

WHEN RECORDED RETURN TO:

Solameer Development Inc.  
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273 N. East Capitol Street  
Salt Lake City, Utah 84103  
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Tax #: 26-36-376-186

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4/13/2017 11:49:00 AM \$19.00  
Book - 10547 Pg - 2965-2969  
Gary W. Ott  
Recorder, Salt Lake County, UT  
MERIDIAN TITLE  
BY: eCASH, DEPUTY - EF 5 P.

**FIRST SUPPLEMENT TO DECLARATION OF PLANNED UNIT DEVELOPMENT  
AND  
DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS  
FOR  
SOLAMEER TOWNHOMES  
(A Planned Unit Development)**

THIS FIRST SUPPLEMENT TO DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR SOLAMEER TOWNHOMES (A UTAH PLANNED UNIT DEVELOPMENT) (the "First Supplement") is made and executed by Solameer Development Inc., a Utah Corporation, whose principal address is 273 N. East Capitol Street, Salt Lake City, Utah 84103 (hereinafter referred to as the "Declarant").

**RECITALS**

A. The original Declaration of Covenants, Conditions, and Restrictions for Solameer Townhomes was recorded in the office of the County Recorder of Salt Lake County, Utah on February 28, 2014 as Entry No. 11811782 in Book 10214 at Pages 5477-5558 of the Official Records of the County Recorder of Salt Lake County, Utah (the "Declaration").

B. The related Plat Map for Solameer Townhomes at Herriman Townes was also recorded in the office of the County Recorder of Salt Lake County, Utah.

C. In accordance with the Declarant's right to expand the Project; Declarant intends to expand the Project and that the real property located in Salt Lake County, Utah and described with particularity on Exhibit "B" (**Herriman Townes Phase 3 Amending Lot A of Herriman Townes Phase 2 and Herriman Townes Phase 4, Amending Lot A of Herriman Townes Phase 3**) attached hereto and incorporated herein by this reference (the "Property") be submitted to the Utah Community Association Act, Utah Code Ann., Sections 57-8a-1 et seq. (2004) as amended (the "Act") and become subject to the Declaration.

E. Declarant is the owner of the Property.

## A G R E E M E N T

NOW, THEREFORE, for the reasons recited above, and for the benefit of the Project and the Owners thereof, Declarant hereby executes this First Supplement to the Declaration.

1. **Supplement to Definitions.** Article I of the Declaration, entitled "Definitions," is hereby modified to include the definition of the "First Supplement to the Declaration" which shall mean and refer to this First Supplement to the Declaration of Covenants, Conditions, and Restrictions for Solameer Townhomes recorded in the office of the County Recorder of Salt Lake County, Utah on February 28, 2014 as Entry No. 11811782 in Book 10214 at Pages 5477-5558 of the Official Records of the County Recorder of Salt Lake County, Utah. Except as otherwise herein provided, the definition of terms contained in the Declaration are incorporated herein by this reference.

2. **Legal Description.** The Property (**Herriman Townes Phase 3 Amending Lot A of Herriman Townes Phase 2 and Herriman Townes Phase 4, Amending Lot A of Herriman Townes Phase 3**), described in Exhibit "B" is hereby submitted to the provisions of the Act and said land shall be held, transferred, sold, conveyed and occupied subject to the provisions of the Declaration, as amended and supplemented.


3. **Annexation.** Declarant hereby declares that the Property (**Herriman Townes Phase 3 Amending Lot A of Herriman Townes Phase 2 and Herriman Townes Phase 4, Amending Lot A of Herriman Townes Phase 3**) is hereby annexed to and subject to the Declaration, which upon recordation of this First Supplement to the Declaration shall constitute and effectuate the expansion of the Project, making the real property described in Exhibit "B" subject to the functions, powers, rights, duties and jurisdiction of the Association.

4. **Effective Date.** The effective date of this First Supplement shall be the date on which said instrument is filed for record in the Office of the County Recorder of Salt Lake County, Utah.

IN WITNESS WHEREOF, Declarant has executed this instrument the 10<sup>th</sup> day of April, 2017.

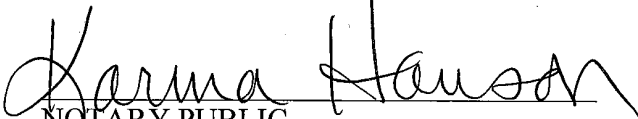
DECLARANT:

SOLAMEER DEVELOPMENT INC. a Utah corporation

  
By: Bryson Garbett, President

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

On the 10<sup>th</sup> day of April, 2017 personally appeared before me Bryson Garbett, who by me being duly sworn, did say that he is the ~~Manager~~<sup>President</sup> of Solameer Development Inc., a Utah corporation, and that the within and foregoing instrument was signed in behalf of said corporation by authority of its Articles of Incorporation, and said Bryson Garbett, duly acknowledged to me that said Company authorized him to sign.

  
NOTARY PUBLIC

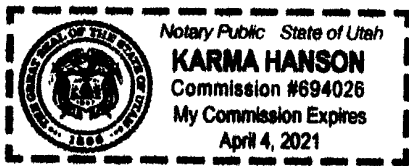


EXHIBIT "B"

LEGAL DESCRIPTION OF  
Herriman Townes Phase 3 Amending Lot A of Herriman Townes Phase 2  
PLANNED UNIT DEVELOPMENT

COMMENCING AT A POINT WHICH LIES NORTH 00°20'50" EAST ALONG THE QUARTER SECTION LINE, A DISTANCE OF 53.00 FEET AND NORTH 89°35'47" WEST, A DISTANCE OF 551.12 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT LIES ON THE NORTHERLY RIGHT OF WAY LINE OF 13400 SOUTH STREET; AND TRAVERSING THENCE NORTH 89°35'47" WEST, A DISTANCE OF 594.92 FEET ALONG SAID NORTHERLY RIGHT OF WAY LINE; THENCE NORTH 00°24'13" EAST, A DISTANCE OF 319.05 FEET TO A POINT WHICH LIES ON THE SOUTHERLY RIGHT OF WAY LINE OF STONE HAYES DRIVE; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES: (1) NORTH 89°22'06" EAST, A DISTANCE OF 143.20 FEET; (2) ALONG AN ARC 9.59 FEET TO THE LEFT, HAVING A RADIUS OF 795.00 FEET, THE CHORD OF WHICH IS NORTH 89°01'22" EAST, FOR A DISTANCE OF 9.59 FEET; TO A POINT WHICH LIES ON THE WESTERLY TO SOUTHERLY RIGHT OF WAY LINE OF ECOMBER DRIVE; THENCE ALONG SAID WESTERLY TO SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING EIGHTEEN (18) COURSES: (1) ALONG A NON-TANGENT ARC 15.24 FEET TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, THE CHORD OF WHICH IS SOUTH 20°11'53" EAST, FOR A DISTANCE OF 15.01 FEET; (2) SOUTH 02°43'44" EAST, A DISTANCE OF 33.44 FEET; (3) ALONG AN ARC 16.22 FEET TO THE RIGHT, HAVING A RADIUS OF 10.00 FEET, THE CHORD OF WHICH IS SOUTH 43°43'57" WEST, FOR A DISTANCE OF 14.50 FEET; (4) SOUTH 05°03'25" EAST, A DISTANCE OF 25.11 FEET; (5) ALONG A NON-TANGENT ARC 15.20 FEET TO THE RIGHT, HAVING A RADIUS OF 10.00 FEET, THE CHORD OF WHICH IS SOUTH 46°16'03" EAST FOR A DISTANCE OF 13.78 FEET; (6) SOUTH 02°43'44" EAST A DISTANCE OF 18.03 FEET; (7) ALONG AN ARC 78.36 FEET TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, THE CHORD OF WHICH IS SOUTH 47°37'23" EAST, FOR A DISTANCE OF 70.58 FEET; (8) ALONG A COMPOUND ARC 35.66 FEET TO THE LEFT, HAVING A RADIUS OF 765.00 FEET, THE CHORD OF WHICH IS NORTH 86°08'51" EAST, FOR A DISTANCE OF 35.65 FEET; (9) ALONG A REVERSE ARC 16.65 FEET TO THE RIGHT, HAVING A RADIUS OF 10.00 FEET, THE CHORD OF WHICH IS SOUTH 47°29'49" EAST, FOR A DISTANCE OF 14.79 FEET; (10) SOUTH 89°48'22" EAST, A DISTANCE OF 25.00 FEET; (11) NORTH 00°11'38" EAST, A DISTANCE OF 3.60 FEET; (12) ALONG A NON-TANGENT ARC 104.05 FEET TO THE LEFT, HAVING A RADIUS OF 775.50 FEET, THE CHORD OF WHICH IS NORTH 78°22'05" EAST, FOR A DISTANCE OF 103.97 FEET; (13) ALONG A NON-TANGENT ARC 2.17 FEET TO THE RIGHT, HAVING A RADIUS OF 10.00 FEET, THE CHORD OF WHICH IS SOUTH 06°01'24" EAST, FOR A DISTANCE OF 2.17 FEET; (14) SOUTH 89°48'22" EAST, A DISTANCE OF 25.00 FEET; (15) ALONG A NON-TANGENT ARC 9.46 FEET TO THE LEFT, HAVING A RADIUS OF 47.50 FEET, THE CHORD OF WHICH IS NORTH 05°30'44" WEST, FOR A DISTANCE OF 9.45 FEET; (16) ALONG A NON-TANGENT ARC 113.31 FEET TO THE LEFT, HAVING A RADIUS OF 775.50 FEET, THE CHORD OF WHICH IS NORTH 68°27'55" EAST, FOR A DISTANCE OF 113.21 FEET; (17) A NON-TANGENT ARC 3.96 FEET TO THE RIGHT, HAVING A RADIUS OF 10.00 FEET, THE CHORD OF WHICH IS SOUTH 11°08'45" EAST FOR A DISTANCE OF 3.93 FEET; (18) SOUTH 89°48'22" EAST, A DISTANCE OF 25.00 FEET; THENCE SOUTH 00°11'38" WEST, A DISTANCE OF 8.22 FEET; THENCE SOUTH 89°48'22" EAST, A DISTANCE OF 39.50 FEET; THENCE SOUTH 77°55'53" EAST, A DISTANCE OF 10.75 FEET TO A POINT WHICH LIES ON THE WESTERLY LINE OF HERRIMAN TOWNES PHASE 1; THENCE SOUTH 00°11'38" WEST ALONG SAID WESTERLY LINE, A DISTANCE OF 217.96 FEET TO THE POINT OF BEGINNING.

**LEGAL DESCRIPTION OF  
Herriman Townes Phase 4, Amending Lot A of Herriman Townes Phase 3  
PLANNED UNIT DEVELOPMENT**

COMMENCING AT A POINT WHICH LIES NORTH 00°20'50" EAST ALONG THE QUARTER SECTION LINE, A DISTANCE OF 53.00 FEET AND NORTH 89°35'47" WEST, A DISTANCE OF 809.62 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT LIES ON THE NORTHERLY RIGHT OF WAY LINE OF 13400 SOUTH STREET; AND TRAVERSING THENCE NORTH 89°35'47" WEST, A DISTANCE OF 336.42 FEET ALONG SAID NORTHERLY RIGHT OF WAY LINE; THENCE NORTH 00°24'13" EAST, A DISTANCE OF 319.05 FEET TO A POINT WHICH LIES ON THE SOUTHERLY RIGHT OF WAY LINE OF STONE HAYES DRIVE; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES: (1) NORTH 89°22'06" EAST, A DISTANCE OF 143.20 FEET; (2) ALONG AN ARC 9.59 FEET TO THE LEFT, HAVING A RADIUS OF 795.00 FEET, THE CHORD OF WHICH IS NORTH 89°01'22" EAST, FOR A DISTANCE OF 9.59 FEET; TO A POINT WHICH LIES ON THE WESTERLY TO SOUTHERLY RIGHT OF WAY LINE OF ECOMEER DRIVE; THENCE ALONG SAID WESTERLY TO SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING TWELVE (12) COURSES: (1) ALONG A NON-TANGENT ARC 15.24 FEET TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, THE CHORD OF WHICH IS SOUTH 20°11'53" EAST, FOR A DISTANCE OF 15.01 FEET; (2) SOUTH 02°43'44" EAST, A DISTANCE OF 33.44 FEET; (3) ALONG AN ARC 16.22 FEET TO THE RIGHT, HAVING A RADIUS OF 10.00 FEET, THE CHORD OF WHICH IS SOUTH 43°43'57" WEST, FOR A DISTANCE OF 14.50 FEET; (4) SOUTH 05°03'25" EAST, A DISTANCE OF 25.11 FEET; (5) ALONG A NON-TANGENT ARC 15.20 FEET TO THE RIGHT, HAVING A RADIUS OF 10.00 FEET, THE CHORD OF WHICH IS SOUTH 46°16'03" EAST FOR A DISTANCE OF 13.78 FEET; (6) SOUTH 02°43'44" EAST A DISTANCE OF 18.03 FEET; (7) ALONG AN ARC 78.36 FEET TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, THE CHORD OF WHICH IS SOUTH 47°37'23" EAST, FOR A DISTANCE OF 70.58 FEET; (8) ALONG A COMPOUND ARC 35.66 FEET TO THE LEFT, HAVING A RADIUS OF 765.00 FEET, THE CHORD OF WHICH IS NORTH 86°08'51" EAST, FOR A DISTANCE OF 35.65 FEET; (9) ALONG A REVERSE ARC 16.65 FEET TO THE RIGHT, HAVING A RADIUS OF 10.00 FEET, THE CHORD OF WHICH IS SOUTH 47°29'49" EAST, FOR A DISTANCE OF 14.79 FEET, (10) SOUTH 89°48'22" EAST, A DISTANCE OF 25.00 FEET; (11) NORTH 00°11'38" EAST, A DISTANCE OF 3.60 FEET; (12) ALONG A NON-TANGENT ARC 51.22 FEET TO THE LEFT, HAVING A RADIUS OF 775.50 FEET, THE CHORD OF WHICH IS NORTH 80°19'11" EAST, FOR A DISTANCE OF 51.21 FEET TO A POINT WHICH LIES ON THE WESTERLY LINE OF HERRIMAN TOWNES PHASE 3; THENCE SOUTH 00°50'38" WEST ALONG SAID WESTERLY LINE, A DISTANCE OF 169.63 FEET TO THE POINT OF BEGINNING.

CONTAINING 80,665 SF. OR 1.852 ACRES, MORE OR LESS.