

WHEN RECORDED RETURN TO:  
Holmes Wasatch Springs, LLC  
126 West Sege Lily Drive, Ste 250  
Sandy, Utah 84070

**FIRST SUPPLEMENT TO THE  
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS  
AND RESERVATION OF EASEMENTS FOR  
WASATCH SPRINGS TOWNHOMES**

This *First Supplement to the Declaration of Covenants, Conditions and Restrictions, and Reservation of Easements for Wasatch Springs Townhomes* (the "First Supplement") is executed and adopted by Holmes Wasatch Springs, LLC (the "Declarant") on behalf of the Wasatch Springs Townhomes Owners Association, a Utah non-profit corporation (the "Association").

**RECITALS**

A. The *Declaration of Covenants, Conditions and Restrictions, and Reservation of Easements for Wasatch Springs Townhomes* was recorded on June 9, 2017 as Entry No. 439086, Book 1192, beginning at Page 1582 in the offices of the Wasatch County Recorder (hereinafter the "Declaration").

B. A First Amendment to the Declaration was recorded thereafter to establish certain rental restrictions within the Association, which restrictions are inapplicable to this First Supplement.

C. Pursuant to Article 2, Section 2.4(a) of the Declaration, the Declarant desires to supplement the Declaration to restrict and designate certain portions of the Common Area into Limited Common Area, for the exclusive use of one or more particular Owners.

D. Specifically, the Declarant desires to designate Limited Common Area behind Buildings A, H, and G, as shown on the map attached hereto as Exhibit "B," to enable those Owners to exclusively use and benefit from those spaces.

NOW, THEREFORE, in consideration of the foregoing Recitals, the Declarant hereby executes this First Supplement, which shall be effective as of its recording date with the Wasatch County Recorder's office:

Limited Common Area Designation

The Common Area located at the back of the Units in Buildings A, H, and G within the Association, as depicted on the attached Exhibit "B," is hereby designated as Limited Common Area, for the exclusive use and benefit of the Owners to whom the Limited Common Area appertains. The metes and bounds of said Limited Common Area shall be approximately 9 ft. deep and 32 ft. wide for each Unit, as depicted on Exhibit "B". The conversion of Common Area to Limited Common Area as described herein shall not take effect unless and until a separate licensing agreement between the applicable Unit Owner and the Association is recorded with the Wasatch County Recorder's Office against the applicable Unit. Said licensing agreement will run with the land, and will obligate the applicable Unit Owner(s) to, among other things, maintain, repair, and replace all equipment, structures, and services installed on that Limited Common Area, and to maintain, repair, and replace any and all portions of that Limited Common Area in the future.

IN WITNESS WHEREOF, the Declarant has executed this *First Supplement to the Declaration of Covenants, Conditions and Restrictions, and Reservation of Easements for Wasatch Springs Townhomes* on behalf of the Association on the date set forth below, which shall be binding and recorded against the property described in Exhibit "A" hereto.

DATED this 18 day of July, 2018.

**Holmes Wasatch Springs, LLC**

By: [Signature]

Its: AUTHORIZED BY MANAGER

STATE OF UTAH )  
COUNTY OF Salt Lake ) ss.

On the 18 day of July, 2018, personally appeared before me Daxon Smith who by me being duly sworn, did say that she/he is an authorized representative of Holmes Wasatch Springs, LLC, and that the foregoing instrument is signed on behalf of said company and executed with all necessary authority.

[Signature]  
Notary Public



**EXHIBIT A**

[Legal Description]

**All of the Wasatch Springs Phase 1 Plat (Amending Iroquois Phase 5 Lot 8 and Parcel "B"), according to the official plat thereof, on file in the office of the Wasatch County Recorder.**

More particularly described as:

Unit #	Parcel #	Unit #	Parcel #
A1	21-2384	G1	21-2407
A2	21-2385	G2	21-2408
B1	21-2386	G3	21-2409
B2	21-2387	G4	21-2410
B3	21-2388	H1	21-2411
B4	21-2389	H2	21-2412
B5	21-2390	H3	21-2413
C1	21-2391	H4	21-2414
C2	21-2392	OPEN B	21-2415
C3	21-2393	OPEN C	21-2416
C4	21-2394		
C5	21-2395		
D1	21-2396		
D2	21-2397		
D3	21-2398		
E1	21-2399		
E2	21-2400		
E3	21-2401		
E4	21-2402		
F1	21-2403		
F2	21-2404		
F3	21-2405		
F4	21-2406		

Property contains 13.709 acres and 31 units.

**WESTERN STATES VENTURES**  
 10 Exchange Place, Suite 112  
 South Jordan, UT 84095  
 PH: 801-984-1122

**IBI**

IBI GROUP  
 10 Exchange Place, Suite 112  
 South Jordan, UT 84095  
 PH: 801-984-1122

**WATSON CONSULTING**  
 P.O. Box 90305  
 South Jordan, UT 84095  
 PH: 801-984-1122

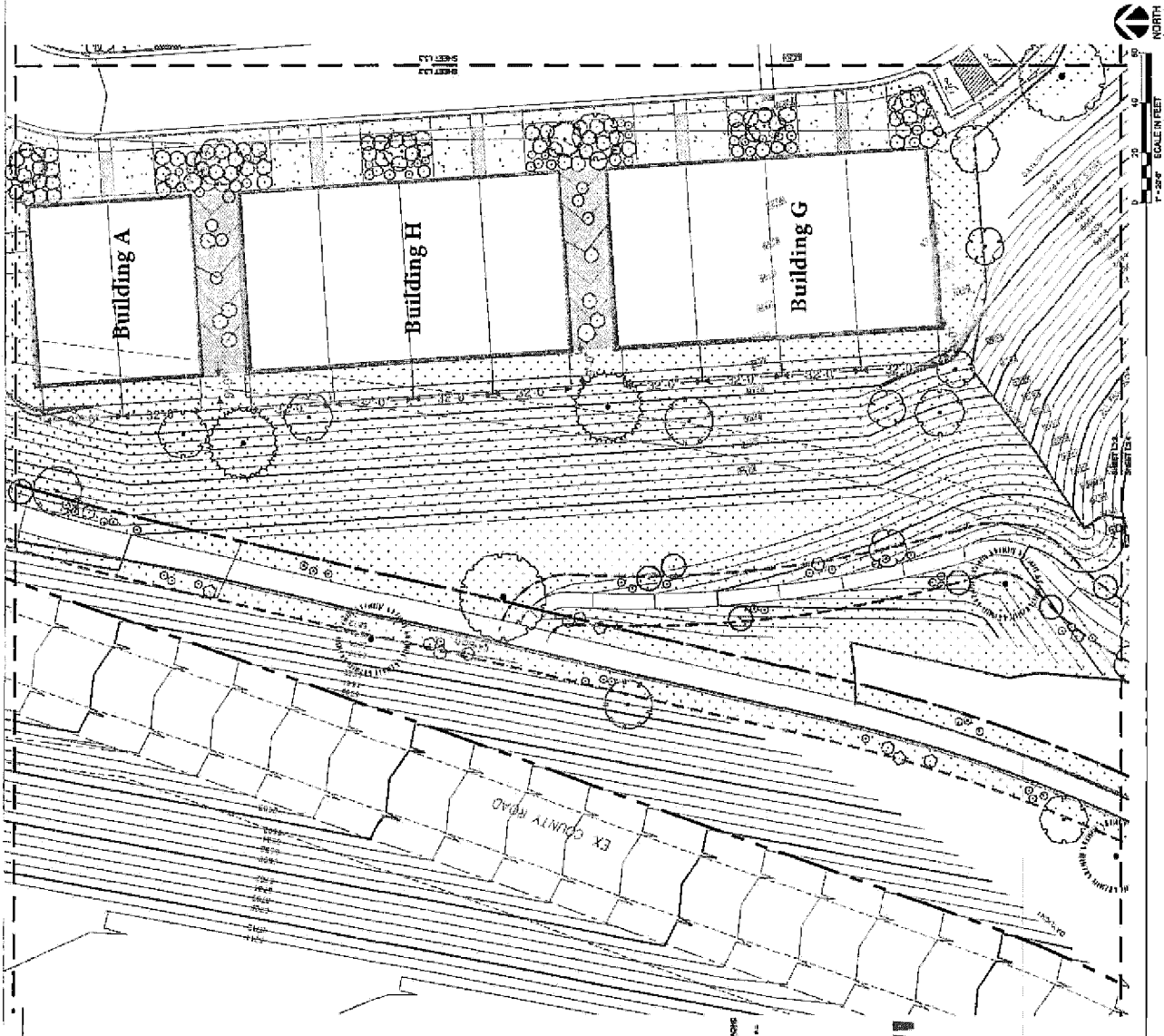
**NOT FOR CONSTRUCTION**

**WASATCH SPRINGS**

**PLANTING PLAN**

**JSSD**

DATE: 03/28/14  
 DRAWN BY: JSSD  
 CHECKED BY: JSSD  
 SCALE: L3.2



SYMBOL	DESCRIPTION	QTY	DATE	BY
1	ASPERULUS	100	03/28/14	JSSD
2	QUERCUS	100	03/28/14	JSSD
3	FRAXINUS	100	03/28/14	JSSD
4	AMALANCHA	100	03/28/14	JSSD
5	... (many more rows) ...	...	...	...

# EXHIBIT "B"

1 PLANTING PLAN  
 1" = 40'