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Parr Brown Gee & Loveless  
Attn: Robert A. McConnell  
101 South 200 East, Suite 700  
Salt Lake City, Utah 84111

Ent 152667 Bk 365 Pg 1950  
Date: 20-AUG-2020 10:55:53AM  
Fee: \$74.00 Credit Card Filed By: CB  
BRENDA NELSON, Recorder  
MORGAN COUNTY  
For: COTTONWOOD MEADOWS VILLAGES LLC

Space above for County Recorder's use

**SUPPLEMENT CONCERNING ADDITIONAL LAND  
TO  
DECLARATION OF CONDOMINIUM  
FOR  
MEADOW PARK WEST CONDOMINIUMS**

**(Additional Land)**

THIS SUPPLEMENT TO DECLARATION OF CONDOMINIUM (this "**Supplement**") is made and executed this 20 day of August, 2020, by Cottonwood Meadows Village, LLC, a Utah limited liability company ("**Declarant**").

**RECITALS**

A. Whereas Declarant executed that certain Declaration of Condominium for Meadow Park West Condominiums and caused the same to be recorded in the office of the Morgan County Recorder on December 11, 2019 (the "**Original Recording Date**") as Entry No. 149607 in Book 356 at Page 1264-1308 (as amended pursuant to that certain First Supplement and Amendment to Declaration of Condominium for Meadow Park West Condominiums, dated January 8, 2020, and recorded in the office of the Morgan County Recorder on January 10, 2020 as Entry No. 149896 in Book 357 at Page 841- 854, and that certain Second Amendment to Declaration of Condominium for Meadow Park West Condominiums, dated June 5, 2020, and recorded in the office of the Morgan County Recorder on June 9, 2020 as Entry No. 151591 in Book 362 at Page 1606 - 1611 "**Declaration**").

B. Whereas the Declaration subjects that certain real property located in Morgan County, Utah and described on Exhibit "A" attached to the provisions of the Act.

C. Whereas Article 18 of the Declaration provides that the Declarant may, without the consent of the Owners, add all or any portion of the Additional Land to the Condominium Project pursuant to the provisions set forth in the said Article.

D. Whereas Declarant desires to add a portion of the Additional Land, as described in the Declaration and that certain Condominium Plat, Meadow Park West 5A-1 Condominium, recorded

in the office of the Morgan County Recorder on December 11, 2019 as Entry No. 149606 (the "**Original Plat**"), by adding such portion of the Additional Land to the Condominium Project and dividing the same into Units and Common Areas in the manner provided for in this Supplement and in the First Supplement to Condominium Plat recorded concurrently herewith entitled "Meadow Park West 5A-2 Condominium, First Supplement to Condominium Plat, executed and acknowledged by Declarant on August 6 2020, consisting of two (2) sheets, and prepared and certified to by Michael B Herbst, a registered Surveyor in the State of Utah (Certificate No. 5046930) (which instrument is hereby declared to be a supplement to the Original Plat and is hereinafter referred to as the "**First Supplement to Plat**").

E. Whereas the portion of the Additional Land being added pursuant to this Supplement and the First Supplement to Plat is more particularly described as follows (hereinafter the "**Subject Additional Land**") :

Parcel A, Meadow Park West 5A-1 Condominium, being a parcel of land, situate in the Southwest Quarter of Section 20, Township 5 North, Range 2 East, Salt Lake Base and Meridian, located in Mountain Green, Utah, more particularly described as follows:  
Beginning at the Southeast Corner of Stone Ridge, A P.U.D. Subdivision, said point being North 3581.01 feet and East 1437.68 feet to the Southwest Corner of Stone Ridge, A P.U.D. Subdivision, (also being the Northwest Corner of Cottonwood Meadows A P.U.D. Subdivision) and South 73°07'41" East 626.00 feet along the common line between Stone Ridge, A P.U.D. Subdivision and Cottonwood Meadows A P.U.D. Subdivision and South 35°54'02" East 67.42 feet along the common line between Stone Ridge, A P.U.D. Subdivision and Cottonwood Meadows A P.U.D. Subdivision and North 80°10'09" East 55.00 feet along common line between Stone Ridge, A P.U.D. Subdivision and Cottonwood Meadows A P.U.D. Subdivision from the Southwest Corner of the Southeast Quarter of the Northeast Quarter of Section 30 (said section corner also called out on the Recorded Plat for Cottonwood Meadows A P.U.D. Subdivision as the CE 1/16 Corner of said Section 30), (Basis of Bearing being North 88°42'14" West 1342.03 feet between said Southwest Corner of the Southeast Quarter of the Northeast Quarter of Section 30, (also known as the CE 1/16 Corner of said Section 30) and the Center of said Section 30, and running; thence North 09°49'51" West 149.67 feet along the Easterly Line of Stone Ridge, A P.U.D. Subdivision; thence Northeasterly 329.41 feet along the arc of a 222.50-foot radius tangent curve to the right (center bears North 80°10'09" East and the long chord bears North 32°34'56" East 300.14 feet with a central angle of 84°49'34") along the Easterly and Southerly Lines of Stone Ridge, A P.U.D. Subdivision; thence North 74°59'43" East 296.16 feet along the Southerly Line of Stone Ridge, A P.U.D. Subdivision; thence Easterly 323.98 feet along the arc of a 600.00-foot radius tangent curve to the right (center bears South 15°00'17" East and the long chord bears South 89°32'09" East 320.06 feet with a central angle of 30°56'16") along the Southerly Line of Stone Ridge, A P.U.D. Subdivision to a point of reverse curvature; thence Easterly 33.15 feet along the arc of a 230.00-foot radius curve to the left (center bears North 15°55'59" East and the long chord bears South 78°11'46" East 33.12 feet with a central angle of 08°15'29") along the Southerly Line of Stone Ridge, A P.U.D. Subdivision to a point of reverse curvature; thence Southeasterly 20.77 feet along the arc of a 15.00-foot radius curve to the right (center bears South 07°40'30" West and the long chord bears South 42°39'45" East 19.15 feet with a central angle of 79°19'30") along the Southerly Line of Stone Ridge, A P.U.D. Subdivision; thence South 03°00'00" East 4.31 feet along the Southerly Line of Stone Ridge, A P.U.D. Subdivision; thence North 87°00'00" East 55.00 feet along the Southerly Line of Stone Ridge, A P.U.D. Subdivision; thence Southerly 78.19 feet along the arc

of a 172.50-foot radius non-tangent curve to the left (center bears North  $86^{\circ}59'59''$  East and the long chord bears South  $15^{\circ}59'09''$  East 77.52 feet with a central angle of  $25^{\circ}58'16''$ ); thence South  $28^{\circ}58'16''$  East 195.34 feet; thence Southerly 544.79 feet along the arc of a 627.50-foot radius tangent curve to the right (center bears South  $61^{\circ}01'44''$  West and the long chord bears South  $04^{\circ}05'58''$  East 527.84 feet with a central angle of  $49^{\circ}44'37''$ ); thence South  $20^{\circ}46'21''$  West 7.17 feet to a point on the Northerly Line of Cottonwood Meadows A P.U.D. Subdivision; thence North  $69^{\circ}13'39''$  West 55.00 feet along the Northerly Line of Cottonwood Meadows A P.U.D. Subdivision; thence Southwesterly 23.02 feet along the arc of a 15.00-foot radius non-tangent curve to the right (center bears North  $69^{\circ}13'38''$  West and the long chord bears South  $64^{\circ}44'21''$  West 20.83 feet with a central angle of  $87^{\circ}55'58''$ ) along the Northerly Line of Cottonwood Meadows A P.U.D. Subdivision; thence North  $71^{\circ}17'40''$  West 19.51 feet along the Northerly Line of Cottonwood Meadows A P.U.D. Subdivision; thence Westerly 46.30 feet along the arc of a 177.50-foot radius tangent curve to the left (center bears South  $18^{\circ}42'20''$  West and the long chord bears North  $78^{\circ}46'01''$  West 46.17 feet with a central angle of  $14^{\circ}56'42''$ ) along the Northerly Line of Cottonwood Meadows A P.U.D. Subdivision to the Southeast Corner of Lot 2, Meadow Park West 5A-1 Condominium; thence along the easterly, northerly and westerly lines of said Lot 2, Meadow Park West 5A-1 Condominium the following five (5) courses and distances: (1) North  $07^{\circ}52'15''$  West 93.62 feet; (2) South  $82^{\circ}07'45''$  West 107.63 feet; (3) South  $83^{\circ}44'30''$  West 21.78 feet; (4) South  $87^{\circ}36'03''$  West 88.70 feet; (5) South  $01^{\circ}28'47''$  East 64.42 feet; thence South  $88^{\circ}31'13''$  West 27.50 feet; thence North  $01^{\circ}28'47''$  West 7.97 feet; thence South  $88^{\circ}31'13''$  West 27.50 feet to a point on the Easterly line of Lot 1, Meadow Park West 5A-1 Condominium, thence along the easterly, northerly and westerly lines of said Lot 1, Meadow Park West 5A -1 Condominium the following seven (7) courses and distances: (1) North  $01^{\circ}28'47''$  West 61.67 feet; (2) North  $82^{\circ}05'11''$  West 75.77 feet; (3) North  $78^{\circ}13'39''$  West 54.71 feet; (4) North  $74^{\circ}22'06''$  West 71.95 feet; (5) North  $69^{\circ}42'31''$  West 257.87 feet; (6) North  $85^{\circ}03'49''$  West 105.66 feet; (7) South  $09^{\circ}49'51''$  East 105.06 feet the Northerly Line of Cottonwood Meadows A P.U.D. Subdivision; thence Westerly 0.24 feet along the arc of a 227.50-foot radius non-tangent curve to the left (center bears South  $08^{\circ}52'25''$  East and the long chord bears South  $81^{\circ}05'49''$  West 0.24 feet with a central angle of  $00^{\circ}03'33''$ ) along the Northerly Line of Cottonwood Meadows A P.U.D. Subdivision to a point of reverse curve; thence Northwesterly 23.33 feet along the arc of a 15.00-foot radius curve to the right (center bears North  $08^{\circ}55'58''$  West and the long chord bears North  $54^{\circ}22'55''$  West 21.05 feet with a central angle of  $89^{\circ}06'07''$ ) along the Northerly and Easterly Lines of Cottonwood Meadows A P.U.D. Subdivision; thence North  $09^{\circ}49'51''$  West 179.28 feet along the Easterly Line of Cottonwood Meadows A P.U.D. Subdivision to the point of beginning. Contains: 635,133 square feet or 14.581 acres, 24 Units. Parcel # 00-0086-4958

**DECLARATION**

Ent 152667 Bk 365 Pg 1950  
Date: 20-AUG-2020 10:55:57AM  
Fee: \$94.00 Credit Card Filed By: CB  
BRENDA NELSON, Recorder  
MORGAN COUNTY

1. Addition of Subject Additional Land. The Subject Additional Land is hereby added to the Condominium Project and divided into Units, Limited Common Areas and General Common Areas as more specifically set forth in this Supplement and as more specifically shown on the First Supplement to Plat. The obligations, burdens and benefits created by the Declaration, as supplemented by this Supplement, shall bind and inure to the benefit of Declarant, the Owners, the Association, all other parties having any, right, title or interest in the Units created pursuant to this Supplement and their respective successors, assigns, heirs, devisees, executors, administrators and personal representatives. Each Owner of a Unit created pursuant to this Supplement shall comply strictly with the covenants, conditions and restrictions as set forth in this Declaration or in the deed to such Owner's Unit, and with the Bylaws and/or the Rules and Regulations, as any of the same may be lawfully amended from time to time, and failure to comply shall be ground for an action to recover sums due for damages, injunctive relief or both, maintainable by the Management Committee on behalf of the Owners, or in a proper case, by an aggrieved Owner.

2. Description of Improvements on Subject Additional Land. The significant improvements located or to be located on the Subject Additional Land include twenty-four (24) additional Units and certain Common Areas. The location and configuration of the improvements referred to in the foregoing sentence are depicted on the First Supplement to Plat.

3. Description of Units. The Units that, through this Supplement to Declaration and the First Supplement to Plat, are being created within the Subject Additional Land are Unit Nos. 201 through 224. The First Supplement to Plat shows the Unit Number of each such Unit, its location, physical dimensions, and the Common Areas to which it has immediate access.

4. Common Areas Within the Subject Additional Land. The Limited Common Areas located or to be located on the Subject Additional Land consist of the driveway aprons for each Unit. The exclusive use of each Limited Common Element is reserved to the Unit with which it is associated. Areas or facilities that are not identified as either a Unit, Limited Common Area pursuant to this Supplement or the First Supplement to Plat shall be General Common Areas.

5. Revised Exhibit "C." Attached to this Supplement (and incorporated herein by this reference) is a Revised Exhibit "C" which furnishes the following information with respect to each Unit contained in the Condominium Project and each Unit which through this Supplement to Declaration and the First Supplement to Plat is being created pursuant to the conversion of the Subject Additional Land: (i) The Unit Number; and (ii) the Interest in Common Area and corresponding interest in the Common Areas that shall be appurtenant to each Unit after the conversion with which this Supplement to Declaration is concerned. Said Interest in Common Areas and percentages of undivided ownership interest have been computed and derived as described in 6.3 of the Declaration.

6. Effect of Supplements. Upon recordation of this Supplement and the First Supplement to Plat, the Revised Exhibit "C" attached hereto shall automatically become effective for all purposes and shall completely supersede the Exhibit "C" which was in effect prior to such recordation. Upon the recordation of this Supplement and the First Supplement to Plat, they shall automatically supplement the Declaration and the Original Plat, with the Declaration and Original

Plat for the Condominium Project thereafter consisting of the Declaration and the Original Plat as amended and supplemented by this Supplement and the First Supplement to Plat.

7. Applicability of Declaration. Except to the extent that they may be inconsistent with the contents of this Supplement, all of the terms, provisions, covenants, conditions, and restrictions provided for or described in the Declaration apply to the Units and the Common Areas which are produced by, described in, contemplated by, and/or created pursuant to this Supplement and the First Supplement to Plat. To the extent that the contents of this Supplement are inconsistent with the terms of the Declaration, the contents hereof shall control and apply with respect to said Units and Common Areas.

8. Interpretation. This Supplement to Declaration has been prepared and executed pursuant to the Declaration and should be read and construed in light of that fact. Any term used herein which is defined in the Declaration shall, to the extent permitted by the context hereof, have the meaning ascribed therein. The Captions which precede the Sections of this Supplement are for convenience only and shall in no way affect the manner in which any provision hereof is construed. Whenever the context so requires, the singular shall include the plural, the plural shall include the singular, the whole shall include any part thereof, and any gender shall include both other genders. The invalidity or unenforceability of any portion of this Supplement shall not affect the validity or enforceability of the remainder hereof.

9. Effective Date. This Supplement and the First Supplement to Plat shall take effect upon their being filed for record in the office of the County Recorder of Morgan County, Utah.

Declarant has caused its name to be signed by the signature of a duly authorized officer as of the day and year first written above.

**[SIGNATURE ON FOLLOWING PAGE]**

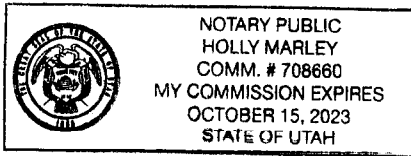
**DECLARANT**

COTTONWOOD MEADOWS VILLAGE, LLC, a  
Utah limited liability company

By: R.C. Gardner  
Rulon C. Gardner, Manager

STATE OF UTAH )  
 ) ss.  
COUNTY OF Davis )

On this 20 day of August 2020, before me, personally appeared Rulon C. Gardner, who acknowledged himself to be the Manager of Cottonwood Meadows Village, LLC, a Utah limited liability company, being authorized to do so, he executed the foregoing instrument for the purposes therein contained, by signing the name of the company, by himself as such officer.



Holly Marley  
NOTARY PUBLIC  
Residing at: 250 N Main St. Kayville, ut

REVISED EXHIBIT "C"

(Attached to and forming a part of the Supplement to Declaration of Condominium For Meadow Park West 5A Condominiums. Including Units 101-111 as recorded on the plat titled Meadow Park West 5A-1 Condominium and the Units 201-224 to be recorded concurrent with this Supplement on the Plat titled, Meadow Park West 5A-2 Condominium.)

Unit No.	Percentage Interest in Common Areas	Parcel Number
101	2.86%	00-0086-4947
102	2.86%	00-0086-4948
103	2.86%	00-0086-4949
104	2.86%	00-0086-4950
105	2.86%	00-0086-4951
106	2.86%	00-0086-4952
107	2.86%	00-0086-4953
108	2.86%	00-0086-4954
109	2.86%	00-0086-4955
110	2.86%	00-0086-4956
111	2.86%	00-0086-4957
201	2.86%	
202	2.86%	
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