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WHEN RECORDED RETURN TO:

Edge Parkside, LLC  
13702 S. 200 W. #B12  
Draper, UT 84020

13269988  
05/14/2020 02:47 PM \$82.00  
Book - 10943 Pg - 7119-7121  
RASHELLE HOBBS  
RECORDER, SALT LAKE COUNTY, UTAH  
TRIDENT TITLE INSURANCE AGENCY  
130 W CENTER ST  
OREM UT 84057  
BY: TCA, DEPUTY - WI 3 P.

**SUPPLEMENT TO THE DECLARATION OF  
COVENANTS, CONDITIONS, AND RESTRICTIONS  
FOR PARKSIDE AT HERRIMAN TOWN CENTER**  
(Phase 1 Townhomes)

This SUPPLEMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR PARKSIDE AT HERRIMAN TOWN CENTER ("**Supplemental Declaration**") is executed and adopted by Edge Parkside, LLC, a Utah limited liability company ("**Declarant**").

**RECITALS**

A. This Supplemental Declaration shall supplement the Declaration of Covenants, Conditions and Restrictions for Parkside at Herriman Town Center ("**Declaration**") recorded with the Salt Lake County Recorder's Office on 5-14, 2020 as Entry No. 13269987, and any supplements or amendments thereto.

B. Edge Parkside, LLC is the Declarant as identified and set forth in the Declaration.

C. Under the terms of the Declaration, Declarant reserved the right to expand the Project by the addition of all or a portion of the Additional Land. Declarant now desires to add a portion of the Additional Land as hereinafter provided.

D. This Supplemental Declaration shall provide notice to the Owners of Lots within the property identified on Exhibit A attached hereto, that all of such Lots and parcels are subject to the Declaration.

E. Unless otherwise defined herein, capitalized terms shall have the meanings set forth in the Declaration.

**NOTICE OF SUBMISSION**

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

1. Submission. Declarant hereby confirms that all of the real property identified on Exhibit A attached hereto, together with (i) all buildings, if any, 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. Phase 1 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 **Parkside at Herriman Town Center Phase 1 Plat** subdivision map, which plat map is recorded in the office of the Salt Lake County Recorder.

3. Common Association Membership. The Owner of each Lot or Parcel within the Subject Property shall be a member of the Parkside at Herriman Town Center Common Association, and shall be entitled to all benefits of such membership and shall be subject to the terms governing the Common Association as set forth in the Declaration and Bylaws. Voting in the Common Association is set forth in the Declaration.

4. Apportionment of Common Expenses. The Common Association Common Expenses shall be apportioned among the Lots within the Subject Property in accordance with the Declaration.

5. Reservation of Declarant's Rights. Pursuant to the Declaration, all rights concerning the Project 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 terms, provisions and limitations set forth in the Declaration.

6. 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 28 day of April, 2020.

**DECLARANT**

**EDGE PARKSIDE, at HTC, LLC**  
a Utah limited liability company

By: Steve Maddox

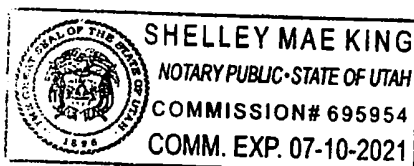
Name: Steve Maddox

Title: Manager

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

On the 28 day of April, 2020, personally appeared before me Steve Maddox who by me being duly sworn, did say that she/he is an authorized representative of Edge Parkside, LLC, and that the foregoing instrument is signed on behalf of said company and executed with all necessary authority.

Notary Public: Shelley King



**EXHIBIT A**  
**SUBJECT PROPERTY**  
**(Legal Description)**

All of **Parkside at Herriman Town Center Phase 1 Plat**, according to the official plat on file in the office of the Salt Lake County Recorder.

Including Lots **T-101 through T-130**

More particularly described as:

Beginning at a point being North 00°20'40" East 1,891.66 feet along the section line and East 32.45 feet from the South Quarter Corner of Section 36, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

thence North 09°04'26" West 95.67 feet;  
thence North 81°33'30" West 225.14 feet;  
thence North 84°19'16" West 131.07 feet;  
thence North 72°42'44" West 108.88 feet;  
thence North 52°07'08" West 286.65 feet;  
thence North 38°09'29" West 105.38 feet;  
thence North 52°55'03" East 78.76 feet;  
thence South 37°04'35" East 17.92 feet;  
thence North 52°55'24" East 64.78 feet;  
thence South 37°04'36" East 3.14 feet;  
thence Southeasterly 31.42 feet along the arc of a 20.00 foot radius curve to the left (center bears North 52°55'24" East and the chord bears South 82°04'36" East 28.28 feet with a central angle of 89°59'59");  
thence North 52°55'25" East 67.37 feet;  
thence South 37°04'35" East 25.50 feet;  
thence Southeasterly 20.51 feet along the arc of a 429.50 foot radius curve to the left (center bears North 52°55'25" East and the chord bears South 38°26'39" East 20.51 feet with a central angle of 02°44'09");  
thence South 52°55'25" West 65.68 feet;  
thence Southwesterly 43.67 feet along the arc of a 25.00 foot radius curve to the left (center bears South 37°04'35" East and the chord bears South 02°52'34" West 38.33 feet with a central angle of 100°05'43");  
thence Southeasterly 5.35 feet along the arc of a 198.00 foot radius curve to the left (center bears North 42°49'42" East and the chord bears South 47°56'44" East 5.35 feet with a central angle of 01°32'52");  
thence South 48°43'10" East 50.60 feet;  
thence Southeasterly 558.33 feet along the arc of a 518.79 foot radius curve to the left (center bears North 41°16'46" East and the chord bears South 79°33'05" East 531.77 feet with a central angle of 61°39'43");  
thence South 72°06'13" East 12.74 feet;  
thence South 37°12'19" East 290.96 feet;  
thence Southeasterly 8.44 feet along the arc of a 20.00 foot radius curve to the left (center bears North 52°47'41" East and the chord bears South 49°17'46" East 8.38 feet with a central angle of 24°10'54");  
thence Southwesterly 186.82 feet along the arc of a 420.00 foot radius curve to the right (center bears North 28°11'39" West and the chord bears South 74°32'56" West 185.29 feet with a central angle of 25°29'10") to the point of beginning.

Contains 144,560 Square Feet or 3.319 Acres

Parcel Numbers Not Yet Assigned