

**SUPPLEMENT TO THE
DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS
AND RESERVATION OF EASEMENTS
FOR
SOMERSET VILLAS AT MILLER CROSSING
(Phase 2 and Phase 3)**

This SUPPLEMENT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR SOMERSET VILLAS AT MILLER CROSSING ("**Supplement**") is executed by Somerset at Miller Crossing, LLC ("**Declarant**") and consented to by Somerset at Miller Crossing Owners Association, Inc. ("**Association**").

RECITALS

A. This Supplement supplements the Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for Somerset Villas at Miller Crossing ("**Declaration**") recorded with the Salt Lake County Recorder's Office on June 26, 2017 as Entry No. 1256242.

B. The Declaration was originally recorded against Phase 1 in the Somerset Villas at Miller Crossing community. The Declaration identified Phase 2 and Phase 3 as Additional Land and as property to be subject to the Declaration.

C. The deeds to Lots from the Declarant to Owners in Phases 2 and 3 reference the Declaration and state that each Lot is subject to the Declaration.

D. Through this Supplement, the Declarant desires to ratify and affirm the fact that Phases 2 and 3 are part of the Project and are subject to the Declaration.

E. Section 11.02 of the Declaration states the Declarant has the unilateral right to expand the Project by adding Additional Land. The Declaration states this right shall not expire until the Declarant elects in writing not to add Additional Land to the Project. The Declarant has not made such election in writing. As such, the Declarant has the absolute right to execute this Supplement pursuant to Section 11.02.

F. Section 11.02(b) of the Declaration states the expansion of the Project by the Declaration is without limitation, except as provided in Section 11.02, and shall be effective without prior approval of the Association or any Owner.

G. While not required pursuant to Section 11.02(b) of the Declaration, the Association, by and through its Board of Directors, approves of this Supplement, as evidenced the written consent of the Association provided below.

H. The Project, containing the the real property situated in Herriman, Salt Lake County, Utah described with particularity on Exhibit A, is subject to the

Declaration, which Declaration is binding on all parties having or acquiring any right, title, interest to the Project or any part thereof.

I. As affirmed by this Supplement, the Project is comprised of Phase 1, Phase 2, and Phase 3 of the Somerset Villas at Miller Crossing.

PHASES 2 AND PHASE 3

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

1. Phase 2 and Phase 3. The Declarant hereby confirms that all of the real property identified as Phase 2 and Phase 3 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 are submitted to and properly annexed into the Project.

2. Membership. The Owner of each Lot or Parcel within Phase 2 and Phase 3 is, and shall be, a member of Somerset at Miller Crossing Owners Association, Inc., and shall be entitled to all benefits of such membership and shall be subject to the Declaration.

3. Voting. Each Owner in Phase 2 and Phase 3 is allotted one vote in the Association per Lot owned.

4. Apportionment of Common Expenses. The Association Common Expenses shall be apportioned among the Lots within Phase 2 and Phase 3 in accordance with the Declaration. The Association shall maintain the Common Area portions in Phase 2 and Phase 3 in accordance with the Declaration.

5. Submission. Phase 2 and Phase 3 shall be held, transferred, sold, conveyed, and occupied subject to the covenants, restrictions, easements, charges, and liens set forth in the Declaration and all supplements and amendments thereto.

6. Effective Date. This Supplement shall take effect upon being recorded with the Salt Lake County Recorder.

IN WITNESS WHEREOF, the Declarant has executed this Supplement on the date set forth below.

DATED this 3rd day of December, 2020.

Somerset at Miller Crossing, LLC
A Utah Limited Liability Company

Robert M. Dabke

By: Robert M. Dabke

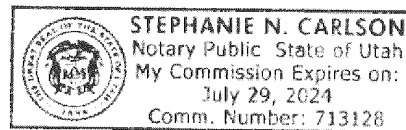
Its: Manager

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

On the 3 day of December, 2020, personally appeared before me Robert M. Dabke who by me being duly sworn, did say that she/he is an authorized representative of Somerset at Miller Crossing, LLC and that the foregoing instrument is signed on behalf of said entity and executed with all necessary authority.

Stephanie N. Carlson

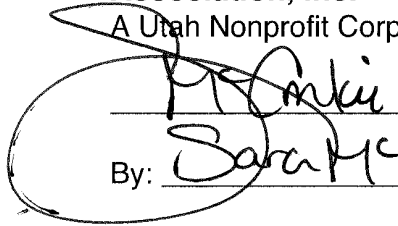
Notary Public



Consented to:

Somerset at Miller Crossing Owners Association, Inc.

A Utah Nonprofit Corporation


By: Sara McConkie

Its: Managing Agent

STATE OF UTAH)
COUNTY OF Salt Lake) ss.

On the 11th day of December, 2020, personally appeared before me Sara McConkie who by me being duly sworn, did say that she/he is the Managing Agent of Somerset at Miller Crossing Owners Association, Inc., and that the foregoing is signed on behalf of said entity and executed with all necessary authority.


 David T. McConkie
Notary Public, State of Utah
Commission # 713372
My Commission Expires
08/04/2024



EXHIBIT A

LEGAL DESCRIPTION AND PARCEL NUMBERS

Lots 1-20 and Common Areas as shown on the Somerset Villas at Miller Crossing Phase 1 Plat, on file and of record in the office of the Salt Lake County Recorder.

Parcel Numbers: 26-25-326-014-0000 (Common Area)
26-25-326-015-0000 (Private Road)
26-25-326-016-0000 through 26-25-326-035-0000

All of Somerset Villas at Miller Crossing Phase 2 Plat, on file and of record in the office of the Salt Lake County Recorder, including Lots 21-64 and Common Area.

Parcel Numbers: 26-25-332-004-0000 (Common Area & Private Road)
26-25-332-005-0000 through 26-25-332-048-0000

All of Somerset Villas at Miller Crossing Phase 3 Plat, on file and of record in the office of the Salt Lake County Recorder, including Lots 65-99 and Common Area.

Parcel Numbers: 26-25-337-001-0000 through 26-25-337-035-0000
26-25-337-036-0000 (Common Area)