

After recordation, return to:

Georgetown Development, Inc.  
2230 N University Parkway, Suite 7G  
Provo, UT 84604  
Attention: John L. Dester, President



ENT 106632:2017 PG 1 of 4  
JEFFERY SMITH  
UTAH COUNTY RECORDER  
2017 Oct 27 9:42 am FEE 43.00 BY VP  
RECORDED FOR PLEASANT GROVE CITY CORPORA

**FIRST SUPPLEMENTAL DECLARATION TO  
DECLARATION OF PROTECTIVE EASEMENTS,  
COVENANTS, CONDITIONS AND RESTRICTIONS  
(Including Owner Association Bylaws)**

**GARDEN GROVE**

**An Expandable Planned Unit Development**

**Pleasant Grove City, Utah County, Utah**

**THIS FIRST SUPPLEMENTAL DECLARATION** (the "First Supplemental Declaration") to the above entitle Declaration is made this 12 day of October, 2017, by **GEORGETOWN DEVELOPMENT, INC.**, a Utah corporation ("Declarant"), in its capacity as the owner and developer of **Garden Grove**, a residential expandable planned unit development (the "Development"), pursuant to the following:

**RECITALS:**

A. On or about October 29, 2015, Declarant caused to be recorded in the Public Records the Development's first subdivision plat entitled **Garden Grove, Plat A** as Entry 98193:2015 Map #14815 (the "Original Plat"). Concurrently with such recording, Declarant also caused to be recorded in the Public Records as Entry 98194:2015 Pages 1-29, that certain **Declaration of Protective Easements, Covenants, Conditions and Restrictions (Including Owner Association Bylaws)** (the "Original Declaration") pertaining to the to the Development.

B. Pursuant to §3.03 and 3.04 of the Original Declaration, Declarant is permitted to annex Additional Land into the Development by Supplemental Declaration for purposes of adding additional Lots/Units and Common Area to the Development consistent with those set forth in the Original Plat and the Original Declaration.

C. Declarant desires hereby to annex a portion of the Additional Land described in the Original Declaration, into the Development as **Garden Grove Plat B**, and to make certain necessary amendments to the Original Declaration.

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

1. All defined terms as used in this First Supplemental Declaration (including the preamble and RECITALS) shall have the same meaning as those set forth and defined in the Original Declaration.

2. That certain real property located in Pleasant Grove City, Utah County, Utah, described in **EXHIBIT A**, attached hereto and made a part hereof, is hereby submitted to the provisions of the Original Declaration and is annexed into the Development as Plat B to be held, improved, sold, transferred, conveyed and occupied as a part thereof:

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

**RESERVING UNTO DECLARANT**, however, such easements and rights or obligations 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 this Declaration): (i) to construct and complete each of the Units and all of the other improvements described in the Original Declaration or any Supplemental Declaration, or on the Plats, and to do all things reasonably necessary or proper in connection therewith; (ii) to construct and complete on the said Property or any portion thereof such improvements as Declarant shall determine to build and add to the Development; and (iii) to improve portions of the Property with such other or additional improvements, facilities, landscaping and television, or other communication systems 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 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 15 years after the date on which this First Supplement to Declaration is recorded in the Public Records.

**THE FOREGOING IS SUBJECT TO:** (i) all liens for current and future taxes, assessments, and charges imposed or levied by governmental or quasi-governmental authorities; (ii) all Patent reservations and exclusions; (iii) all mineral reservations of record and rights incident thereto; (iv) all instruments of record which affect the above-described Property or any portion thereof, including, without limitation, any mortgage (and nothing in this paragraph shall be deemed to modify or amend such mortgage); (v) all visible easements and rights-of-way; (vi) all easements and rights-of-way, encroachments, or discrepancies shown on or revealed by, a Plat or otherwise existing; (vii) an easement for each and every pipe, line, cable, wire, utility line, or similar facility which traverses or partially occupies the Property at such time as

construction of all Development improvements is complete; (viii) 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 (ix) **TO EACH OF THE EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN THE ORIGINAL DECLARATION AS IT MAY BE AMENDED BY THIS FIRST SUPPLEMENT TO DECLARATION.**

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

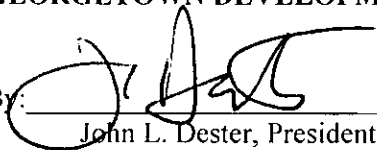
**3.02 Division into Lots and Units.** The Development is hereby divided into 61 numerically numbered Lots and Units, as set forth and described on the Plats, with appurtenant and equal rights and easements of use and enjoyment in and to the Development's Common Areas, as well as appurtenant obligations pertaining to Assessments, maintenance, and similar matters, all as set forth in the Original Declaration and the Bylaws embodied therein.

4. Except as amended by the provisions of this First Supplemental Declaration, the Original Declaration shall remain unchanged, and, together with this First Supplemental Declaration, shall constitute the entire Declaration of Protective Easements, Covenants, Conditions and Restrictions for the Development, as expanded by the annexation of the Additional Land described in Paragraph 2, above.

5. This First Supplemental Declaration shall be recorded concurrently with the Development's Plat entitled **Garden Grove, Plat B**, as the same has been executed and acknowledged by Declarant, accepted by the City, and filed for record in the Public Records.

**EXECUTED**, by the Declarant the day and year first above set forth.

**GEORGETOWN DEVELOPMENT, INC.**

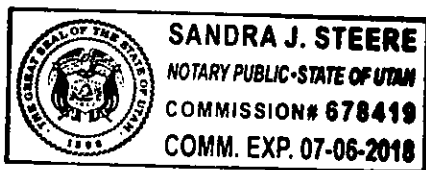
By:   
John L. Dester, President

**ACKNOWLEDGMENT**

STATE OF UTAH     )  
                                  : ss.  
COUNTY OF UTAH    )

The within instrument was acknowledged before me this 12 day of October, 2017, by **John L. Dester** in the capacity indicated.

  
NOTARY PUBLIC



**EXHIBIT A**  
**TO**  
**FIRST SUPPLEMENTAL DECLARATION**  
**GARDEN GROVE**  
**Pleasant Grove City, Utah County, Utah**

Real property located in Pleasant Grove City, Utah County, Utah:

BEGINNING AT A POINT LOCATED SOUTH 89°44'08" WEST ALONG SECTION LINE 1025.51 FEET AND NORTH 4.73 FEET FROM THE SOUTHEAST CORNER OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN;

THENCE NORTH 75°28'46" WEST, A DISTANCE OF 170.07 FEET; THENCE ALONG THE ARC OF A 535.00 FEET CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 15°04'15" FOR 140.72 FEET (CHORD BEARS NORTH 83°00'53" WEST 140.32 FEET); THENCE SOUTH 89°26'59" WEST, A DISTANCE OF 307.86 FEET; THENCE ALONG THE ARC OF A 25.00 FEET CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90°33'01" FOR 39.51 FEET (CHORD BEARS NORTH 45°16'30" WEST 35.52 FEET); THENCE NORTH, A DISTANCE OF 166.14 FEET; THENCE EAST, A DISTANCE OF 109.49 FEET; THENCE NORTH, A DISTANCE OF 13.46 FEET; THENCE NORTH 87°29'01" EAST, A DISTANCE OF 40.04 FEET; THENCE EAST, A DISTANCE OF 384.38 FEET; THENCE SOUTH 88°54'37" EAST, A DISTANCE OF 76.01 FEET; THENCE EAST, A DISTANCE OF 28.17 FEET; THENCE SOUTH 00°13'44" WEST, A DISTANCE OF 261.66 FEET TO THE POINT OF BEGINNING.

CONTAINING 135,377 SQUARE FEET OR 3.1078 ACRES, MORE OR LESS.

COORDINATE SYSTEM IS NAD27