

WHEN RECORDED RETURN TO:

Jackson Land Holdings, LLC  
527 E. Pioneer Road STE 200  
Draper, UT 84020

14060080 B: 11394 P: 8775 Total Pages: 3  
01/06/2023 03:13 PM By: ECarter Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: INTEGRATED TITLE INSURANCE SERVICES, LLC (MAIN)  
1092 E SOUTH UNION AVENUE MIDVALE, UT 840472902

**SUPPLEMENT TO THE DECLARATION OF  
COVENANTS, CONDITIONS, AND RESTRICTIONS  
FOR  
Jackson  
(Phase 6)  
A Planned Unit Development**

This SUPPLEMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR Jackson ("**Supplemental Declaration**") is executed and adopted by Jackson Land Holdings, LLC, a Utah limited liability company ("**Declarant**").

**RECITALS**

A. This Supplemental Declaration shall supplement the Declaration of Covenants, Conditions and Restrictions for Jackson ("**Declaration**") recorded with the Salt Lake County Recorder's Office on November 8, 2019 as Entry No. 13119184.

B. Jackson Land Holdings, LLC is the Declarant as identified and set forth in the Declaration.

C. Declarant is the owner or is authorized by the owner of the real property as identified on Exhibit A attached hereto to execute this Supplemental Declaration.

D. Under the terms of the Declaration, declarant reserved the right to expand the Property by the addition of all or a portion of the Additional Land including but not limited to Additional Land described in the Declaration.

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

F. 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. Annexation of Additional Land. 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.

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 **Jackson Phase 6 Subdivision** plat, which plat shall be 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, liens, and assessments set forth in the Declaration and all supplements and amendments thereto.

4. Association Membership. The Owner of each Lot or Parcel within the Subject Property shall be a member of the Jackson Homeowners Association and shall be entitled to all benefits and voting rights of such membership as set forth in the Declaration.

5. Allocation of Assessment. Each Lot or Parcel within the Subject Property shall be apportioned a share of the Common Expenses of the Association and shall be liable for all Assessments levied by the Association as permitted under the Declaration.

6. 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.

7. Effective Date. This Supplemental Declaration shall take effect upon being recorded with the Salt Lake County Recorder.

IN WITNESS WHEREOF, the Declarant who is the landowner and/or is expressly authorized by the landowner has executed this Supplemental Declaration this 4<sup>th</sup> day of JANUARY, ~~2022~~ 2023 <sup>7<sup>B</sup></sup>

**DECLARANT**

**Jackson Land Holdings, LLC**  
a Utah limited liability company

By: [Signature]

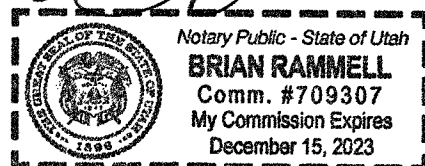
Name: RYAN BUTTON

Title: AUTHORIZED REPRESENTATIVE

STATE OF UTAH )  
COUNTY OF Salt Lake ) ss.

On the 4 day of January, ~~2022~~ <sup>2023</sup>, personally appeared before me Ryan Button who by me being duly sworn, did say that she/he is an authorized representative of Jackson Land Holdings, LLC, and that the foregoing instrument is signed on behalf of said company and executed with all necessary authority.

Notary Public: [Signature]



**EXHIBIT A**  
**SUBJECT PROPERTY**  
**(Legal Description)**

**All of Jackson Phase 6 Subdivision**

More particularly described as:

Beginning at a point being North 89°59'04" West 2,176.41 feet along the section line and South 1,123.06 feet from the North Quarter Corner of Section 26, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

thence South 00°01'53" West 478.00 feet;  
thence South 89°59'52" West 31.87 feet;  
thence South 00°01'53" West 85.74 feet;  
thence South 00°59'46" East 53.23 feet;  
thence South 04°20'38" West 100.00 feet;  
thence North 85°39'22" West 37.07 feet;  
thence Southwesterly 97.27 feet along the arc of a 250.00 foot radius curve to the left  
(center bears South 04°20'38" West and the chord bears South 83°11'49" West 96.66 feet with a  
central angle of 22°17'37");  
thence South 72°03'01" West 238.65 feet;  
thence North 61°33'47" West 76.65 feet;  
thence North 30°07'21" West 80.09 feet;  
thence North 89°58'56" West 5.68 feet;  
thence North 00°01'04" East 689.57 feet;  
thence North 89°59'52" East 90.84 feet;  
thence North 87°34'59" East 83.08 feet;  
thence North 89°59'52" East 338.04 feet to the point of beginning.

Being Parcel Identification No.'s: 26-26-151-010 and 26-27-276-003.