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Book - 10607 Pg - 8343-8347
ADAM GARDINER
Recorder, Salt Lake County, UT
ARTISAN TITLE
BY: eCASH, DEPUTY - EF 5 P.

AFTER RECORDING MAIL TO:

Independence Village HOA
Attn: Gregory Haerr
6465 S 3000 E, Suite 104
Holladay, UT 84121

~~Taxid #~~ 33-11-451-007

**SUPPLEMENTAL DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS
FOR INDEPENDENCE VILLAGE (PHASE 2)**

THIS SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR INDEPENDENCE VILLAGE (PHASE 2), ("Supplemental Declaration") is made this 5 day of October, 2017 by TP Development Inc., a Utah Corporation, Successor and Interest of TP Development, Inc. a Nevada Corporation, for the purpose of adding real property as Additional Land under the Declaration, and Edge Homes Utah, LLC, a Utah limited liability company, and the Independence Village Homeowners Association, a Utah non-profit Corporation, collectively as the Phase 2 Declarant.

RECITALS

This Supplemental Declaration is made with reference to the following facts and objectives:

- A. TP Development, Inc. is the Declarant of Independence Village, an expandable Planned Unit Development in Salt Lake County.
- B. Edge Homes Utah, LLC is the owner of that certain real property more particularly described in Exhibit "A" attached hereto and incorporated herein by this reference (the "Phase 2 Property")
- C. The Phase 2 Declarant desires to add the Additional Land known as the Phase 2 Property according to section 12.2 of the provisions of the certain Declaration of Covenants, Conditions and Restrictions, recorded in the office of the Salt Lake County Recorder on June 27, 2017, as Entry No. 12563594, Book 10571, at pages 5952-6003, (the "Declaration").
- D. The Phase 2 Property described in Exhibit "A" attached hereto is the same as that described in the recorded Declaration under Exhibit "B" as Independence Village Subdivision Phase 2.

NOW THEREFORE, Phase 2 Declarant declares as follows:

1. THE PHASE 2 DECLARANT HEREBY DECLARES that all of the lots within the Phase 2 Property shall be held, sold, conveyed, encumbered, leased, used, occupied and improved subject to the protective covenants, conditions, restrictions and equitable servitude set

forth in the Declaration, as amended. It is the intention of the Phase 2 Declarant in imposing these covenants, conditions and restrictions to create a general plan of development, to protect and enhance the property values and aesthetic values of the Phase 1 Property. The covenants, conditions and restrictions contained in the Declaration, as amended, are intended to, and shall in all cases run with the title of the land, and be binding upon the successors, assigns, heirs, and any other person holding any ownership or possessory interest in the Phase 2 Property, and shall inure to the benefit of all other lots in the Property and the Phase 2 Property.

2. The recordation of this Supplemental Declaration shall constitute and effectuate the annexation and incorporation of the Phase 2 Property, making the Phase 2 Property subject to the functions, powers and jurisdiction of Independence Village Homeowners Association, a Utah non-profit corporation (the "Association"), as provided in the Declaration. Upon such recordation, the Phase 2 Property shall be part of the Project as that term is defined in the Declaration.

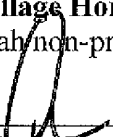
3. Except as expressly set forth in this Supplement Declaration, all other terms and conditions of the Declaration, as amended, shall remain in full force and effect. In the event of any inconsistency between this Supplement Declaration and the Declaration, as amended, this Supplemental Declaration shall control.

IN WITNESS WHEREOF, the Phase 2 Declarants have executed this Supplemental Declaration as of the day and year first above written or as otherwise set forth herein.

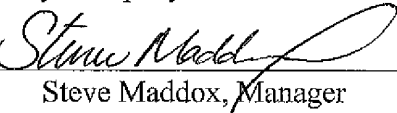
TP Development, Inc., a Utah Corporation,
Successor and Interest of TP Development,
Inc., a Nevada Corporation

By:  _____
Gregory Haerr, President

**Independence Village Homeowners
Association**, a Utah non-profit Corporation

By:  _____
Gregory Haerr, President

Edge Homes Utah LLC a Utah Limited
Liability Company

By:  _____
Steve Maddox, Manager

State of Utah

County of Salt Lake)
: ss

October The foregoing instrument was acknowledged before me on this 11 day of _____, 2017 by Gregory Haerr, of TP Development, Inc., a Utah Corporation, Successor of Interest of TP Development, Inc., a Nevada Corporation.



Bridgett Ellis
Notary Public

State of Utah

County of Salt Lake)
: ss

October The foregoing instrument was acknowledged before me on this 11 day of _____, 2017 by Gregory Haerr, of Independence Village Homeowners Association, a Utah non-profit Corporation.



Bridgett Ellis
Notary Public

State of Utah

County of Salt Lake)
: ss

October The foregoing instrument was acknowledged before me on this 5 day of _____, 2017 by Steve Maddox, Manager of Edge Homes, LLC, a Utah limited liability company.

Shelley Mae King
Notary Public

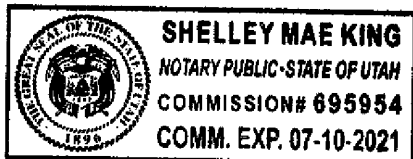


EXHIBIT "A"

Independence Village Phase 2 LEGAL DESCRIPTION

Independence Village Phase 2 Subdivision

Beginning at a point being North 89°40'00" East 2,587.00 feet along the section line and North 411.48 feet from the Southwest Corner of Section 11, Township 4 South, Range 1 West, Salt Lake Base and Meridian; and running

thence North 00°48'25" East 165.03 feet;
thence North 89°41'09" East 223.89 feet;
thence North 00°48'37" East 221.20 feet;
thence North 89°11'23" West 61.74 feet;
thence Northwesterly 92.72 feet along the arc of a 70.00 foot radius curve to the right (center bears North 00°48'37" East and the chord bears North 51°14'38" West 86.09 feet with a central angle of 75°53'30");
thence North 89°11'23" West 94.24 feet;
thence North 00°48'25" East 110.00 feet;
thence South 89°11'23" East 90.81 feet;
thence North 00°00'01" East 2.06 feet;
thence South 89°59'59" East 305.16 feet;
thence South 52°37'02" East 76.72 feet;
thence South 22°55'24" East 368.89 feet;
thence North 89°44'42" East 30.97 feet;
thence Northeasterly 32.56 feet along the arc of a 172.50 foot radius curve to the left (center bears North 00°15'18" West and the chord bears North 84°20'15" East 32.51 feet with a central angle of 10°48'54");
thence South 11°04'12" East 55.00 feet;
thence South 00°48'37" West 94.06 feet;
thence South 89°44'42" West 529.90 feet;
thence South 00°48'37" West 20.16 feet;
thence South 89°42'53" West 150.77 feet to the point of beginning.

Contains 246,832 Square Feet or 5.666 Acres

EXHIBIT "A"

Lots 201 through 239, INDEPENDENCE VILLAGE PHASE 2 SUBDIVISION, according to the official plat thereof on file and of record in the Salt Lake County Recorders Office.