

After recording return to:  
HTC Communities, LLC  
10421 South Jordan Gateway Blvd.  
Suite 200  
South Jordan, UT 84095  
Phone: (801) 316-3264  
Fax: (801) 657-3096

13101966  
10/17/2019 02:37 PM \$40.00  
Book - 10847 Pg - 2119-2124  
RASHELLE HOBBS  
RECORDER, SALT LAKE COUNTY, UTAH  
HTC COMMUNITIES, LLC  
10421 S JORDAN GATEWAY BLVD  
STE 200  
SOUTH JORDAN UT 84095  
BY: PSA, DEPUTY - WI 6 P.

**SUPPLEMENT TO AMENDED AND RESTATED DECLARATION OF COVENANTS,  
CONDITIONS  
AND RESTRICTIONS AND RESERVATION OF EASEMENTS**

**Herriman Towne Center Master Planned Community**

**City of Herriman, Salt Lake County, Utah**

THIS SUPPLEMENT (this "**Supplement**") made this 10<sup>th</sup> day of October, 2019 to the AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATION OF EASEMENTS for the HERRIMAN TOWNE CENTER MASTER PLANNED COMUNITY recorded as Entry 12739846 on March 23<sup>rd</sup>, 2018 (together with all amendments, supplements, and other modifications hereto, the "**Declaration**"), by Declarant as the owner of the Property constituting the Herriman Towne Center Master Planned Community (the "**Community**") in the City of Herriman, Utah. By executing and recording this Supplement, Declarant hereby makes the real property described in the attached **Exhibit A** a part of the Community and Property subject to and governed by the Declaration. Effective as of the date first set forth above, Declarant declares that, and this Supplement shall have the legal affect that, the Property set forth in Exhibit A attached hereto is subject to and governed by the Declaration.

Capitalized terms not otherwise defined herein shall have the same meaning as set forth in the Declaration.

IN WITNESS WHEREOF, Declarant has executed this Declaration the day and year first above written.

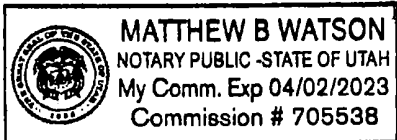
DECLARANT:  
HTC COMMUNITIES, L.L.C., a  
Delaware limited liability company

By: Momentum HTC, L.L.C., a  
Utah limited liability company  
As its Managing Member

By: *[Signature]*  
Name: MICHAEL BRADSHAW  
Its: MANAGER

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

On the 10<sup>th</sup> day of October 2019, personally appeared before me,  
Michael Bradshaw, the signer of the foregoing instrument who duly  
acknowledged to me that he executed the same in his capacity as the  
Manager of Momentum HTC, L.L.C., a Utah limited liability  
company, and that said limited liability company executed the same in its capacity as the Managing  
Member of HTC COMMUNITIES, L.L.C., a Delaware limited liability company.



*[Signature]*  
NOTARY PUBLIC

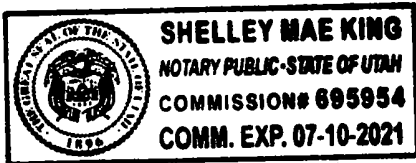
CONSENTED TO BY:

BUILDER/OWNER:  
Edge Homes Utah, LLC, a  
Utah limited liability company

By: Steve Maddox  
Name: Steve Maddox  
Its: Manager

STATE OF UTAH            )  
                                  :SS.  
COUNTY OF Utah    )

On this 10 day of October 2019, personally appeared before me, a Notary Public, Steve Maddox, the Manager of Edge Homes Utah, LLC, a Utah limited liability company, personally known or proved to me to be the person whose name is subscribed to the above instrument who acknowledged to me that he executed the above instrument on behalf of Edge Homes Utah, LLC.



Shelley King  
NOTARY PUBLIC

# EXHIBIT A

## HTC Edge Alta West Description

A parcel of land located in the South Half of Section 36, Township 3 South, Range 2 West, Salt Lake Base and Meridian described as follows:

Beginning at a point of the southwest right-of-way line of Black Locust Way per the U-Road Dedication Plat as recorded in the office of the Salt Lake County Recorder as Entry #12608258 in Book 2017 at Page 242, said point being South 89°37'15" East 2136.87 feet along the section line and South 0°22'45" West 229.17 feet from the West Quarter Corner of Section 36, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running;

Thence along the said southwest right-of-way line of Black Locust Way the following three(3) courses: South 37°04'35" East 20.57 feet, Southeasterly 605.75 feet along the arc of a 429.50 foot radius curve to the left through a central angle of 80°48'26" (Long Chord Bears South 77°28'48" East 556.78 feet), Southeasterly 21.12 feet along the arc of a 15.00 foot radius curve to the right through a central angle of 80°40'41" (Long Chord Bears South 77°32'40" East 19.42 feet) to the southwesterly right-of-way line of Fort Herriman Parkway per the Herriman Towne Center Road Dedication Plat as recorded in the Office of the Salt Lake County Recorder as Entry#12706165 in Book 2018 at Page 43;

Thence along the said southwesterly right-of-way line of Fort Herriman Parkway the following two (2) courses: South 37°12'19" East 357.74 feet, southwesterly 23.57 feet along the arc of a 15.00 foot radius curve to the right through a central angle of 90°01'38" (Long Chord Bears South 07°48'30" West 21.22 feet);

Thence South 52°49'19" West 3.48 feet to a point of curvature;

Thence 342.75 feet along the arc of a 420.00 foot radius curve to the right through a central angle of 46°45'28" (Long Chord Bears South 76°12'03" West 333.32 feet);

Thence North 80°25'13" West 293.82 feet to a point of curvature;

Thence 555.50 feet along the arc of a 735.00 foot radius curve to the right through a central angle of 43°18'12" (Long Chord Bears North 58°46'07" West 542.38 feet) to and along the Northeasterly right-of-way line of Copeland Drive per the Herriman Towne Center Plat E - Phase 1 as recorded in the Office of the Salt Lake County Recorder as Entry #11037624 in Book 2010 at Page 152;

Thence North 37°07'01" West 211.91 feet along the said northeasterly right-of-way line of Copeland Drive;

Thence North 52°55'25" East 200.50 feet;

Thence South 37°04'35" East 201.11 feet;

Thence North 52°55'24" East 59.78 feet;

Thence South 37°04'36" East 2.84 feet to a point of curvature;

Thence 39.74 feet along the arc of a 25.30 foot radius curve to the left through a central angle of 89°59'59" (Long Chord Bears South 82°04'36" East 35.78 feet);

Thence North 52°51'39" East 66.91 feet to the southwest right-of-way line of Black Locust Way, the point of beginning.

Parcel contains 361,887 sq. ft. 8.307 acres.

**AND**

HTC Edge Alta East Description

A parcel of land located in the East Half of Section 36, Township 3 South, Range 2 West, Salt Lake Base and Meridian described as follows:

Beginning at a point of the west right-of-way line of Brundisi Way per the Herriman Towne Center Road Dedication Plat as recorded in the Office of the Salt Lake County Recorder as Entry#12706165 in Book 2018 at Page 43, said point being North 89°37'15" West 2034.20 feet along the section line and North 0°22'45" East 480.81 feet from the East Quarter Corner of Section 36, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running;

Thence along the said west right-of-way line of Brundisi Way the following five (5) courses: 221.88 feet along the arc of a 1003.85 foot radius curve to the right through a central angle of 12°39'51" (Long Chord Bears South 05°55'22" East 221.43 feet), South 0°22'57" West 308.66 feet, 620.38 feet along the arc of a 670.16 foot radius curve to the right through a central angle of 53°02'25" (Long Chord Bears South 26°54'20" West 598.46 feet), 23.39 feet along the arc of a 15.00 foot radius curve to the right through a central angle of 89°21'09" (Long Chord Bears North 81°53'54" West 21.09 feet), North 37°12'19" West 357.81 feet to the east right-of-way line of Fort Herriman Parkway per the U-Road Dedication Plat as recorded in the office of the Salt Lake County Recorder as Entry #12608258 in Book 2017 at Page 242;

Thence along the east right-of-way line of the said Fort Herriman Parkway the following three (3) courses: 21.12 feet along the arc of a 15.00 foot radius curve to the right through a central angle of 80°40'41" (Long Chord Bears North 03°08'02" East 19.42 feet), 603.81 feet along the arc of a 429.50 foot radius curve to the left through a central angle of 80°32'57" (Long Chord Bears North 03°11'54" East 555.30 feet, North 37°04'35" West 20.50 feet;

Thence North 52°55'25" East 24.21 feet to a point of curvature;

Thence 17.86 feet along the arc of a 100.00 foot radius curve to the right through a central angle of 10°14'05" (Long Chord Bears North 58°02'28" East 17.84 feet);

Thence North 63°09'30" East 30.51 feet to a point of curvature;

Thence 34.99 feet along the arc of a 20.00 foot radius curve to the left through a central angle of  $100^{\circ}15'08''$  (Long Chord Bears North  $13^{\circ}01'56''$  East 30.70 feet);

Thence North  $50^{\circ}02'57''$  East 27.78 feet to a point of curvature;

Thence 31.41 feet along the arc of a 20.00 foot radius curve to the left through a central angle of  $89^{\circ}58'57''$  (Long Chord Bears South  $82^{\circ}05'07''$  East 28.28 feet);

Thence North  $52^{\circ}55'25''$  East 37.83 feet to a point of curvature;

Thence 51.89 feet along the arc of a 114.50 foot radius curve to the right through a central angle of  $25^{\circ}57'54''$  (Long Chord Bears North  $65^{\circ}54'22''$  East 51.45 feet);

Thence North  $78^{\circ}53'19''$  East 263.40 feet to a point of curvature;

Thence 16.77 feet along the arc of a 25.00 foot radius curve to the left through a central angle of  $38^{\circ}25'23''$  (Long Chord Bears North  $59^{\circ}40'37''$  East 16.45 feet) to the west right-of-way line of Brundisi Way, the point of beginning.

Parcel contains 380,852 sq. ft. 8.743 acres.