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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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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 3, Building I)

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 at HTC, 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 May 14, 2020 as Entry No. 13269985, and any supplements or amendments thereto.

B. Edge Parkside at HTC, 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 Units within the property identified on Exhibit A attached hereto, that all of such Units 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 3 Plat 'I' 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 3 Plat 'I'** subdivision map, which plat map is recorded in the office of the Salt Lake County Recorder.

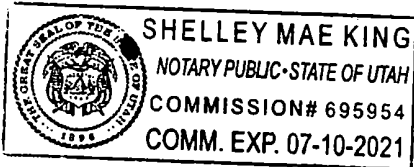
3. Common Association Membership. The Owner of each Unit or Parcel within the Subject Property shall be a member of the Parkside at Herriman Town Center Common Association, and shall be entitled to all benefits of such membership and shall be subject to the terms governing the Common Association as set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

On the 3 day of August, 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 at HTC, 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 3 Plat 'I' Condominium,
according to the official plat recorded in the office of the Salt Lake County Recorder.

Including Building I containing 10 total condominium units

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 2,644.86 feet along the section line and East 260.12 feet from the South Quarter Corner of Section 36, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

thence South 86°51'58" East 89.55 feet;

thence Southwesterly 157.69 feet along the arc of a 519.60 foot radius curve to the right (center bears North 86°51'23" West and the chord bears South 11°50'15" West 157.08 feet with a central angle of 17°23'17");

thence North 72°23'17" West 89.69 feet to said Easterly Right-of-Way Line of Fort Herriman Parkway;

thence Northeasterly 135.06 feet along the arc of a 429.50 foot radius curve to the left (center bears North 68°50'54" West and the chord bears North 12°08'34" East 134.51 feet with a central angle of 18°01'03") along said Easterly Right-of-Way Line of Fort Herriman Parkway to the point of beginning.

Contains 13,108 Square Feet or 0.301 Acres