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Gary W. Ott  
Recorder, Salt Lake County, UT  
PROVO LAND TITLE COMPANY  
BY: eCASH, DEPUTY - EF 4 P.

**SUPPLEMENT TO**  
**DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR**  
**SHADOW RUN AT ROSECREST II**  
**A Townhome project in Herriman, Utah**  
**An Expandable Planned Unit Development**  
**(Annexation Notice)**

This Supplement to Declaration of Covenants, Conditions, and Restrictions for Shadow Run at Rosecrest II is made and executed this 25 day of October, 2016.

**RECITALS**

A. Declarant is the Declarant as identified and set forth in that certain Declaration of Covenants, Conditions, and Restrictions for The Towers, recorded with the Salt Lake County Recorder on August 11, 2016 as Entry Number 12340551 ("Declaration").

B. Under the terms of the Declaration, Declarant reserved the right to expand the Property by the addition of all or a portion of the Additional Land including but not limited to Additional Land described in the Declaration.

C. Declarant desires to add a portion of the Additional Land as hereinafter provided for.

**ANNEXATION**

NOW THEREFORE, in consideration of the recitals set forth above, the Declarant hereby declares and certifies as follows:

1. Submission of Additional Land. Declarant hereby annexes in and submits the following described portion of the Additional Land (herein referred to as "Subject Property") to the Declaration, including, without limitation, the Declaration's terms, conditions, restrictions, covenants, assessments, and easements:

SEE EXHIBIT "A" ATTACHED HERETO

TOGETHER WITH: (i) all buildings, if any, improvements, and structures situated on or comprising a part of the above-described Subject Property, whether now existing or hereafter constructed; (ii) all easements,

rights-of-way, and other appurtenances and rights incident to, appurtenant to, or accompanying said Subject Property; and (iii) all articles of personal property intended for use in connection with said Subject Property.

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; any mineral reservations of record and rights incident thereto; all instruments of record which affect the above-described Subject Property or any portion thereof, including, without limitation, any mortgage or deed of trust, The Declaration (as amended, supplemented and/or restated from time to time); all visible easements and rights-of-way; all easements and rights-of-way of record; any easements, 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 above-described Subject Property at such times as construction of all improvements is complete; and all easements necessary for ingress to, egress from, maintenance of, and replacement of all such pipes, lines, cables, wires, utility lines, and similar facilities.

RESERVING UNTO DECLARANT, however, such easements and rights of ingress and egress over, across, through, and under the above-described Land and any improvements now or hereafter constructed thereon as may be reasonably necessary for Declarant or for any assignee or successor of Declarant (in a manner which is reasonable and not inconsistent with the provisions of this Declaration): (i) to construct and complete any and all of the other improvements described in the Declaration or in the Map recorded concurrently herewith, and to do all things reasonably necessary or proper in connection therewith; (ii) to construct and complete all of the improvements described in this Declaration or in the Plat recorded concurrently herewith, and to do all things reasonably necessary or proper in connection therewith; and (iii) to improve portions of the Subject Property with such other or additional improvements, facilities, or landscaping designed for the use and enjoyment of all Owners, as Declarant or as such assignee or successor may reasonably determine to be appropriate. If, pursuant to the foregoing reservations, the above-described Land or any improvement thereon is traversed or partially occupied by a permanent improvement or utility line, a perpetual easement for 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 this Supplemental Declaration is filed for record in the Salt

Lake County records.

2. Supplemental Map. The real properties described in Paragraph 1, and the improvements to be constructed thereon, all of which are submitted to the terms and conditions of the Declaration, are more particularly set forth on a Supplemental Map pertaining to the same, which Supplemental Map shall be recorded with this Supplemental Declaration.

3. Representations of Declarant. Declarant represents that the annexed real property is part of the Additional Land described in the Declaration.

4. Effective Date. This Supplemental Declaration shall take effect upon being recorded with the Salt Lake County Recorder.

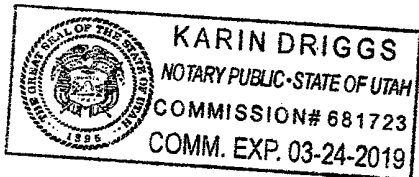
EXECUTED the day and year first written above.

**DECLARANT**

By: [Signature]  
Its Authorized Representative  
Name: Gordon Jones  
Title: Manager

STATE OF UTAH )  
 )  
 ) :ss.  
COUNTY OF Utah )

The execution of the foregoing instrument was acknowledged before me this 25 day of October, 2016 by Gordon Jones an Authorized Representative of Declarant to sign this document, and who is personally known to me or who has provided an acceptable and adequate identification.



[Signature]  
NOTARY PUBLIC

**EXHIBIT A**  
**SUBJECT LAND/ADDITIONAL LAND**  
**Shadow Run II Subdivision Phase 2**

Beginning at a point on the Southeasterly line of Shadow Run II Phase 1, said point being South 00°26'18" West 2149.10 feet and South 89°33'42" East 213.22 feet from the monument located at the North Quarter Corner of Section 7, Township 4 South, Range 1 West, Salt Lake Base and Meridian and running:

thence along the said southeasterly line the following four courses: North 27°57'50" East 91.03 feet to appoint of curvature; 14.44 feet along the arc of a 660.00 foot radius curve to the left through a central angle of 01°15'13" (Long Chord Bears South 62°39'46" East 14.44 feet); South 63°17'23" East 13.63 feet; North 26°42'37" East 127.00 feet to the southerly right-of-way line of Meadow Rose Drive;

thence along said southerly right-of-way line of Meadow Rose Drive; South 63°17'23" East 501.50 feet to a point of curvature; 108.56 feet along the arc of a 383.00 foot radius curve to the left through a central angle of 16°14'26" (Long Chord Bears South 71°25'16" East 108.20 feet);

thence South 10°28'09" West 127.02 feet to a point of curvature;  
thence 10.91 feet along the arc of a 510.00 foot radius curve to the left through a central angle of 01°13'31" (Long Chord Bears South 80°08'36" East 10.91 feet);  
thence South 0°56'36" East 178.29 feet;  
thence North 55°25'42" West 145.34 feet;  
thence North 46°18'51" West 112.82 feet;  
thence North 63°17'23" West 30.57 feet;  
thence South 89°25'51" West 110.59 feet;  
thence North 73°54'49" West 86.32 feet;  
thence North 52°32'00" West 307.20 feet to the point of beginning.

Parcel contains 165, 751 sq. ft. 3.805 acres.