

WHEN RECORDED, PLEASE MAIL TO:

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

Parcel No: 00-0087-6434,
Serial No: 03-MEADPKW2-A

Space above for County Recorder's use

**THIRD 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 3rd day of June, 2022, 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; and that certain Second Supplement to Declaration of Condominium for Meadow Park West Condominiums, dated August 20, 2020, and recorded in the office of the Morgan County Recorder on August 20, 2020 as Entry No. 152667 in Book 365 at Page 1950 - 1956 "**Declaration**").

B. Whereas the Declaration subjects that certain real property located in Morgan County, Utah and described on Exhibit "A" attached hereto 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 Condominiums, 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 Third Supplement and in the First Supplement and in the Second Supplement, to the Condominium Plats recorded concurrently herewith entitled "MEADOW PARK WEST 5A-3 CONDOMINIUM" and "MEADOW PARK WEST 5A-4 CONDOMINIUM", executed and acknowledged by Declarant on May 5, 2022, consisting of four (4) sheets, and prepared and certified to by Trent R. Williams, 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 "**Third and Fourth Supplement to Plat**").

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

A parcel of land, situate in the Southwest quarter of Section 20, Township 5 North, Range 2 East, Salt Lake Base and Meridian, said parcel also located in Morgan County, Utah. Being more particularly described as follows: Beginning at a point which is North 3776.49 feet and East 2348.65 feet from the Southwest corner of the Southeast Quarter of the Northeast Quarter of Section 30, Township 5 North, Range 2 East, Salt Lake Base and Meridian, (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 along the southerly line of Stone Ridge A P.U.D. Subdivision the following six (6) courses and distances:

1. North 74°59'43" East 211.14 feet;
2. 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");
3. 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");
4. 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");
5. South 03°00'00" East 4.31 feet;
6. North 87°00'00" East 55.00 feet; thence southerly 78.19 feet along the arc of a 172.50-foot radius non-tangent curve to the left (center bears North 87°00'00" East and the long chord bears South 15°59'09" East 77.52 feet with a central angle of 25°58'16"); thence South 28°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°01'44" West and the long chord bears South 04°05'58" East 527.84 feet with a central angle of 49°44'37"); thence South 20°46'21" West 7.17 feet; thence along the northerly line of Cottonwood Meadows A P.U.D. Subdivision the following eight (8) courses and distances:

1) North 69°13'39" West 55.00 feet; 2) Southwesterly 23.02 feet along the arc of a 15.00-foot radius non-tangent curve to the right (center bears North 69°13'39" West and the long chord bears South 64°44'21" West 20.83 feet with a central angle of 87°55'58"); 3) North 71°17'40" West 19.51 feet; 4) Westerly 46.30 feet along the arc of a 177.50-foot radius tangent curve to the left (center bears South 18°42'20" West and the long chord bears North 78°46'01" West 46.17 feet with a central angle of 14°56'42"); 5) North 07°52'15" West 93.62 feet; 6) South 82°07'45" West 107.63 feet; 7) South 83°44'30" West 21.78 feet; 8) South 87°36'03" West 88.70 feet; thence along the easterly line of the Meadow Park West 5A-2 the following eleven (11) courses and distances:

1) North 01°28'47" West 75.90 feet;
 2) Northeasterly 24.09 feet along the arc of a 15.00-foot radius tangent curve to the right (center bears North 88°31'13" East and the long chord bears North 44°32'09" East 21.59 feet with a central angle of 92°01'51"),
 3) North 00°33'04" East 55.00 feet;
 4) Westerly 10.19 feet along the arc of a 725.90-foot radius non-tangent curve to the right (center bears North 00°33'04" East and the long chord bears North 89°02'49" West 10.19 feet with a central angle of 00°48'14");
 5) North 01°21'19" East 90.21 feet;
 6) North 62°34'22" West 390.40 feet;
 7) North 15°00'17" West 145.00 feet;
 8) South 74°59'43" West 7.94 feet;
 9) Northwesterly 23.56 feet along the arc of a 15.00-foot radius tangent curve to the right (center bears North 15°00'17" West and the long chord bears North 60°00'17" West 21.21 feet with a central angle of 90°00'00");
 10) North 15°00'17" West 70.00 feet;
 11) Northeasterly 23.56 feet along the arc of a 15.00-foot radius tangent curve to the right (center bears North 74°59'43" East and the long chord bears North 29°59'43" East 21.21 feet with a central angle of 90°00'00");
 to the point of beginning.

Contains: 387891 square feet or 8.905 acres.

DECLARATION

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 Third and Fourth 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 thirty-three (33)

additional Units and certain Common Areas. The location and configuration of the improvements referred to in the foregoing sentence are depicted on the Third and Fourth Supplement to Plat.

3. Description of Units. The Units that, through this Supplement to Declaration and the Third and Fourth Supplement to Plat, are being created within the Subject Additional Land are Unit Nos. 301 through 324 and 401 through 409. The Third and Fourth 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 Third and Fourth 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 Third and Fourth 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 Third and Fourth 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 Third and Fourth 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 Third and Fourth 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 Third and Fourth 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]

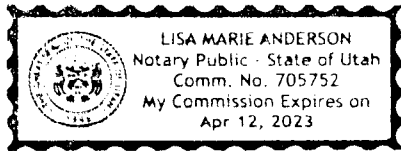
DECLARANT

COTTONWOOD MEADOWS VILLAGE, LLC, a
Utah limited liability company

By: *Rulon C. Gardner*

STATE OF UTAH)
) ss.
COUNTY OF Morgan)

On this 3rd day of June 2022, 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.



Lisa Marie Anderson
NOTARY PUBLIC
Residing at: Morgan Utah

REVISED EXHIBIT "C"

(Attached to and forming a part of the Supplement to Declaration of Condominium
For Meadow Park West Condominiums)

	Unit No.	Percentage Interest in Common Areas	Parcel #		Unit No.	Percentage Interest in Common Areas	Parcel #
5A-1	101	1.47%	00-086-4947	5A-3	301	1.47%	00-0090-3632
	102	1.47%	00-086-4948		302	1.47%	00-0090-3633
	103	1.47%	00-086-4949		303	1.47%	00-0090-3634
	104	1.47%	00-086-4950		304	1.47%	00-0090-3635
	105	1.47%	00-086-4951		305	1.47%	00-0090-3636
	106	1.47%	00-086-4952		306	1.47%	00-0090-3637
	107	1.47%	00-086-4953		307	1.47%	00-0090-3638
	108	1.47%	00-086-4954		308	1.47%	00-0090-3639
	109	1.47%	00-086-4955		309	1.47%	00-0090-3640
	110	1.47%	00-086-4956		310	1.47%	00-0090-3641
	111	1.47%	00-086-4957		311	1.47%	00-0090-3642
5A-2	201	1.47%	00-0087-6410	312	1.47%	00-0090-3643	
	202	1.47%	00-0087-6411	313	1.47%	00-0090-3644	
	203	1.47%	00-0087-6412	314	1.47%	00-0090-3645	
	204	1.47%	00-0087-6413	315	1.47%	00-0090-3646	
	205	1.47%	00-0087-6414	316	1.47%	00-0090-3647	
	206	1.47%	00-0087-6415	317	1.47%	00-0090-3648	
	207	1.47%	00-0087-6416	318	1.47%	00-0090-3649	
	208	1.47%	00-0087-6417	319	1.47%	00-0090-3650	
	209	1.47%	00-0087-6418	320	1.47%	00-0090-3651	
	210	1.47%	00-0087-6419	321	1.47%	00-0090-3652	
	211	1.47%	00-0087-6420	322	1.47%	00-0090-3653	
	212	1.47%	00-0087-6421	323	1.47%	00-0090-3654	
	213	1.47%	00-0087-6422	324	1.47%	00-0090-3655	
5A-4	214	1.47%	00-0087-6423	401	1.47%	00-0090-3717	
	215	1.47%	00-0087-6424	402	1.47%	00-0090-3718	
	216	1.47%	00-0087-6425	403	1.47%	00-0090-3719	
	217	1.47%	00-0087-6426	404	1.47%	00-0090-3720	
	218	1.47%	00-0087-6427	405	1.47%	00-0090-3721	
	219	1.47%	00-0087-6428	406	1.47%	00-0090-3722	
	220	1.47%	00-0087-6429	407	1.47%	00-0090-3723	
	221	1.47%	00-0087-6430	408	1.47%	00-0090-3724	
	222	1.47%	00-0087-6431	409	1.47%	00-0090-3725	
	223	1.47%	00-0087-6432				
	224	1.47%	00-0087-6433				