

WHEN RECORDED, MAIL TO:

Anthem II, LLC  
c/o Anthem II Homeowners Association  
PO Box 5555  
Draper, UT 84020

12951972  
3/19/2019 4:45:00 PM \$39.00  
Book - 10761 Pg - 8341-8345  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
INTEGRATED TITLE INS SERVICES  
BY: eCASH, DEPUTY - EF 5 P.

**FIRST SUPPLEMENT TO THE  
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS  
for ANTHEM II  
a Planned Unit Development**

**Phases 3, 4 & 5**

**COURTESY RECORDING**  
This document is being recorded solely as a courtesy and an accommodation to the parties named therein. INTEGRATED TITLE INSURANCE SERVICES LLC hereby expressly disclaims any responsibility or liability for the accuracy or the content thereof.

This First Supplement to the Declaration of Covenants, Conditions and Restrictions for Anthem II (the "Project") is executed by Anthem II, LLC of 6150 S Redwood Road, Suite 150, Taylorsville, Utah 84123 (the "Declarant").

**RECITALS**

Whereas, the Declaration of Covenants, Conditions and Restrictions for Anthem II was recorded in the office of the County Recorder of Salt Lake County, Utah on December 15, 2017 as Entry No. 12680306 Book 10630 Pages 870-938, of the official records (the "Declaration").

Whereas, the related Plat Map(s) for Phases 3, 4 & 5 (the "Property") of the Project has also been or will be recorded in the office of the County Recorder of Salt Lake County, Utah.

Whereas, under Article II Section 2.9.1 of the Declaration, Declarant reserved an option to unilaterally expand the subdivision in accordance with the Declaration.

Whereas, Anthem II, LLC ("the Developer") is the fee simple owner of record of that certain real property located in Salt Lake County, Utah and described with particularity on Exhibit A attached hereto and incorporated herein by this reference (Phases 3, 4 & 5).

Whereas, Declarant desires to expand the Project by creating additional Lots, Common Areas and other improvements of a less significant nature.

Whereas, the Developer now intends that the property, which plats shall be known as "Phases 3, 4 & 5," shall become subject to the Declaration.

**NOW, THEREFORE**, for the reasons recited above, and for the benefit of the Project and the Unit Owners thereof, the Declarant hereby executes this First Supplement to the Declaration of Covenants, Conditions and Restrictions for Anthem II for and on behalf of and for the benefit of all of the Owners and Members of Anthem II Homeowners Association.

1. **Supplement to Definitions.** Article I of the Declaration, entitled "Definitions," is hereby modified to include the following supplemental definitions:
  - a. **First Supplement Declaration** shall mean and refer to this First Supplement to the Declaration of Covenants, Conditions and Restrictions for Anthem II.
  - b. **Phases 3, 4 & 5 Subdivision Plat Maps** shall mean and refer to the maps of Phases 3, 4 & 5 of the Project to be recorded at or near the time of this First Supplement.

Except as otherwise herein provided, the definition of terms contained in the Declaration are incorporated herein by this reference.

2. **Legal Description.** The real property described in Exhibit A is hereby submitted to the provisions of the Declaration and said land shall be held, transferred, sold, conveyed and occupied subject to the provisions of the Declaration as it may be supplemented or amended from time to time.
3. **Annexation.** Developer hereby declares that the Property shall be annexed to and become subject to the Declaration, which, upon recordation of this First Supplement Declaration, shall constitute and effectuate the expansion of the Project, making the real property described in Exhibit A subject to this Declaration and the functions, powers, rights, duties and jurisdiction of the Association.
4. **Effective Date.** The effective date of this First Supplement Declaration and the Phase 3, 4 & 5 Subdivision Plat Maps shall be the date on which said instruments are filed for record in the Office of the County Recorder of Salt Lake County, Utah.

EXECUTED the 18<sup>th</sup> day of March 2019

**DECLARANT:**  
**ANTHEM II, LLC**

By:  \_\_\_\_\_

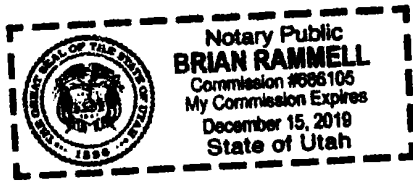
Name: Ryan Button

Title: MANAGER

STATE OF UTAH )  
 ) ss.  
COUNTY OF Salt Lake )

The foregoing instrument was acknowledged before me this 19 day of March, 2019 by Ryan Button, who by me being duly sworn, did say that she/he is the Manager of Anthem II, LLC and that the foregoing instrument is signed on behalf of said entity and executed with all necessary authority.

[Signature]  
NOTARY PUBLIC



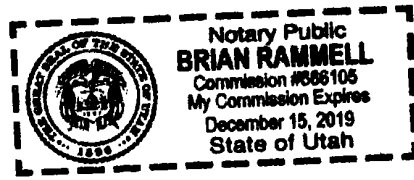
OWNER OF PHASE 3:

By: [Signature]  
Name: Derek Wright  
Title: Member Manager

STATE OF UTAH )  
 ) ss.  
COUNTY OF Salt Lake )

The foregoing instrument was acknowledged before me this 19 day of March, 2019 by Derek Wright for Yosemite Park, LLC, who by me being duly sworn, did say that she/he is the Owner of Phase 3 of Anthem II and that the foregoing instrument is signed on behalf of said entity and executed with all necessary authority.

[Signature]  
NOTARY PUBLIC



**EXHIBIT A – LEGAL DESCRIPTIONS**

**Phase 3 – aka “Big Bend Park”**

Beginning at a point being North 89°59'00" West 927.74 feet along the section line and South 3,457.65 feet from the Northwest Corner of Section 25, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

thence South 00°02'03" East 200.00 feet;  
thence South 89°57'57" West 98.91 feet to the Easterly Right of Way Line of Uintah Park Drive;  
thence Northeasterly 6.78 feet along the arc of a 218.50 foot radius curve to the right (center bears South 85°50'23" East and the chord bears North 05°02'58" East 6.78 feet with a central angle of 01°46'42");  
thence Northeasterly 159.65 feet along the arc of a 1,531.50 foot radius curve to the left (center bears North 84°03'41" West and the chord bears North 02°57'08" East 159.58 feet with a central angle of 05°58'22");  
thence North 00°02'03" West 33.88 feet;  
thence North 89°57'57" East 90.00 feet to the point of beginning.

Contains 18,499 Square Feet or 0.425 Acres and 4 Lots

*Part of Tax Parcel No 26-26-427-019*

**Phase 4 – aka “Big Bend Park”**

Beginning at a point being North 89°59'00" West 927.92 feet along the section line and South 3,146.10 feet from the Northwest Corner of Section 25, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

thence South 00°02'03" East 311.55 feet;  
thence South 89°57'57" West 90.00 feet;  
thence South 00°02'03" East 8.92 feet;  
thence South 89°58'20" West 166.41 feet;  
thence North 00°01'53" West 410.82 feet;  
thence South 89°53'15" East 36.65 feet;  
thence North 00°06'45" East 131.63 feet;  
thence North 43°00'55" East 63.00 feet;  
thence Southeasterly 210.19 feet along the arc of a 256.50 foot radius curve to the right (center bears South 43°00'55" West and the chord bears South 23°30'34" East 204.36 feet with a central angle of 46°57'02");  
thence South 00°02'03" East 80.49 feet;  
thence North 89°57'52" East 95.00 feet to the point of beginning.

Contains 112,361 Square Feet or 2.579 Acres and 14 Lots

*Part of Tax Parcel No.'s 26-26-461-006, 26-26-428-001, 26-26-428-018, 26-26-428-019*

**Phase 5 – aka “Big Bend Park”**

Beginning at a point being North 89°59'00" West 1,044.67 feet along the section line and South 2,790.76 feet from the Northwest Corner of Section 25, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

thence South 32°48'24" East 24.00 feet;

thence Southeasterly 257.01 feet along the arc of a 173.00 foot radius curve to the left (center bears North 57°11'36" East and the chord bears South 75°21'57" East 234.02 feet with a central angle of 85°07'07");

thence Northeasterly 75.97 feet along the arc of a 130.00 foot radius curve to the right (center bears South 27°55'30" East and the chord bears North 78°48'57" East 74.89 feet with a central angle of 33°28'55");

thence Northeasterly 42.18 feet along the arc of a 80.00 foot radius curve to the left (center bears North 05°33'25" East and the chord bears North 80°27'14" East 41.69 feet with a central angle of 30°12'21");

thence Northeasterly 62.45 feet along the arc of a 130.00 foot radius curve to the right (center bears South 24°38'56" East and the chord bears North 79°06'46" East 61.85 feet with a central angle of 27°31'24");

thence South 87°07'17" East 62.59 feet;

thence Southeasterly 16.38 feet along the arc of a 230.00 foot radius curve to the right (center bears South 02°52'43" West and the chord bears South 85°04'52" East 16.38 feet with a central angle of 04°04'50");

thence Southeasterly 36.69 feet along the arc of a 80.00 foot radius curve to the right (center bears South 06°57'33" West and the chord bears South 69°54'05" East 36.37 feet with a central angle of 30°21'49");

thence South 56°45'43" East 26.81 feet;

thence Southeasterly 69.40 feet along the arc of a 71.00 foot radius curve to the left (center bears North 33°14'17" East and the chord bears South 84°45'56" East 66.67 feet with a central angle of 56°00'28");

thence Southeasterly 66.44 feet along the arc of a 64.00 foot radius curve to the right (center bears South 22°46'10" East and the chord bears South 83°01'49" East 63.49 feet with a central angle of 59°28'42");

thence South 53°17'28" East 16.04 feet;

thence Southeasterly 123.95 feet along the arc of a 220.00 foot radius curve to the left (center bears North 36°45'09" East and the chord bears South 69°23'18" East 122.32 feet with a central angle of 32°16'55");

thence South 30°52'06" East 20.51 feet;

thence South 19°58'12" West 108.72 feet;

thence Northeasterly 20.43 feet along the arc of a 15.00 foot radius curve to the left (center bears North 27°57'33" East and the chord bears North 78°56'49" East 18.88 feet with a central angle of 78°01'27");

thence Southwesterly 109.06 feet along the arc of a 185.00 foot radius curve to the left (center bears South 50°03'54" East and the chord bears South 23°02'47" West 107.49 feet with a central angle of 33°46'38");

thence South 89°57'51" West 96.00 feet;

thence North 4.45 feet;

thence South 89°57'52" West 639.03 feet;

thence North 00°02'03" West 80.49 feet;

thence Northwesterly 105.59 feet along the arc of a 256.50 foot radius curve to the left (center bears South 89°57'57" West and the chord bears North 11°49'37" West 104.84 feet with a central angle of 23°35'08");

thence North 00°04'11" West 172.32 feet to the point of beginning.

Contains 216,291 Square Feet or 4.965 Acres and 18 Lots

*part of Tax Parcel No's 26-26-401-006 and 26-26-428-001*