

When Recorded Return To:

Holmes Jordan Bluffs, LLC
126 West Segoe Lily Dr., Ste 250
Sandy, Utah 84070

13907462 B: 11314 P: 8395 Total Pages: 10
03/09/2022 09:52 AM By: dsalazar Fees: \$40.00
DECLAR - DECLARATION
Rashelle Hobbs, Recorder, Salt Lake County, Utah
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64 E WINCHESTER #100 MURRAY, UT 84107



**SUPPLEMENT TO THE DECLARATION OF CONDOMINIUM
FOR JORDAN HEIGHTS CONDOMINIUMS**

(Phase 1J)

Supplement to the Declaration of Condominium for Jordan Heights Condominiums (“**Supplemental Declaration**”) is executed and adopted by Holmes Jordan Bluffs, LLC, a Utah limited liability company (“**Declarant**”).

RECITALS

A. This Supplemental Declaration shall amend and supplement the Declaration of Condominium for Jordan Heights Condominiums recorded in the office of the Salt Lake County Recorder on March 18, 2021 as Entry No. 13602060, as amended by the First Amendment to the Declaration of Condominium for Jordan Bluffs Condominiums recorded in the office of the Salt Lake County Recorder on March 19, 2021 as Entry No. 13603715 (“**Declaration**”).

B. Holmes Jordan Bluffs, LLC is the Declarant as identified and defined in the Declaration and is the owner of the real property subject to this Supplemental Declaration as described with particularity on Exhibit A, which exhibit is attached hereto and incorporated herein by reference.

C. Under the terms of the Declaration, Declarant reserved the right to unilaterally amend the Declaration to expand the Project by the addition of all or a portion of the Additional Land described in the Declaration.

D. Declarant desires to add a portion of the Additional Land as hereinafter provided for.

E. Unless otherwise defined herein, all capitalized terms shall have the meaning defined in the Declaration

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

ANNEXATION

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. 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 **JORDAN HEIGHTS AT VIEW 78 PHASE 1J CONDOMINIUM PLAT**, which plat map is recorded in the office of the Salt Lake County Recorder.

3. Submission. The Subject Property shall hereinafter 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.

4. Membership. The Owner of each Unit within the Subject Property shall be a member of the Jordan Heights Condominium Association ("**Association**") and shall be entitled to all benefits of such membership and shall be subject to the Declaration. Each Unit Owner is allotted voting rights in proportion to its Undivided Interest.

5. Apportionment of Common Expenses. In accordance with the Declaration, Common Expenses shall be apportioned among Unit Owners according to their Undivided Interest, including the Owners of Units annexed into to the Association through this Supplemental Declaration.

6. Undivided Interests. The Undivided Interests as set forth on Exhibit B of the Declaration and all Supplements to the Declaration recorded prior to the recording of this Supplemental Declaration shall be amended and restated as set forth in the Exhibit B attached hereto.

7. Reservation of Declarant's Rights. 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 same terms, provisions and limitations set forth in the Declaration.

8. 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 8th day of March 2022.

DECLARANT
HOLMES JORDAN BLUFFS, LLC
a Utah Limited Liability Company
By its General Manager Holmes Homes Inc.

Signature: [Signature]

Name: DARON SMITH

Title: TREASURER

STATE OF UTAH)
) ss.
COUNTY OF SALT LAKE)

On the 8th day of March 2022, personally appeared before me Daron Smith who by me being duly sworn, did say that she/he is an authorized representative of Holmes Jordan Bluffs, LLC, and that the foregoing instrument is signed on behalf of said company and executed with all necessary authority.

Notary Public: [Signature]



EXHIBIT A
(Legal Description of Subject Property / Additional Land)

All of **JORDAN HEIGHTS AT VIEW 78 PHASE 1J CONDOMINIUM PLAT**, according to the official plat on file in the office of the Salt Lake County Recorder.

Including Units 101, 102, 201, 202, 203, 204, 301, 302, 303, 304

More particularly described as:

All of Lot 2 of Jordan Heights at View 78 Phase 1 Subdivision, recorded March 18, 2021 in Book 2021P at Page 66 in the Office of the Salt Lake County Recorder, being more particularly described as follows:

Beginning at a point being South 00°29'40" East 759.59 feet along the section line and West 428.39 feet from the East Quarter Corner of Section 35, Township 2 South, Range 1 West, Salt Lake Base and Meridian; and running

thence South 07°19'16" East 101.21 feet;

thence South 82°40'44" West 97.83 feet;

thence Southwesterly 32.41 feet along the arc of a 200.00 foot radius curve to the left (center bears South 07°19'16" East and the chord bears South 78°02'10" West 32.38 feet with a central angle of 09°17'08");

thence North 11°04'40" West 104.05 feet;

thence North 82°40'44" East 136.92 feet to the point of beginning.

Contains 13,549 Square Feet or 0.311 Acres

Parcel Number: 21-35-426-005

ALSO TO BE RECORDED AGAINST THE FOLLOWING PROPERTIES:

All of **JORDAN HEIGHTS AT VIEW 78 PHASE 1A CONDOMINIUM PLAT**, according to the official plat on file in the office of the Salt Lake County Recorder as Entry Number 13602058.

Including Units 101, 102, 201, 202, 203, 204, 301, 302, 303, 304

More particularly described as:

All of Lot 10 of Jordan Heights at View 78 Phase 1 Subdivision, recorded in the Office of the Salt Lake County Recorder.

Beginning at a point on the Westerly Right-of-Way Line of 700 West Street, said point being South 00°29'40" East 1,216.56 feet along the section line and West 26.49 feet from the East Quarter Corner of Section 35, Township 2 South, Range 1 West, Salt Lake Base and Meridian; and running

thence South 00°03'31" West 94.27 feet along said Westerly Right-of-Way Line to the Northerly Right-of-Way Line of Bingham Junction Boulevard;

thence along said Northerly Right-of-Way Line the following three (3) courses:

(1) Southwesterly 34.47 feet along the arc of a 22.00 foot radius curve to the right (center bears North 89°56'29" West and the chord bears South 44°56'39" West 31.05 feet with a central angle of 89°46'17");

(2) South 89°49'48" West 103.32 feet;

(3) Northwesterly 22.87 feet along the arc of a 454.00 foot radius curve to the right (center bears North 00°10'12" West and the chord bears North 88°43'37" West 22.87 feet with a central angle of 02°53'11") to the Easterly Right-of-Way Line of Iris Lumi Lane;

thence along said Easterly Right-of-Way Line the following two (2) courses:

(1) Northwesterly 15.85 feet along the arc of a 28.00 foot radius curve to the right (center bears North 57°37'17" East and the chord bears North 16°09'36" West 15.64 feet with a central angle of 32°26'13");

(2) North 00°03'21" East 101.18 feet;

thence South 89°56'29" East 152.47 feet to the point of beginning.

Contains 17,629 Square Feet or 0.405 Acres

Parcel Number(s): 21-35-427-010 through - 010

JORDAN HEIGHTS AT VIEW 78 PHASE 1B CONDOMINIUM PLAT, according to the official plat on file in the office of the Salt Lake County Recorder as Entry Number 13602059.

Including Units 101, 102, 201, 202, 203, 204, 301, 302, 303, 304

More particularly described as:

All of Lot 15 of Jordan Heights at View 78 Phase 1 Subdivision, recorded in the Office of the Salt Lake County Recorder.

Beginning at a point on the Westerly Right-of-Way Line of Iris Lumi Lane, said point being South 00°29'40" East 1,234.27 feet along the section line and West 205.13 feet from the East Quarter Corner of Section 35, Township 2 South, Range 1 West, Salt Lake Base and Meridian; and running

thence along said Westerly Right-of-Way Line the following two (2) courses:

(1) South 00°03'31" West 76.04 feet;

(2) Southwesterly 20.79 feet along the arc of a 28.00 foot radius curve to the right (center bears North 89°56'29" West and the chord bears South 21°19'37" West 20.31 feet with a central angle of 42°32'13") to the Northerly Right-of-Way Line of Bingham Junction Boulevard;

thence Northwesterly 179.95 feet along the arc of a 454.00 foot radius curve to the right (center bears North 07°29'56" East and the chord bears North 71°08'45" West 178.78 feet with a central angle of 22°42'38") along said Northerly Right-of-Way Line;

thence North 28°39'42" East 118.28 feet to the Southerly Right-of-Way Line of Sky Mirror Lane;

thence along said Southerly Right-of-Way Line the following two (2) courses:

(1) Southeasterly 106.17 feet along the arc of a 342.50 foot radius curve to the left (center bears North 30°41'05" East and the chord bears South 68°11'45" East 105.75 feet with a central angle of 17°45'40");

(2) Southeasterly 37.70 feet along the arc of a 28.00 foot radius curve to the right (center bears South 12°55'25" West and the chord bears South 38°30'32" East 34.91 feet with a central angle of 77°08'05") to the point of beginning.

Contains 18,499 Square Feet or 0.425 Acres

Parcel Number(s): 21-35-428-001 through - 010

All of **JORDAN HEIGHTS AT VIEW 78 PHASE 1C CONDOMINIUM PLAT**, according to the official plat on file in the office of the Salt Lake County Recorder as Entry Number 13602059.

Including Units 101, 102, 201, 202, 203, 204, 301, 302, 303, 304

More particularly described as:

All of Lot 9 of Jordan Heights at View 78 Phase 1 Subdivision, recorded March 18, 2021 in Book 2021P at Page 66 in the Office of the Salt Lake County Recorder, being more particularly described as follows:

Beginning at a point on the Westerly Right-of-Way Line of 700 West Street, said point being South 00°29'40" East 1,119.10 feet along the section line and West 25.55 feet from the East Quarter Corner of Section 35, Township 2 South, Range 1 West, Salt Lake Base and Meridian; and running

thence South 00°03'31" West 97.46 feet along said Westerly Right-of-Way Line;
thence North 89°56'29" West 152.46 feet to the Easterly Right-of-Way Line of Iris Lumi Lane;
thence along said Easterly Right-of-Way Line the following two (2) courses:
(1) North 04°07'11" West 41.11 feet;
(2) North 00°03'31" East 56.46 feet;
thence South 89°56'29" East 155.46 feet to the point of beginning.

Contains 15,089 Square Feet or 0.346 Acres

Parcel Humber(s) 21-35-429-001 through - 010

All of **JORDAN HEIGHTS AT VIEW 78 PHASE 1D CONDOMINIUM PLAT**, according to the official plat on file in the office of the Salt Lake County Recorder.

Including Units 101, 102, 201, 202, 203, 204, 301, 302, 303, 304

More particularly described as:

All of Lot 17 of Jordan Heights at View 78 Phase 1 Subdivision, recorded March 18, 2021 in Book 2021P at Page 66 in the Office of the Salt Lake County Recorder, being more particularly described as follows:

Beginning at a point on the Westerly Right-of-Way Line of Sky Mirror Lane, said point being South 00°29'40" East 1,124.76 feet along the section line and West 381.66 feet from the East Quarter Corner of Section 35, Township 2 South, Range 1 West, Salt Lake Base and Meridian; and running

thence South 48°07'38" West 118.33 feet to the Easterly Right-of-Way Line of Bingham Junction Boulevard;
thence Northwesterly 151.27 feet along the arc of a 454.00 foot radius curve to the right (center bears North 44°21'08" East and the chord bears North 36°06'10" West 150.57 feet with a central angle of 19°05'25") along said Easterly Right-of-Way Line;
thence North 60°11'38" East 117.13 feet to the Westerly Right-of-Way Line of Sky Mirror Lane ;
thence Southeasterly 126.55 feet along the arc of a 342.50 foot radius curve to the left (center bears North 63°53'12" East and the chord bears South 36°41'55" East 125.83 feet with a central angle of 21°10'13") along said Westerly Right-of-Way Line to the point of beginning.

Contains 16,322 Square Feet or 0.375 Acres

Parcel Number(s): 21-35-430-001 through - 010

All of **JORDAN HEIGHTS AT VIEW 78 PHASE 1E CONDOMINIUM PLAT**, according to the official plat on file in the office of the Salt Lake County Recorder.

Including Units 101, 102, 201, 202, 203, 204, 301, 302, 303, 304

More particularly described as:

All of Lot 12 of Jordan Heights at View 78 Phase 1 Subdivision, recorded March 18, 2021 in Book 2021P at Page 66 in the Office of the Salt Lake County Recorder, being more particularly described as follows:

Beginning at a point on the Westerly Right-of-Way Line of Iris Lumi Lane, said point being South 00°29'40" East 890.84 feet along the section line and West 204.81 feet from the East Quarter Corner of Section 35, Township 2 South, Range 1 West, Salt Lake Base and Meridian; and running

thence South 00°03'31" West 130.85 feet along said Westerly Right-of-Way Line;

thence North 89°56'29" West 82.86 feet;

thence North 00°03'38" East 151.98 feet to the Southerly Right-of-Way Line of Blue Magic Lane;

thence along said Southerly Right-of-Way Line the following two (2) courses:

(1) North 82°40'44" East 51.68 feet;

(2) Southeasterly 47.59 feet along the arc of a 28.00 foot radius curve to the right (center bears South 07°19'16" East and the chord bears South 48°37'53" East 42.06 feet with a central angle of 97°22'47") to the point of beginning.

Contains 12,811 Square Feet or 0.294 Acres

Parcel Number(s): 21-35-431-002 through - 011

All of **JORDAN HEIGHTS AT VIEW 78 PHASE 1F CONDOMINIUM PLAT**, according to the official plat on file in the office of the Salt Lake County Recorder.

Including Units 101, 102, 201, 202, 203, 204, 301, 302, 303, 304

More particularly described as:

All of Lot 11 of Jordan Heights at View 78 Phase 1 Subdivision, recorded March 18, 2021 in Book 2021P at Page 66 in the Office of the Salt Lake County Recorder, being more particularly described as follows:

Beginning at a point being South 00°29'40" East 869.62 feet along the section line and West 287.46 feet from the East Quarter Corner of Section 35, Township 2 South, Range 1 West, Salt Lake Base and Meridian; and running

thence South 00°03'38" West 94.43 feet;

thence South 82°40'44" West 157.67 feet;

thence North 23°27'23" West 60.24 feet;

thence Northeasterly 51.87 feet along the arc of a 28.00 foot radius curve to the right (center bears North 66°32'37" East and the chord bears North 29°36'40" East 44.76 feet with a central angle of 106°08'07");

thence North 82°40'44" East 159.65 feet to the point of beginning.

Contains 16,285 Square Feet or 0.374 Acres

Parcel Number(s): 21-35-432-002 through - 011

All of **JORDAN HEIGHTS AT VIEW 78 PHASE 1G CONDOMINIUM PLAT**, according to the official plat on file in the office of the Salt Lake County Recorder.

Including Units 101 101, 102, 201, 202, 203, 204, 301, 302, 303, 304

More particularly described as:

All of Lot 8 of Jordan Heights at View 78 Phase 1 Subdivision, recorded March 18, 2021 in Book 2021P at Page 66 in the Office of the Salt Lake County Recorder, being more particularly described as follows:

Beginning at a point on the Westerly Right-of-Way Line of 700 West Street, said point being South 00°29'40" East 1,021.65 feet along the section line and West 24.61 feet from the East Quarter Corner of Section 35, Township 2 South, Range 1 West, Salt Lake Base and Meridian; and running

thence South 00°03'31" West 97.45 feet along said Westerly Right-of-Way Line;
thence North 89°56'29" West 155.46 feet to the Easterly Right-of-Way Line of Iris Lumi Lane;
thence North 00°03'31" East 97.45 feet along said Easterly Right-of-Way Line;
thence South 89°56'29" East 155.46 feet to the point of beginning.

Contains 15,150 Square Feet or 0.348 Acres

Parcel Number(s) 21-35-434-002 through -011

All of **JORDAN HEIGHTS AT VIEW 78 PHASE 1H CONDOMINIUM PLAT**, according to the official plat on file in the office of the Salt Lake County Recorder.

Including Units 101, 102, 201, 202, 203, 204, 301, 302, 303, 304

More particularly described as:

All of Lot 18 of Jordan Heights at View 78 Phase 1 Subdivision, recorded March 18, 2021 in Book 2021P at Page 66 in the Office of the Salt Lake County Recorder, being more particularly described as follows:

Beginning at a point on the Easterly Right-of-Way Line of Sky Mirror Lane, said point being South 00°29'40" East 1,023.86 feet along the section line and West 455.97 feet from the East Quarter Corner of Section 35, Township 2 South, Range 1 West, Salt Lake Base and Meridian; and running

thence South 60°11'38" West 117.13 feet to the Easterly Right-of-Way Line of Bingham Junction Boulevard;

thence along said Westerly Right-of-Way Line the following three (3) courses:

(1) Northwesterly 24.94 feet along the arc of a 454.00 foot radius curve to the right (center bears North 63°26'33" East and the chord bears North 24°59'01" West 24.94 feet with a central angle of 03°08'53");

(2) North 23°24'34" West 60.74 feet;

(3) Northwesterly 59.71 feet along the arc of a 546.00 foot radius curve to the left (center bears South 66°35'26" West and the chord bears North 26°32'34" West 59.68 feet with a central angle of 06°15'59") to the Southerly Right-of-Way Line of Blue Magic Lane;

thence along said Southerly Right-of-Way Line the following four (4) courses:

(1) Northeasterly 15.23 feet along the arc of a 28.00 foot radius curve to the right (center bears South 62°04'24" East and the chord bears North 43°30'33" East 15.04 feet with a central angle of 31°09'54");

(2) North 59°05'31" East 34.86 feet;

(3) Northeasterly 47.63 feet along the arc of a 174.00 foot radius curve to the right (center bears South 30°54'29" East and the chord bears North 66°56'00" East 47.48 feet with a central angle of 15°40'58");

(4) Southeasterly 39.96 feet along the arc of a 28.00 foot radius curve to the right (center bears South 15°13'31" East and the chord bears South 64°20'27" East 36.65 feet with a central angle of 81°46'08") to the Westerly Right-of-Way Line of Sky Mirror Lane;

thence along said Westerly Right-of-Way Line the following two (2) courses:

(1) South 23°27'23" East 98.81 feet;

(2) Southeasterly 15.88 feet along the arc of a 342.50 foot radius curve to the left (center bears North 66°32'37" East and the chord bears South 24°47'06" East 15.88 feet with a central angle of 02°39'25") to the point of beginning.

Contains 17,212 Square Feet or 0.395 Acres

Parcel Number(s): 21-35-433-002 through -011

All of **JORDAN HEIGHTS AT VIEW 78 PHASE 1I CONDOMINIUM PLAT**, according to the official plat on file in the office of the Salt Lake County Recorder.

Including Units 101, 102, 201, 202, 203, 204, 301, 302, 303, 304

More particularly described as:

All of Lot 7 of Jordan Heights at View 78 Phase 1 Subdivision, recorded March 18, 2021 in Book 2021P at Page 66 in the Office of the Salt Lake County Recorder, being more particularly described as follows:

Beginning at a point on the Westerly Right-of-Way Line of 700 West Street, said point being South 00°29'40" East 923.67 feet along the section line and West 12.95 feet from the East Quarter Corner of Section 35, Township 2 South, Range 1 West, Salt Lake Base and Meridian; and running

thence along said Westerly Right-of-Way Line the following two (2) courses: (1) South 07°07'26" West 87.14 feet;

(2) South 00°03'31" West 11.50 feet;

thence North 89°56'29" West 155.46 feet to the Easterly Right-of-Way Line of Iris Lumi Lane;

thence North 00°03'31" East 97.98 feet along said Easterly Right-of-Way Line;

thence South 89°56'29" East 166.18 feet to the point of beginning.

Contains 15,696 Square Feet or 0.360 Acres

Parcel Number(s): 21-35-426-014

EXHIBIT B
UNDIVIDED INTEREST IN COMMON AREAS

Upon the recording of this Supplemental Declaration, the Project will consist of 100 Units.

**Each Unit in the Project shall have an equal Undivided Interest
equivalent to a 1/100th fractional amount.**