIP 2 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN,
MIDVALE CITY, SALT LAKE COUNTY, UTAH



OWNER	UNIT	AREA	DETA.	REMARK	COORD.
C1	101	1000	10/1	CONCRETE	1117
C1	102	1000	10/1	CONCRETE	1117
C1	103	1000	10/1	CONCRETE	1117
C1	104	1000	10/1	CONCRETE	1117
C1	105	1000	10/1	CONCRETE	1117
C1	106	1000	10/1	CONCRETE	1117
C1	107	1000	10/1	CONCRETE	1117
C1	108	1000	10/1	CONCRETE	1117
C1	109	1000	10/1	CONCRETE	1117
C1	110	1000	10/1	CONCRETE	1117
C1	111	1000	10/1	CONCRETE	1117
C1	112	1000	10/1	CONCRETE	1117
C1	113	1000	10/1	CONCRETE	1117
C1	114	1000	10/1	CONCRETE	1117
C1	115	1000	10/1	CONCRETE	1117
C1	116	1000	10/1	CONCRETE	1117
C1	117	1000	10/1	CONCRETE	1117
C1	118	1000	10/1	CONCRETE	1117
C1	119	1000	10/1	CONCRETE	1117
C1	120	1000	10/1	CONCRETE	1117
C1	121	1000	10/1	CONCRETE	1117
C1	122	1000	10/1	CONCRETE	1117
C1	123	1000	10/1	CONCRETE	1117
C1	124	1000	10/1	CONCRETE	1117
C1	125	1000	10/1	CONCRETE	1117
C1	126	1000	10/1	CONCRETE	1117
C1	127	1000	10/1	CONCRETE	1117
C1	128	1000	10/1	CONCRETE	1117
C1	129	1000	10/1	CONCRETE	1117
C1	130	1000	10/1	CONCRETE	1117

LEGEND

- EXISTING STREET RIGHT-OF-WAY
- SECTION NUMBER
- PLANNING BOARD
- TOWN OF MIDVALE
- TOWNSHIP 2 SOUTH, RANGE 1 EAST
- SECTION 31
- SECTION LINE
- CHERRY LANE
- LAGARBEY LANE
- FIREWALL LINE
- STREET LIGHT

HORIZONTAL GRAPHIC SCALE

1" = 100' (1:125)

1" = 50' (1:62.5)

1" = 25' (1:31.25)

THE COTTAGES ON 78TH

LOCATED IN THE NEAR EAST QUARTER OF SECTION 31
TOWNSHIP 2 SOUTH, RANGE 1 EAST
MIDVALE CITY, SALT LAKE COUNTY, UTAH

RECORDED IN 184724

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDS DIVISION
 COUNTY OF SALT LAKE, RECORDS DIVISION
 COUNTY OF SALT LAKE, RECORDS DIVISION

DATE: 2012 JUN 15
 TIME: 9:24 AM
 COUNTY: SALT LAKE
 DISTRICT: 15

ENSIGN

511 SOUTH 400 WEST
 SALT LAKE CITY, UT 84115
 PHONE: 801.533.4500
 FAX: 801.533.4509
 WWW.ENSIGNUTAH.COM

SHRIMP

112 WEST 200 SOUTH
 SALT LAKE CITY, UT 84115
 PHONE: 801.533.6500

CONTACT:
 BK INVESTMENTS, LLC
 P.O. BOX 17158
 SALT LAKE CITY, UTAH 84117