

After recordation, return to:

John K. M. Olsen  
Attorney at Law  
CottonTree Square, Bldg. 7G  
2230 No. at University Parkway  
Provo, UT 84604

**SECOND SUPPLEMENT TO  
DECLARATION OF EASEMENTS, COVENANTS,  
CONDITIONS AND RESTRICTIONS**

**OF**

**RIDERWOOD VILLAGE TOWNHOMES**

**A Planned Unit Development (Expandable)**

**Provo, Utah County, Utah**

**THIS SECOND SUPPLEMENT TO DECLARATION** is made as of this 8 day of Jan 1997, by **RIDERWOOD VILLAGE, L.C.**, a Utah limited liability company ("Declarant"), pursuant to the following:

**RECITALS:**

A. Declarant is the developer of Riderwood Village Townhomes, an expandable Planned Unit Development in Provo, Utah (the "Development").

B. On or about June 16, 1995, Declarant caused to be recorded as Entry No. 38037, Book 3699, Pages 447-469, inclusive, in the office of the Recorder of Utah County, Utah, that certain **Declaration of Easements, Covenants, Conditions and Restrictions of Riderwood Village Townhomes, A Planned Unit Development (Expandable), Provo, Utah County, Utah** (the "Declaration") relating to the Development. **NOTE:** Declarant was inadvertently named in the Declaration as Riderwood Development, L.C. (see paragraph 4, below).

C. Pursuant to §3.03 of the Declaration, Declarant is permitted to annex into the Development additional real property ("Additional Land") as set forth and described in the Declaration (including any Exhibit thereto) for purposes of development into additional Lots and Common Areas, if any, consistent with the existing phases (Plats "A" and "B") of the Development and with the Declaration.

D. Declarant desires to annex a portion of the Additional Land into the Development for development as Plat "C" of the Development.

**NOW, THEREFORE,** Declarant hereby declares as follows:

1. All defined terms as used in this Second Supplement to Declaration shall have the same meaning as those set forth and defined in the Declaration.

2. The following described real property situated in the City of Provo, County and State of Utah, is hereby submitted to the provisions of the Declaration and, pursuant thereto, is hereby annexed into the Development to be held, transferred, sold, conveyed and occupied as a part thereof:

Commencing at a point along Section line South 89°29'39" West 1370.19 feet and North 819.84 feet from the South 1/4 corner Section 34, Township 6 South, Range 2 East, Salt Lake Base & Meridian; thence as follows: South 89°30'40" West 230.30 feet; thence North 06°23'09" West 553.65 feet; thence North 86°36'40" East 301.83 feet; thence South 03°23'20" East 166.00 feet; thence South 49°45'29" East 37.67 feet; thence along the ARC L=88.70 feet (Chord: South 32°18'20" West 88.32 feet); thence along the ARC L=36.83 feet (Chord: South 60°51'03" West 34.23 feet); thence South 16°02'53" West 63.67 feet; thence South 11°48'00" East 228.36 feet to the point of beginning. Contains 3.2854 acres.

**TOGETHER WITH** all easements, rights-of-way, and other appurtenances and rights incident to, appurtenant to, or accompanying the above-described parcel of real property, whether or not the same are reflected on the Plat.

**RESERVING UNTO DECLARANT**, however, such easements and rights of ingress and egress over, across, through, and under the said property and any improvements (including buildings) now or hereafter constructed thereon as may be reasonably necessary for Declarant (in a manner which is reasonable and not inconsistent with the provisions of the Declaration): (i) to construct and complete each of the buildings and Units and all of the other improvements described in the Declaration or in the Plat recorded concurrently herewith, and to do all things reasonably necessary or proper in connection therewith; (ii) to construct and complete on the Additional Land or any portion thereof such improvements as Declarant shall determine to build in its sole discretion (and whether or not the Additional Land or any portion thereof has been or hereafter will be added to the Development); and (iii) to improve portions of the said property with such other or additional improvements, facilities, or landscaping designed for the use and enjoyment of all the Owners as Declarant may reasonably determine to be appropriate. If, pursuant to the foregoing reservations, the said property or any improvement thereon is traversed or partially occupied by a permanent improvement or utility line, a perpetual easement for such improvement or utility line shall exist. With the exception of such perpetual easements, the reservations hereby effected shall, unless sooner terminated in accordance with their terms, expire ten (10) years after the date on which the Declaration is filed for record in the office of the County Recorder of Utah County, Utah.

**ALL OF THE FOREGOING IS SUBJECT TO** all liens for current and future taxes, assessments, and charges imposed or levied by governmental or quasi-governmental authorities; all Patent reservations and exclusions; all mineral reservations of record and rights incident thereto; all instruments of record which affect the above-described real property or any portion thereof, including, without limitation, any Mortgage (and nothing in this paragraph shall be deemed to modify or amend such Mortgage); all visible easements and rights-of-way; all easements and rights-of-way, encroachments, or discrepancies shown on or revealed by the Plat or otherwise existing; an easement for each and every pipe, line, cable, wire, utility line, or similar facility which traverses or partially occupies the said real property at such time as construction of all Development improvements is complete; and all easements necessary for ingress to, egress from, maintenance of, and replacement of all such pipes, lines, cable, wires, utility lines, and similar facilities; **AND TO EACH OF THE COVENANTS, EASEMENTS, CONDITIONS AND RESTRICTIONS CONTAINED IN THIS DECLARATION.**

3. Section 3.02 of the Declaration is amended in its entirety to read as follows:

3.02 Subdivision into Lots. The Development is hereby subdivided into fifty (50) Lots, as set forth and described in the Plats, each with appurtenant and equal rights and easements of use and enjoyment in and to any Common Areas, as well as appurtenant obligations pertaining to assessments, maintenance, etc., all as set forth in this Declaration.

