

When Recorded Return To:
HTC Towns, LLC
126 Segoe Lily Dr., Ste 250
Sandy, UT 84070

**SUPPLEMENT TO THE SECOND AMENDED
AND RESTATED TRACT DECLARATION
FOR
PARKVIEW & GREENWOOD VILLAGE TOWNHOMES
(Herriman Town Center Pod 25 Phase 2)**

This Supplement to the Second Amended and Restated Tract Declaration for Parkview & Greenwood Village Townhomes ("**Supplemental Declaration**") is executed and adopted by HTC Towns, LLC, a Utah limited liability company ("**Declarant**").

RECITALS

A. The Tract Declaration for Parkview Townhomes was recorded in the office of the Salt Lake County Recorder on August 8, 2015 as Entry No. 12122263, in Book 10356, and beginning at Page 8982.

B. The First Amended and Restated Tract Declaration for Parkview Townhomes was recorded in the office of the Salt Lake County Recorder on August 9, 2017 as Entry No. 12593094, in Book 10586, and beginning at Page 7491.

C. The Second Amended and Restated Tract Declaration for Parkview & Greenwood Village Townhomes was recorded in the office of the Salt Lake County Recorder on September 28, 2018 as Entry No. 12858367, in Book 10717, at Pages 2187-2249 (the "**Declaration**").

D. The Notice of Errata to the Second Amended and Restated Tract Declaration for Parkview & Greenwood Village Townhomes was recorded in the office of the Salt Lake County Recorder on October 17, 2018 as Entry No. 12869197, in Book 10722, at Pages 2891-2894.

E. This Supplemental Declaration shall modify and supplement the Declaration through the annexation of Additional Property as provided herein.

F. HTC Towns, LLC is the Declarant as set forth in the Declaration and the owner of the real property subject to this Supplemental Declaration as set forth below.

G. Under the terms of the Declaration, Declarant reserved the right to expand the Property by the annexation of Additional Property as described in the Declaration.

H. Declarant desires to add a portion of the Additional Property to the Parkview & Greenwood Village Townhomes Owners Association as hereinafter provided for.

ANNEXATION

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

1. **Annexation of Additional Land.** Declarant hereby confirms that all of the real property identified on Exhibit A attached hereto, together with (i) all buildings, improvements, and structures situated on or comprising a part of the above-described real 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 real property; and (iii) all articles of personal property intended for use in connection therewith (collectively referred to herein as the "**Subject Property**") is submitted to and properly annexed into the Declaration. The Subject Property shall hereinafter be held, transferred, sold, conveyed, and occupied subject to the terms, covenants, restrictions, easements, charges, assessments, and liens set forth in the Declaration and all supplements and amendments thereto.

2. **Plat 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 the **Herriman Towne Center Pod 25 Phase 2 Subdivision** plat map, which plat map is recorded with Salt Lake County.

3. **Submission.** The Subject Property shall hereinafter be held, transferred, sold, conveyed, and occupied subject to the covenants, restrictions, easements, charges, and liens set forth in the Declaration and all supplements and amendments thereto.

4. **Membership.** The Owner of each Lot or parcel within the Subject Property shall be a Member of the Parkview & Greenwood Village Townhomes Owners Association and is allotted one vote in such Association per Lot owned.

5. **Apportionment of Common Expenses.** In accordance with Article 4 of the Declaration, Common Expenses shall be equally apportioned among the Owners, including the Owners of Lots submitted to the Property and Association through this Supplemental Declaration.

6. **Master Association Membership.** The Owner of each Lot or Parcel within the Subject Property shall also be a member of the Herriman Towne Center Homeowners Association and shall be entitled to all benefits of such membership and shall be subject to the *Amended and Restated Declaration of Covenants, Conditions, and Restrictions and Reservation of Easements (with Amended and Restated Association Bylaws) Herriman Towne Center Master Planned Community* recorded in the Salt Lake County Recorder's Office on March 23, 2018 as Entry No. 12739846, in Book 10658, beginning at Page 3003 and any supplements and amendments thereto.

7. **Representations of Declarant.** Declarant represents that the annexed real property is part of the Additional Property described in the Declaration.

8. **Reservation of Declarant's Rights.** Pursuant to the Declaration, all rights concerning the Property reserved to Declarant in the Declaration are hereby incorporated and reserved to Declarant with respect to the Subject Property. The exercise of Declarant's rights concerning such Subject Property shall be governed by the same terms, provisions and limitations set forth in the Declaration regarding the exercise of such rights.

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

IN WITNESS WHEREOF, the Declarant has executed this Supplemental Declaration this 12 day of Feb, 2019.

DECLARANT
HTC Towns, LLC
A Utah Limited Liability Company

By: [Signature]

Name: DARON SMITH

Title: MANAGER

STATE OF UTAH)
COUNTY OF Salt Lake) ss.

On the 12 day of Feb, 2019, personally appeared before me Daron Smith who by me being duly sworn, did say that she/he is an authorized representative of HTC Towns, LLC, and that the foregoing instrument is signed on behalf of said company and executed with all necessary authority.

[Signature]
Notary Public



EXHIBIT A
(Legal Description)

Lots 82 through 97 of Herriman Towne Center Pod 25 Phase 2 Subdivision,
according to the official plat on file in the office of the Salt Lake County Recorder as Entry
Number 12846030, Book 2018, Page 314.

Parcel Numbers:

26364160160000	26364160120000	26364160080000	26364160040000
26364160150000	26364160110000	26364160070000	26364160030000
26364160140000	26364160100000	26364160060000	26364160020000
26364160130000	26364160090000	26364160050000	26364160010000