

**SUPPLEMENTAL DECLARATION  
OF COVENANTS, CONDITIONS, AND RESTRICTIONS AND RESERVATION OF  
EASEMENTS OF SHADOW RUN AT ROSECREST II  
A Townhome Project in Herriman, Utah  
An Expandable Planned Unit Development  
(Phases 3 and 5)**

This Supplemental Declaration is made and executed on the date set forth below.

**RECITALS**

A. Declarant is the Declarant as identified and set forth in that certain Declaration of Covenants, Conditions, and Restrictions and Reservation of Easements of Shadow Run at Rosecrest II, recorded with the Salt Lake County Recorder's Office on the 11<sup>th</sup> day of August 2016 as Entry Number 12340551 ("Declaration").

B. The Declaration pertains to certain real property known as Shadow Run at Rosecrest II planned unit development and more particularly described on Exhibit A attached hereto and incorporated herein by this reference ("Original Property"). All real property subject to the Declaration from time to time is referred to herein as the "Development". Capitalized terms used but not otherwise defined herein shall have the meanings given to them in the Declaration

C. 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.

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

E. The Original Property is governed by that certain Bylaws of Shadow Run Owners Association II, Inc., recorded with the Salt Lake County Recorder's Office on the 11<sup>th</sup> day of January 2017 as Entry Number 12451930 ("Bylaws").

F. The Bylaws also govern the Additional Land and will be recorded against the Additional Land.

## 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 "SUBJECT PROPERTY"  
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.

[Signature on Following Page]

EXECUTED this 30 day of March 2017.

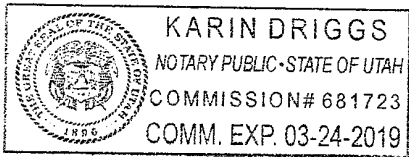
**DECLARANT  
EDGE SHADOW RUN, LLC.**

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

STATE OF UTAH )  
 )  
COUNTY OF Utah ) :SS

The execution of the foregoing instrument was acknowledged before me this 30 day of March, 2017 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**  
**(Legal Description)**

**ORIGINAL PROPERTY**

The Original Property described in the foregoing document is located in Salt Lake County, Utah and is described more particularly as follows:

Phase 1

All of Shadow Run II Subdivision Phase 1, according to the official plat thereof on record with the Salt Lake County Recorder's Office, Utah, also described as parcel numbers 3307251008; 3307177146 through 3307177165; and 3307251009 through 3307251030.

Phase 2

All of Shadow Run II Subdivision Phase 2, according to the official plat thereof on record with the Salt Lake County Recorder's Office, Utah, also described as parcel numbers 3307251034 through 3307251075.

Phase 4

All of Shadow Run II Subdivision Phase 4, according to the official plat thereof on record with the Salt Lake County Recorder's Office, Utah, also described as parcel numbers 3307251076 through 3307251105 and 3307277003 through 3307277015

## **SUBJECT PROPERTY**

The Subject Property described in the foregoing document is located in Salt Lake County, Utah and is described more particularly as follows:

### **Phase 3**

Beginning at a point on the Southeasterly line of Shadow Run II Phase 1, said point being South 00°26'18" West 2111.97 feet and South 89°33'42" East 24.87 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 three courses: South 52°03'04" East 12.53 feet; North 37°56'56" East 83.89 feet; South 52°32'00" East 466.69 feet to the westerly line of Shadow Run II Phase 2;

thence along said westerly line the following five courses: South 73°54'49" East 86.32 feet; North 89°25'51" East 110.59 feet; South 63°17'23" East 30.57 feet; South 46°18'51" East 112.82 feet; South 55°25'42" East 145.34 feet;

thence South 73°09'48" West 105.89 feet;

thence South 85°01'59" West 328.54 feet to the northeasterly Right-of-Way line of Mountain View Corridor;

thence North 52°03'04" West 631.51 feet along said northeasterly Right-of-Way line to the said Southeasterly line of Shadow Run II Phase 1;

thence North 37°56'56" East 118.15 feet along said Southeasterly line to the point of beginning.

Parcel contains 183,016 sq. ft. 4.201 acres.

### **Phase 5**

Beginning at a point on the Southeasterly line of Shadow Run II Phase 4, said point being South 00°26'18" West 2285.04 feet and South 89°33'42" East 1388.77 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 two courses: North 17°42'57" East 80.82 feet; North 39°34'16" East 251.91 feet to the Westerly Right-of-Way line of Autumn Crest Boulevard;

thence South 51°35'55" East 355.15 feet along said Right-of-Way line;

thence South 38°24'00" West 231.55 feet;

thence South 73°39'23" West 42.82 feet;

thence South 46°47'29" West 49.31 feet;

thence North 67°32'31" West 65.44 feet;

thence North 50°11'36" West 236.99 feet to the point of beginning.

Parcel contains 114,545 sq. ft. 2.629 acres.