

WHEN RECORDED RETURN TO:
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Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: MERIDIAN TITLE COMPANY
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**SECOND SUPPLEMENT
TO
MASTER DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS, AND RESERVATION OF EASEMENTS
FOR
HIDDEN OAKS POD 20 PHASE 1**

This Second Supplement to the Master Declaration of Covenants, Conditions and Restrictions, and Reservation of Easements for the Hidden Oaks Subdivision is made and executed by Perry Development, LLC, a Utah limited liability company, of 17 E Winchester St Suite 200, Murray, UT 84107 (the "Declarant").

RECITALS

A. **WHEREAS**, the Master Declaration of Covenants, Conditions and Restrictions, and Reservation of Easements for the Hidden Oaks Subdivision was recorded in the Office of the County Recorder of Salt Lake County, Utah on July 28, 2020 as Entry No. 13341837 (the "Initial Declaration") together with the related plat map for the initial phase of the Project in conjunction with Declarant's development of the Hidden Oaks subdivision (the "Project").

C. **WHEREAS**, the related Plat Map for Hidden Oaks subdivision has also been recorded in the office of the County Recorder of Salt Lake County, Utah.

D. **WHEREAS**, Declarant is or will be the owner and developer of certain real property located in Salt Lake County, Utah and described with particularity on Exhibit "A" attached hereto and incorporated herein by reference (the "Hidden Oaks Pod 20 Phase 1").

E. **WHEREAS**, Declarant desires to further expand the Project to include Hidden Oaks Pod 20 Phase 1.

F. **WHEREAS**, Declarant now intends that Hidden Oaks Pod 20 Phase 1 and the lots thereon shall become part of the Project and subject to the Declaration, as it may be further amended and/or supplemented from time to time.

NOW, THEREFORE, for the reasons recited above, and for the benefit of the Project, the Declarant and the Owners, Declarant hereby executes this Second Supplement to Declaration of Covenants, Conditions and Restrictions, and Reservation of Easements for the Hidden Oaks Subdivision.

SUPPLEMENT TO DECLARATION

1. Supplement to Definitions. Paragraph 1 of the Declaration, entitled "Definitions," is hereby modified to include the following supplemental definitions:

"Second Supplement to Declaration" shall mean and refer to this Second Supplement to Declaration of Covenants, Conditions and Restrictions, and Reservation of Easements for Hidden Oaks Subdivision.

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

2. Legal Description. The legal description for the Hidden Oaks Pod 20 Phase 1 is set forth in Exhibit A.

3. Annexation. Consistent with the rights and authority reserved to the Declarant to amend the Declaration and to expand the application of the Declaration, the Hidden Oaks Pod 20 Phase 1 shall be and hereby is annexed into and made part of the Project and made part of the Hidden Oaks Homeowners Association, organized and operating as a Utah nonprofit corporation (the "Association"). Recordation of this Second Supplement to Declaration shall constitute and effectuate further expansion of the Project, making the real property described in Exhibit A and every Owner and Occupant of a lot within this phase subject to the Declaration and the functions, powers, rights, duties and jurisdiction of the Association.

4. Description of the Project, as Supplemented by the Second Supplement to Declaration. As reflected on the Hidden Oaks Pod 20 Phase 1 Plat thirty (30) lots (201-230), Open Space Parcel A, Open Space Parcel B and other improvements of a less significant nature are or will be constructed and/or created in the Project on Hidden Oaks Pod 20 Phase 1. The additional Lots in the Hidden Oaks Pod 20 Phase 1 and the homes constructed thereon shall conform to either the Perry Homes Catalogue or other Perry Homes' product lines, unless approved in writing by the Declarant.

5. Covenants, Conditions and Restrictions to Run with the Land. The Covenants, Conditions and Restrictions for the Hidden Oaks Pod 20 Phase 1 established by this Second Supplement to Declaration are binding on each Owner and assigns and successors in interest to the Unit and are intended to and shall run with the land.

6. Severability. If any provision, paragraph, sentence, clause, phrase, or word of this instrument should under any circumstance be invalidated, such invalidity shall not affect the validity of the remainder of this instrument, and the application of any such provision, paragraph, sentence, clause, phrase, or word in any other circumstances shall not be affected thereby.

7. Topical Headings and Conflict. The headings appearing in this Second Supplement to Declaration are only for convenience of reference and are not intended to

define, restrict, or otherwise affect the content, meaning or intent of this instrument or any paragraph or provision hereof. In case any provisions hereof shall conflict with Utah law, Utah law shall be deemed to control.

8. Effective Date. The annexation of the Hidden Oaks Pod 20 Phase 1 into the Project shall be effective upon recording of this instrument with the Office of Recorder of Salt Lake County, Utah.

[Signature Page to Follow]

ACCOMMODATION RECORDING ONLY.

Meridian Title Company makes no representation as to condition of title, priority of lien, nor does it assume any responsibility for validity, sufficiency or effect of document.

EXHIBIT A
LEGAL DESCRIPTION
HIDDEN OAKS POD 20 PHASE 1

THE REAL PROPERTY SUBJECT TO THE FOREGOING SECOND SUPPLEMENT TO THE MASTER DECLARATION OF CEVENANTS, CONDITIONS, AND RESTRICTIONS, AND RESERVATION OF EASEMENTS FOR HIDDEN OAKS SUBDIVISION IS LOCATED IN HERRIMAN CITY, SALT LAKE COUNTY, UTAH AND MORE FULLY DESCRIBED AS FOLLOWS:

HIDDEN OAKS POD 20 PHASE 1 SUBDIVISION LOTS 201-230, TOGETHER WITH OPEN SPACE PARCEL A AND OPEN SPACE PARCEL B, AS SHOWN ON THE OFFICIAL SUBDIVISION FINAL PLAT ON FILE AND OF RECORD WITH THE OFFICE OF RECORDER FOR SALT LAKE COUNTY, UTAH REECORDED ON MARCH 8, 2022 AS ENTRY NO. 13906780, AND IMPROVEMENTS AND APPURTENANCES, AS SHOWN THEREON

26-34-378-002 Through 26-34-378-012

26-34-352-011 Through 26-34-352-030