

4.
WHEN RECORDED, MAIL TO:

Parkside, LLC
c/o Parkside Homeowners Association
PO Box 5555
Draper, UT 84020

13722974
07/21/2021 08:22 AM \$69.00
Book - 11209 Pg - 5620-5623
RASHELLE HOBBS
RECORDER, SALT LAKE COUNTY, UTAH
PARKSIDE LLC
PO BOX 5555
DRAPER, UT 84020
BY: ZHA, DEPUTY - WI 4 P.

**SECOND SUPPLEMENT TO THE
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
for Parkside
a Planned Unit Development**

PARKSIDE Plat 3

This Second Supplement to the Declaration of Covenants, Conditions and Restrictions for Parkside ("Second Supplement") for the Parkside subdivision (the "Project") is executed by Parkside, LLC of 527 E Pioneer Rd, Suite 100, Draper, UT 84020 (the "Declarant").

RECITALS

Whereas, the Declaration of Covenants, Conditions and Restrictions for Parkside was recorded in the office of the County Recorder of Salt Lake County, Utah on January 18, 2019 as Entry No. 12921105 Book 10746 Pages 7930-7998, of the official records (the "Declaration").

Whereas, the First Supplement to the Declaration of Covenants, Conditions and Restrictions for Parkside was recorded in the office of the County Recorder of Salt Lake County, Utah on December, 7 2020 as Entry No.13485479 Book 11074 Pages 8332-8336, of the official records (the "First Supplement"). The First Supplement is for Parkside Plat 4 only. This Second Supplement is for Parkside Plat 3.

Whereas, the related Plat Map for Parkside Plat 3 (the "Property") of the Project was recorded in the office of the County Recorder of Salt Lake County, Utah, on July 16, 2021, entry number 19720300, book 2021P, Page 184.

Whereas, under Article II Section 2.9 of the Declaration, Declarant reserved an option to unilaterally expand the subdivision in accordance with the Declaration.

Whereas, Parkside LLC ("the Developer") 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 this reference (Parkside Plat 3).

Whereas, Declarant desires to expand the Project by creating additional Lots, Common Areas and other improvements of a less significant nature.

Whereas, the Developer now intends that the property, which Plat shall be known as "Parkside Plat 3," shall become subject to the Declaration.

NOW, THEREFORE, for the reasons recited above, and for the benefit of the Project and the Unit Owners thereof, the Declarant hereby executes this Second Supplement to the Declaration of Covenants, Conditions and Restrictions for Parkside for and on behalf of and for the benefit of all of the Owners and Members of Parkside Homeowners Association.

1. **Supplement to Definitions.** Article I of the Declaration, entitled "Definitions," is hereby modified to include the following supplemental definitions:
 - a. **Second Supplement Declaration** shall mean and refer to this Second Supplement to the Declaration of Covenants, Conditions and Restrictions for Parkside.
 - b. **Parkside Plat 3 Plat Map** shall mean and refer to the map of Parkside Plat 3 Subdivision of the Project recorded prior to the time of this Second Supplement.

Except as otherwise herein provided, the definition of terms contained in the Declaration are incorporated herein by this reference.

2. **Legal Description.** The real property described in Exhibit A is hereby submitted to the provisions of the Declaration and said land shall be held, transferred, sold, conveyed and occupied subject to the provisions of the Declaration as it may be supplemented or amended from time to time.
3. **Annexation.** Developer hereby declares that the Property shall be annexed to and become subject to the Declaration, which, upon recordation of this First Supplement Declaration, shall constitute and effectuate the expansion of the Project, making the real property described in Exhibit A subject to this Declaration and the functions, powers, rights, duties and jurisdiction of the Association.
4. **Effective Date.** The effective date of this Second Supplement Declaration and the Parkside Plat 3 Plat Map shall be the date on which said instruments are filed for record in the Office of the County Recorder of Salt Lake County, Utah.

EXECUTED the 19 day of July 2021

**DECLARANT & DEVELOPER:
PARKSIDE LLC**


Name: Derek Wright
Title: Manager

ACKNOWLEDGMENT

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

The foregoing instrument was acknowledged before me this 19 day of July, 2021 by Derek Wright, the Manager of PARKSIDE LLC and executed the same.



NOTARY PUBLIC
Residing at: Salt Lake County
My Commission Expires: 4/12/2023



EXHIBIT A – LEGAL DESCRIPTION

All of Parkside Plat 3, lots 315 through 339, as recorded in the office of the Salt Lake County Recorder, State of Utah, recorded July 16, 2021, Entry No. 13720800, in Book 2021P, Page 184.

Parcel no. 27-31-256-002