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When Recorded Return To:
Edge Parkside at HTC, LLC
13702 S. 200 W. #B12
Draper, UT 84020

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Book - 10998 Pg - 3882-3885
RASHELLE HOBBS
RECORDER, SALT LAKE COUNTY, UTAH
TRIDENT TITLE INSURANCE AGENCY
130 W CENTER ST
OREM UT 84057
BY: TCA, DEPUTY - III 4 P.

**SUPPLEMENT TO THE DECLARATION OF COVENANTS, CONDITIONS,
AND RESTRICTIONS FOR
PARKSIDE AT HERRIMAN TOWN CENTER TOWNHOMES
(Phases 3 & 4)**

This Supplement to the Declaration of Covenants, Conditions, and Restrictions for Parkside at Herriman Town Center Townhomes ("**Supplemental Declaration**") is executed and adopted by *Edge Parkside C + B* LLC, a Utah limited liability company ("**Declarant**").

RECITALS

- A. This Supplemental Declaration shall modify and supplement the Declaration of Covenants, Conditions, and Restrictions for Parkside at Herriman Town Center Townhomes ("**Declaration**") recorded with the Salt Lake County Recorder's Office on May 14, 2020 as Entry No. 13269986.
- B. Edge Parkside at HTC, LLC is the Declarant as identified and set forth in the Declaration and is the owner of the real property subject to this Supplemental Declaration.
- C. Under the terms of the Declaration, Declarant reserved the right to expand the Property 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. Unless otherwise defined herein, capitalized terms shall have the meanings set forth in the Declaration.

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.
- 2. Plat Maps. 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 3 Plat** and **Parkside at Herriman Town Center Phase 4 Plat** subdivision maps, which plat maps are recorded with the County.

EXHIBIT A
SUBJECT PROPERTY
(Legal Description)

All of **Parkside at Herriman Town Center Phase 3 Plat**, according to the official plat on file in the office of the Salt Lake County Recorder.

Including Lots **T-301 through T-329**

More particularly described as:

Beginning at a point on the Easterly Right-of-Way Line of Fort Herriman Parkway, said point being North 00°20'40" East 2,943.64 feet along the section line and East 159.78 feet from the South Quarter Corner of Section 36, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

thence North 52°54'35" East 194.12 feet;

thence North 78°53'19" East 41.06 feet;

thence South 11°06'41" East 37.00 feet;

thence South 26°16'19" East 142.04 feet;

thence South 15°46'30" East 140.46 feet;

thence North 83°38'13" East 53.36 feet;

thence South 06°21'47" East 111.99 feet;

thence South 20°32'41" West 112.32 feet;

thence South 10°51'56" West 271.55 feet;

thence South 65°49'54" East 116.34 feet to the Westerly Right-of-Way Line of Summerdale Drive;

thence Southwesterly 177.28 feet along the arc of a 670.15 feet radius curve to the right (center bears North 57°37'14" West and the chord bears South 39°57'27" West 176.76 feet with a central angle of 15°09'23") along said Westerly Right-of-Way Line of Summerdale Drive;

thence Northwesterly 9.44 feet along the arc of a 20.00 feet radius curve to the left (center bears South 79°50'11" West and the chord bears North 23°41'04" West 9.35 feet with a central angle of 27°02'30");

thence North 37°12'19" West 300.54 feet;

thence Northeasterly 634.15 feet along the arc of a 519.05 feet radius curve to the left (center bears North 53°10'37" West and the chord bears North 01°49'20" East 595.44 feet with a central angle of 70°00'05");

thence Northwesterly 32.78 feet along the arc of a 20.00 feet radius curve to the left (center bears South 56°49'17" West and the chord bears North 80°07'39" West 29.23 feet with a central angle of 93°53'52");

thence Southwesterly 12.50 feet along the arc of a 50.50 feet radius curve to the left (center bears South 37°04'35" East and the chord bears South 45°49'58" West 12.47 feet with a central angle of 14°10'54");

thence South 38°44'31" West 13.97 feet;

thence Southwesterly 12.50 feet along the arc of a 50.50 feet radius curve to the right (center bears North 51°15'29" West and the chord bears South 45°49'58" West 12.47 feet with a central angle of 14°10'54");

thence South 52°55'25" West 30.76 feet;

thence Northwesterly 20.43 feet along the arc of a 429.50 feet radius curve to the left (center bears South 55°38'59" West and the chord bears North 35°42'48" West 20.43 feet with a central angle of 02°43'34") to the Easterly Right-of-Way Line of Fort Herriman Parkway;

thence North 37°04'35" West 20.50 feet along said Easterly Right-of-Way Line of Fort Herriman Parkway to the point of beginning.

Contains 144,498 Square Feet or 3.317 Acres

All of **Parkside at Herriman Town Center Phase 4 Plat**, according to the official plat on file in the office of the Salt Lake County Recorder.

Including Lots **T-401 through T-443**

More particularly described as:

Beginning at a point being North 00°20'40" East 3,068.63 feet along the section line and East 354.17 feet from the South Quarter Corner of Section 36, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

thence North 78°53'19" East 279.03 feet to the Westerly Right-of-Way Line of Brundisi Way;

thence Southeasterly 215.96 feet along the arc of a 1,008.24 foot radius curve to the right (center bears South 78°06'35" West and the chord bears South 05°45'14" East 215.55 feet with a central angle of 12°16'22") along said Westerly Right-of-Way Line of Brundisi Way;

thence South 00°22'57" West 308.66 feet along said Westerly Right-of-Way Line of Brundisi Way and the Westerly Right-of-Way of Summerdale Drive;

thence Southwesterly 374.21 feet along the arc of a 670.15 foot radius curve to the right (center bears North 89°36'52" West and the chord bears South 16°22'57" West 369.37 feet with a central angle of 31°59'38") along said Westerly Right-of-Way of Summerdale Drive;

thence North 65°49'54" West 116.34 feet;

thence North 10°51'56" East 271.55 feet;

thence North 20°32'41" East 112.32 feet;

thence North 06°21'47" West 111.99 feet;

thence South 83°38'13" West 53.36 feet;

thence North 15°46'30" West 140.46 feet;

thence North 26°16'19" West 142.04 feet;

thence North 11°06'41" West 37.00 feet to the point of beginning.

Contains 150,718 Square Feet or 3.460 Acres