

FIRST SUPPLEMENT TO AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR

The Villages at Wolf Hollow
A Utah Condominium Project
In Salt Lake County, Utah

This First Supplement to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for The Villages at Wolf Hollow, is made and executed this 15th day of January, 2020, by Wolf Hollow Builders, LLC, a Utah limited liability company as successor declarant (the "Declarant").

RECITALS

1. Whereas, a "Declaration of Condominium (Including Association Bylaws) The Villages at Wolf Hollow, An Expandable Condominium Project" was recorded on September 4, 2001 at the office of the Salt Lake County Recorder beginning at Book 8496, Page 6418, and as Entry No. 7993018 (the "Enabling Declaration").

2. Whereas, a "First Supplemental Declaration of Condominium The Villages at Wolf Hollow, An Expandable Condominium Project" was recorded on September 18, 2001 at the office of the Salt Lake County Recorder beginning at Book 8501, Page 3133, and as Entry No. 8005883.

3. Whereas, a "Second Supplemental Declaration of Condominium The Villages at Wolf Hollow, An Expandable Condominium Project" was recorded on January 13, 2003 at the office of the Salt Lake County Recorder beginning at Book 8720, Page 709, and as Entry No. 8491236.

4. Whereas, a "Third Supplement to Declaration of Condominium The Villages at Wolf Hollow, an Expandable Utah Condominium Project" was recorded on June 18, 2008 at the office of the Salt Lake County Recorder beginning at Book 9618, Page 6596, and as Entry No. 10457018.

5. Whereas, an "Amended and Restated Third Supplement to Declaration of Condominium for the Villages at Wolf Hollow, an Expandable Utah Condominium Project" was recorded on March 18, 2009 at the office of the Salt Lake County Recorder beginning at Book 9699, Page 2760, and as Entry No. 10651125.

6. Whereas, a "First Amendment to the Amended and Restated Third Supplement to Declaration of Condominium for the Villages at Wolf Hollow, an Expandable Utah Condominium Project" was recorded on March 24, 2009 at the office of the Salt Lake County Recorder beginning at Book 9700, Page 8488, and as Entry No. 10654672.

7. Whereas, a "Notice of Designation of Underground Parking" was recorded on May 26, 2006 at the office of the Salt Lake County Recorder beginning at Book 9736084, Page 9359, and as Entry No. 9736084. This Declaration modifies the parking allocation described in the Notice of Designation of Underground Parking as provided herein.

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01/16/2020 02:33 PM #40-00
Book - 10885 Pg - 7096-7101
RASHELLE HOBBS
RECORDER, SALT LAKE COUNTY, UTAH
WOLF HOLLOW BUILDERS
3597 OAKRIDGE CIR
BOUNTIFUL UT 84010
BY: STP, DEPUTY - 01 6 P.

8. Whereas, an "Affidavit" to "document and inform concerned persons of a location address change for the common area of Villages at Wolf Hollow Condo Plat all phases 1 thru 6" was recorded on April 21, 2010 at the office of the Salt Lake County Recorder beginning at Book 9819, Page 6018, and as Entry No. 10937758. This Declaration recognizes this Affidavit and incorporates it herein by this reference.

9. Whereas, an "Amended and Restated Declaration of Covenants, Conditions, and Restrictions for the Villages at Wolf Hollow, a Utah Condominium Project" was recorded on July 27, 2016 at the office of the Salt Lake County Recorder beginning at Book 10456, Page 7331, and as Entry No. 12328895 (the "Amended and Restated Declaration")

10. Whereas, the Plat Map for The Villages at Wolf Hollow Phase III, was recorded in the official records of Salt Lake County, State of Utah, on June 18, 2008, as entry No. 10457016, Book 2008P Page 163 (hereinafter, "the Original Plat Map").

11. Whereas, the Plat Map contained Whereas, under Article III, paragraph 3.2 (b)(iii), of the Amended and Restated Declaration, the Declarant reserved the right to amend the Amended and Restated Declaration in order to identify and assign the location of parking stalls for Unit Owners of Units located in Building 3.

12. Whereas, Declarant 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 reference.

AGREEMENT

NOW, THEREFORE, for the reasons recited above, the Declarant hereby executes this First Supplement to the Amended and Restated Declaration of Condominium for The Villages at Wolf Hollow.

1. The purpose of this First Supplement to the Amended and Restated Declaration is to correct and clarify the parking stall assignments for Units in Building 3 of The Villages at Wolf Hollow, a Utah Condominium Project.

2. The parking stalls in Building 3 are hereby reassigned based on the plat map attached as Exhibit B attached hereto and incorporated herein by reference (hereinafter, "Exhibit B Map").

3. The following table shows the reassignment of parking stalls to each of the Units in Building 3. The second column in the following table refers to the parking stall numbers listed Exhibit B Map, the third column refers to the parking stall numbers listed in the Original Plat Map:

Designated Parking Table for Building 3, Phase III, The Villages at Wolf Hollow

Unit Number	Reassigned Parking Stall(s), as shown on Exhibit B Map	Parking Stall(s) from Original Plat Map
101	4 & 5	6 & 9
102	22	3
103	6	13
104	16	12
205	9	14
206	14 & 15	15 & 15
207	8	14
208	10	blank
309	11	blank
310	19	8
311	12	16
312	17 & 18	10 & 11
413	1	1
414	2 & 3	2 & 5
415	21 & 20	4 & 7
416	7 & 13	13 & 16

4. To the extent that they are inconsistent, this First Supplement and its Exhibits modifies and amends Exhibits C and D of the Amended and Restated Declaration by identifying the location and assignment of parking stalls for each of the Units in Building 3.
5. Except as amended by the provisions of this First Supplement to the Amended and Restated Declaration, the Amended and Restated Declaration shall remain unchanged and, together with this First Supplement to the Amended and Restated Declaration, shall constitute the Declaration of Condominium for The Villages at Wolf Hollow, Phase III, a Utah Condominium Project.
6. This First Supplement to the Amended and Restated Declaration shall be recorded in the Public Records with reference to Exhibit B Map hereto, consisting of one sheet prepared by Kenneth E. Barney, a registered Utah land surveyor holding Certificate No. 172762 and shall be effective from the date of such recording.

EXECUTED the 15th day of January, 2020.

[Signature on the following page]

Wolf Hollow Builders, LLC, a Utah
limited liability company

By: Sally Alley
Name: Sally Alley
Its: Manager

STATE OF UTAH)
 : ss.
County of Salt Lake)

16th KB

On the ~~15th~~ day of January, 2020, personally appeared before me Sally Alley who, being by me duly sworn, did say that she is the Manager of Wolf Hollow Builders, LLC, a Utah limited liability company, and that the said instrument was signed in behalf of said entity by authority of said Company's Articles of Organization and the Amended and Restated Declaration, and the aforesaid individual acknowledged to me that said Company executed the same.



Kira Beard
NOTARY PUBLIC

Exhibit A

A PARCEL OF LAND IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 1 EAST, S.L.B.&M., SALT LAKE COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP MONUMENT MARKING THE INTERSECTION OF SPRING LANE (5150 SOUTH) AND 1300 EAST STREET; THENCE N.00°07'00"E. ALONG THE CENTERLINE OF 1300 EAST STREET, A DISTANCE OF 180.28 FEET, AND WEST A DISTANCE OF 411.19 FEET TO THE REAL POINT OF BEGINNING, SAID POINT OF BEGINNING IS ALSO EAST A DISTANCE OF 1863.81 FEET AND NORTH A DISTANCE OF 171.05 FEET FROM THE CENTER OF SAID SECTION 8;

THENCE SOUTH 25.00 FEET; THENCE S.50°49'24"W. 27.37 FEET TO THE NORTHERLY RIGHT-OF-WAY OF THE VAN WINKLE EXPRESSWAY; THENCE N.39°03'40"W. ALONG SAID RIGHT-OF-WAY 363.84 FEET; THENCE EAST 227.17 FEET; THENCE S.00°07'00"W. 227.01 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT 28.00-FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHEASTERLY 28.40 FEET ALONG THE ARC OF SAID CURVE, HAVING A CENTRAL ANGLE OF 58°07'26" AND SUBTENDED BY A CHORD THAT BEARS S.60°56'17"E. 27.20 FEET TO THE CURVES END AND THE POINT OF BEGINNING. CONTAINS 32,629 SQUARE FEET OR 0.75 ACRES OF LAND MORE OR LESS.

BASIS OF BEARING IS N.00°07'00"E. ALONG THE CENTERLINE OF 1300 EAST STREET, AS PER THE SALT LAKE COUNTY AREA REFERENCE PLAT.

