

621

12364814  
09/14/2016 11:19 AM \$41.00  
Book - 10475 Pg - 8060-8065  
GARY W. OTT  
RECORDER, SALT LAKE COUNTY, UTAH  
FIRST AMERICAN TITLE  
BY: CRA, DEPUTY - WI 6 P.

WHEN RECORDED, RETURN TO:

VP Daybreak Operations LLC  
4700 Daybreak Parkway  
South Jordan, UT 84009  
Attention: Gary Langston

**SUPPLEMENT TO DECLARATION OF  
COVENANTS, CONDITIONS AND RESTRICTIONS FOR  
SODA ROW TOWNHOME PROJECT**

**THIS SUPPLEMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SODA ROW TOWNHOME PROJECT** (this "**Supplement**") is made this September 14, 2016, by VP DAYBREAK OPERATIONS LLC, a Delaware limited liability company, as successor-in-interest to Kennecott Land Company, a Delaware corporation, as declarant ("**Declarant**") under that certain Declaration of Covenants, Conditions and Restrictions for Soda Row Townhome Project, recorded on January 26, 2010, as Entry No. 10885373, in Book 9799, beginning at Page 3280, as amended and supplemented from time to time (collectively, the "**Declaration**").

**RECITALS:**

- A. Pursuant to the Declaration, Declarant has established the Soda Row Townhome Project (the "**Project**") initially consisting of various "Lots" as more particularly defined and described therein, which Lots are to be improved with certain attached residential units called "Townhomes." The Project is located within the community commonly known as "*Daybreak*" located in South Jordan, Utah.
- B. Declarant owns certain real property ("**Additional Lots**") adjacent to the Project. The Additional Lots are also collectively referred to herein as the "**Property**", which Property is legally described in Exhibit A attached hereto and incorporated herein by this reference.
- C. Declarant desires to add the Property to the Project and submit and subject the same to the Declaration, as the terms, conditions, covenants and restrictions thereof now exist or may hereafter be amended.

**NOW, THEREFORE**, Declarant hereby declares the following:

- 1. **Definitions.** Unless otherwise defined herein, all capitalized terms shall have the meanings assigned to them in the Declaration.

2. **Submission to Declaration.** Pursuant to the authority reserved unto Declarant in Article 14 of the Declaration, Declarant hereby adds the Additional Lots to the Project and submits and subjects the Property to the Declaration, including, without limitation, all covenants, restrictions, easements, conditions, charges and liens set forth in the Declaration. From and after the recordation of this Supplement, the Property shall be held, transferred, sold, conveyed and occupied subject to the Declaration, including, without limitation, all covenants, restrictions, easements, conditions, charges, and liens set forth in the Declaration, as they now exist or may hereafter be amended. In addition, the Property shall be subject to the governance of Soda Row Townhome Association, Inc., a Utah nonprofit corporation, as more particularly described in the Declaration.
3. **Full Force and Effect.** The Declaration, as supplemented hereby, shall remain in full force and effect.
4. **Incorporation by Reference.** The Recitals and Exhibit to this Supplement are hereby incorporated into this Supplement by this reference.

*[Signatures on following page]*

IN WITNESS WHEREOF, as of this September 14, 2016, Declarant has executed this Supplement.

**Declarant:**

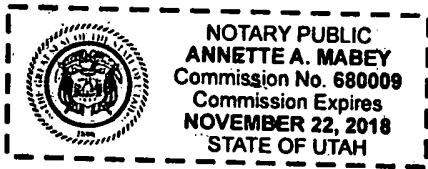
VP DAYBREAK OPERATIONS LLC,  
a Delaware limited liability company

By [Signature]  
Name TR MCCUTCHEON  
Title VICE PRESIDENT

STATE OF UTAH )  
 )  
 ) :ss.  
 )  
COUNTY OF SALT LAKE )

On Sep 14, 2016 personally appeared before me, a Notary Public, Tr McCutcheon, the vice president of VP DAYBREAK OPERATIONS LLC, a Delaware limited liability company personally known or proved to me to be the person whose name is subscribed to the above instrument who acknowledged to me that he executed the above instrument on behalf of VP DAYBREAK OPERATIONS LLC, a Delaware limited liability company.

WITNESS my hand and official Seal.



Annette A. Mabey  
Notary Public in and for said State

My commission expires: 11/22/2018

[SEAL]

**EXHIBIT A**

**LEGAL DESCRIPTION OF THE PROPERTY**

LOT C-214 OF THAT CERTAIN PLAT ENTITLED "KENNECOTT DAYBREAK VILLAGE CENTER 1A AMENDING PARCEL A AND PARCEL B OF THE KENNECOTT PHASE II SUBDIVISION" RECORDED ON APRIL 25, 2008, AS ENTRY NO.: 10410248, IN BOOK 2008P, AT PAGE 100 OF THE OFFICIAL RECORDS OF SALT LAKE COUNTY, UTAH

LOT C-215 OF THAT CERTAIN PLAT ENTITLED "KENNECOTT DAYBREAK VILLAGE CENTER 1A AMENDING PARCEL A AND PARCEL B OF THE KENNECOTT PHASE II SUBDIVISION" RECORDED ON APRIL 25, 2008, AS ENTRY NO.: 10410248, IN BOOK 2008P, AT PAGE 100 OF THE OFFICIAL RECORDS OF SALT LAKE COUNTY, UTAH

LOT C-216 OF THAT CERTAIN PLAT ENTITLED "KENNECOTT DAYBREAK VILLAGE CENTER 1A AMENDING PARCEL A AND PARCEL B OF THE KENNECOTT PHASE II SUBDIVISION" RECORDED ON APRIL 25, 2008, AS ENTRY NO.: 10410248, IN BOOK 2008P, AT PAGE 100 OF THE OFFICIAL RECORDS OF SALT LAKE COUNTY, UTAH

LOT C-217 OF THAT CERTAIN PLAT ENTITLED "KENNECOTT DAYBREAK VILLAGE CENTER 1A AMENDING PARCEL A AND PARCEL B OF THE KENNECOTT PHASE II SUBDIVISION" RECORDED ON APRIL 25, 2008, AS ENTRY NO.: 10410248, IN BOOK 2008P, AT PAGE 100 OF THE OFFICIAL RECORDS OF SALT LAKE COUNTY, UTAH

LOT C-218 OF THAT CERTAIN PLAT ENTITLED "KENNECOTT DAYBREAK VILLAGE CENTER 1A AMENDING PARCEL A AND PARCEL B OF THE KENNECOTT PHASE II SUBDIVISION" RECORDED ON APRIL 25, 2008, AS ENTRY NO.: 10410248, IN BOOK 2008P, AT PAGE 100 OF THE OFFICIAL RECORDS OF SALT LAKE COUNTY, UTAH

LOT C-219 OF THAT CERTAIN PLAT ENTITLED "KENNECOTT DAYBREAK VILLAGE CENTER 1A AMENDING PARCEL A AND PARCEL B OF THE KENNECOTT PHASE II SUBDIVISION" RECORDED ON APRIL 25, 2008, AS ENTRY NO.: 10410248, IN BOOK 2008P, AT PAGE 100 OF THE OFFICIAL RECORDS OF SALT LAKE COUNTY, UTAH

LOT C-220 OF THAT CERTAIN PLAT ENTITLED "KENNECOTT DAYBREAK VILLAGE CENTER 1A AMENDING PARCEL A AND PARCEL B OF THE KENNECOTT PHASE II SUBDIVISION" RECORDED ON APRIL 25, 2008, AS ENTRY NO.: 10410248, IN BOOK 2008P, AT PAGE 100 OF THE OFFICIAL RECORDS OF SALT LAKE COUNTY, UTAH

LOT C-221 OF THAT CERTAIN PLAT ENTITLED "KENNECOTT DAYBREAK VILLAGE CENTER 1A AMENDING PARCEL A AND PARCEL B OF THE KENNECOTT PHASE II SUBDIVISION" RECORDED ON APRIL 25, 2008, AS ENTRY NO.: 10410248, IN BOOK 2008P, AT PAGE 100 OF THE OFFICIAL RECORDS OF SALT LAKE COUNTY, UTAH

LOT C-222 OF THAT CERTAIN PLAT ENTITLED "KENNECOTT DAYBREAK VILLAGE CENTER 1A AMENDING PARCEL A AND PARCEL B OF THE KENNECOTT PHASE II

SUBDIVISION" RECORDED ON APRIL 25, 2008, AS ENTRY NO.: 10410248, IN BOOK 2008P, AT PAGE 100 OF THE OFFICIAL RECORDS OF SALT LAKE COUNTY, UTAH

LOT C-223 OF THAT CERTAIN PLAT ENTITLED "KENNECOTT DAYBREAK VILLAGE CENTER 1A AMENDING PARCEL A AND PARCEL B OF THE KENNECOTT PHASE II SUBDIVISION" RECORDED ON APRIL 25, 2008, AS ENTRY NO.: 10410248, IN BOOK 2008P, AT PAGE 100 OF THE OFFICIAL RECORDS OF SALT LAKE COUNTY, UTAH

LOT C-224 OF THAT CERTAIN PLAT ENTITLED "KENNECOTT DAYBREAK VILLAGE CENTER 1A AMENDING PARCEL A AND PARCEL B OF THE KENNECOTT PHASE II SUBDIVISION" RECORDED ON APRIL 25, 2008, AS ENTRY NO.: 10410248, IN BOOK 2008P, AT PAGE 100 OF THE OFFICIAL RECORDS OF SALT LAKE COUNTY, UTAH

LOT C-230 OF THAT CERTAIN PLAT ENTITLED "KENNECOTT DAYBREAK VILLAGE CENTER 1A AMENDING PARCEL A AND PARCEL B OF THE KENNECOTT PHASE II SUBDIVISION" RECORDED ON APRIL 25, 2008, AS ENTRY NO.: 10410248, IN BOOK 2008P, AT PAGE 100 OF THE OFFICIAL RECORDS OF SALT LAKE COUNTY, UTAH

LOT C-231 OF THAT CERTAIN PLAT ENTITLED "KENNECOTT DAYBREAK VILLAGE CENTER 1A AMENDING PARCEL A AND PARCEL B OF THE KENNECOTT PHASE II SUBDIVISION" RECORDED ON APRIL 25, 2008, AS ENTRY NO.: 10410248, IN BOOK 2008P, AT PAGE 100 OF THE OFFICIAL RECORDS OF SALT LAKE COUNTY, UTAH

LOT C-232 OF THAT CERTAIN PLAT ENTITLED "KENNECOTT DAYBREAK VILLAGE CENTER 1A AMENDING PARCEL A AND PARCEL B OF THE KENNECOTT PHASE II SUBDIVISION" RECORDED ON APRIL 25, 2008, AS ENTRY NO.: 10410248, IN BOOK 2008P, AT PAGE 100 OF THE OFFICIAL RECORDS OF SALT LAKE COUNTY, UTAH

LOT C-233 OF THAT CERTAIN PLAT ENTITLED "KENNECOTT DAYBREAK VILLAGE CENTER 1A AMENDING PARCEL A AND PARCEL B OF THE KENNECOTT PHASE II SUBDIVISION" RECORDED ON APRIL 25, 2008, AS ENTRY NO.: 10410248, IN BOOK 2008P, AT PAGE 100 OF THE OFFICIAL RECORDS OF SALT LAKE COUNTY, UTAH

LOT C-234 OF THAT CERTAIN PLAT ENTITLED "KENNECOTT DAYBREAK VILLAGE CENTER 1A AMENDING PARCEL A AND PARCEL B OF THE KENNECOTT PHASE II SUBDIVISION" RECORDED ON APRIL 25, 2008, AS ENTRY NO.: 10410248, IN BOOK 2008P, AT PAGE 100 OF THE OFFICIAL RECORDS OF SALT LAKE COUNTY, UTAH

LOT C-235 OF THAT CERTAIN PLAT ENTITLED "KENNECOTT DAYBREAK VILLAGE CENTER 1A AMENDING PARCEL A AND PARCEL B OF THE KENNECOTT PHASE II SUBDIVISION" RECORDED ON APRIL 25, 2008, AS ENTRY NO.: 10410248, IN BOOK 2008P, AT PAGE 100 OF THE OFFICIAL RECORDS OF SALT LAKE COUNTY, UTAH

LOT C-236 OF THAT CERTAIN PLAT ENTITLED "KENNECOTT DAYBREAK VILLAGE CENTER 1A AMENDING PARCEL A AND PARCEL B OF THE KENNECOTT PHASE II

SUBDIVISION" RECORDED ON APRIL 25, 2008, AS ENTRY NO.: 10410248, IN BOOK 2008P, AT PAGE 100 OF THE OFFICIAL RECORDS OF SALT LAKE COUNTY, UTAH

LOT C-237 OF THAT CERTAIN PLAT ENTITLED "KENNECOTT DAYBREAK VILLAGE CENTER 1A AMENDING PARCEL A AND PARCEL B OF THE KENNECOTT PHASE II SUBDIVISION" RECORDED ON APRIL 25, 2008, AS ENTRY NO.: 10410248, IN BOOK 2008P, AT PAGE 100 OF THE OFFICIAL RECORDS OF SALT LAKE COUNTY, UTAH

LOT C-238 OF THAT CERTAIN PLAT ENTITLED "KENNECOTT DAYBREAK VILLAGE CENTER 1A AMENDING PARCEL A AND PARCEL B OF THE KENNECOTT PHASE II SUBDIVISION" RECORDED ON APRIL 25, 2008, AS ENTRY NO.: 10410248, IN BOOK 2008P, AT PAGE 100 OF THE OFFICIAL RECORDS OF SALT LAKE COUNTY, UTAH

LOT C-239 OF THAT CERTAIN PLAT ENTITLED "KENNECOTT DAYBREAK VILLAGE CENTER 1A AMENDING PARCEL A AND PARCEL B OF THE KENNECOTT PHASE II SUBDIVISION" RECORDED ON APRIL 25, 2008, AS ENTRY NO.: 10410248, IN BOOK 2008P, AT PAGE 100 OF THE OFFICIAL RECORDS OF SALT LAKE COUNTY, UTAH

LOT C-240 OF THAT CERTAIN PLAT ENTITLED "KENNECOTT DAYBREAK VILLAGE CENTER 1A AMENDING PARCEL A AND PARCEL B OF THE KENNECOTT PHASE II SUBDIVISION" RECORDED ON APRIL 25, 2008, AS ENTRY NO.: 10410248, IN BOOK 2008P, AT PAGE 100 OF THE OFFICIAL RECORDS OF SALT LAKE COUNTY, UTAH

APN's: 27-19-153-015, 27-19-153-016, 27-19-153-017, 27-19-153-018, 27-19-153-019, 27-19-153-020, 27-19-153-021, 27-19-153-022, 27-19-153-023, 27-19-153-024, 27-19-153-025, 27-19-153-026, 27-19-153-027, 27-19-153-028, 27-19-153-029, 27-19-187-001, 27-19-187-002, 27-19-187-003, 27-19-187-013, 27-19-187-014, 27-19-187-015, 27-19-187-016,