

WHEN RECORDED RETURN TO:
Addenbrook Highlands Corporation
273 N. East Capitol Street
Salt Lake City, Utah 84103

14373005 B: 11564 P: 7282 Total Pages: 4
04/18/2025 11:18 AM By: BGORDON Fees: \$102.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: ADDENBROOK HIGHLANDS CORP
273 N EAST CAPITAL STSLC, UT 84103



**FIRST AMENDMENT TO DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTION, AND RESERVATIONS OF
EASEMENTS AND BYLAWS
FOR
ADDENBROOK TOWNHOMES
(An Expandable Utah Planned Unit Development)**

This **FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTION, AND RESERVATION OF EASEMENTS AND BYLAWS FOR ADDENBROOK TOWNHOMES** is made and executed by ADDENBROOK HIGHLANDS CORPORATION, a Utah corporation, whose principal address is 273 N. East Capitol Street, Salt Lake City, Utah 84103.

RECITALS

Whereas, the original Declaration of Covenants, Conditions was recorded in the office of the County Recorder of Salt Lake County, Utah on the September 7, 2022 as Entry No. 14012614 in Book 11370 at Pages 8293-8361 of the Official Records of the County Recorder of Salt Lake County, Utah (the "Declaration"), for the Project which is described as "**Addenbrook Townhomes** (the "Project")."

Whereas, the related Plat Map for Addenbrook Phase 2 of the Project has also been recorded in the office of the County Recorder of Salt Lake County, Utah.

Whereas, the Declarant intended that the Project be expanded to include Addenbrook Phase 5 plat and included same in the Legal Description recorded as Exhibit "A" to the Declaration.

Whereas, the Period of Declarant's Control is still in force and effect as defined in Section I. 34 of the Declaration.

Whereas, as provided in Section III. 47 of the Declaration, until the termination of the Period of Declarant's Control the Declarant may unilaterally amend the Declaration at any time and from time to time and without any additional approval required.

Whereas, the Declarant desires to remove Addenbrook Phase 5 from the Project and amend the Legal Description attached as Exhibit "A" to the Declaration to include only Addenbrook Phase 2 as the Project.

NOW, THEREFORE, for the reasons recited above, and for the benefit of the Project, Declarant hereby executes this First Amendment to the Declaration for Addenbrook Townhomes as follows:

The original Exhibit "A" Legal Description of the Declaration will be removed and replaced with the attached Exhibit "A" Legal Description Amended and the Addenbrook Phase 5 property (as shown on Exhibit "B") will no longer be subject to, nor shall it be governed by the Declaration, and the covenants, conditions and restrictions set forth therein.

IN WITNESS WHEREOF, Declarant has executed this instrument the 18th day of April, 2025.

DECLARANT:

ADDENBROOK HIGHLANDS CORPORATION,
a Utah corporation

By: Bryson Garbett, President

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

On the 18th day of April, 2025 personally appeared before me Bryson Garbett, who by me being duly sworn, did say that he is the President of ADDENDBROOK HIGHLANDS CORPORATION, a Utah corporation, and that the within and foregoing instrument was signed in behalf of said Corporation by authority of a resolution of its board of directors or its Articles of Incorporation, and said Bryson Garbett, duly acknowledged to me that said Company executed the same.

NOTARY PUBLIC

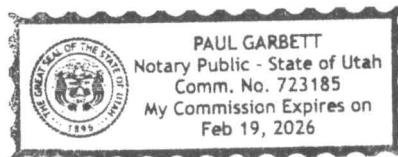


EXHIBIT "A"
LEGAL DESCRIPTION AMENDED

ADDENBROOK PHASE 2

A portion of the NW1/4 and NE1/4 of Section 35, Township 2 South, Range 2 West, Salt Lake Base & Meridian, located in West Jordan City, more particularly described as follows:

Beginning at a point located N89°59'31"E along the Section line 2,143.18 feet and South 1,494.06 feet from the Northwest Corner of Section 35, T2S, R2W, S.L.B.& M.; thence East 167.75 feet; thence N51°40'44"E 50.00 feet; thence East 247.53 feet; thence N65°11'16"E 70.00 feet; thence Southeasterly along the arc of a 585.00 foot radius non-tangent curve to the right (radius bears: S65°11'17"W) 249.46 feet through a central angle of 24°25'57" (chord: S12°35'46"E 247.58 feet); thence S0°22'47"E 119.92 feet; thence N89°49'38"W (record: N89°50'29"W) 570.32 feet along the extension of, and along the northerly line of the FOX HOLLOW ELEMENTARY Subdivision, according to the Official Plat thereof on file in the Office of the Salt Lake County Recorder; thence N0°28'50"W 299.44 to the point of beginning.

Contains: 4.17+/- acres

TOGETHER WITH their appurtenant undivided ownership interest in the Common Area and Facilities

Also described as:

Lots 201 through 242 and the Common Area, Addenbrook Phase 2, according to the plat thereof as recorded in the office of the Salt Lake County Recorder.

Parcel Nos.

20-35-183-013	20-35-183-030	20-35-184-001
20-35-183-014	20-35-183-031	20-35-184-002
20-35-183-015	20-35-183-032	20-35-184-003
20-35-183-016	20-35-183-033	20-35-184-004
20-35-183-017	20-35-183-034	20-35-184-005
20-35-183-018	20-35-183-035	20-35-184-006
20-35-183-019	20-35-183-036	20-35-184-007
20-35-183-020	20-35-183-037	20-35-184-010
20-35-183-021	20-35-183-038	20-35-184-011
20-35-183-022	20-35-183-039	20-35-184-012
20-35-183-023	20-35-183-040	20-35-184-013
20-35-183-024	20-35-183-041	20-35-184-014
20-35-183-025	20-35-183-042	20-35-184-015
20-35-183-026	20-35-183-043	20-35-184-016
20-35-183-027		20-35-184-017
20-35-183-028		20-35-184-018
20-35-183-029		20-35-184-019

EXHIBIT "B"
PROPERTY REMOVED FROM CCRS

ADDENBROOK PHASE 5

A portion of the NW1/4 of Section 35, Township 2 South, Range 2 West, Salt Lake Base & Meridian, located in West Jordan City, more particularly described as follows:

Beginning at a point located N89°59'31"E along the Section line 1,527.84 feet and South 1,166.31 feet from the Northwest Corner of Section 35, T2S, R2W, S.L.B.& M.; thence N89°47'15"E 600.48 feet; thence along the arc of a curve to the right with a radius of 515.00 feet a distance of 587.84 feet through a central angle of 65°24'00" Chord: S57°30'44"E 556.45 feet; thence West 247.53 feet; thence S51°40'44"W 50.00 feet; thence West 167.75 feet to the Easterly line of BROADMEADOW AT THE HIGHLANDS PLAT C, according to the Official Plat thereof on file in the Office of the Salt Lake County Recorder; thence N00°28'50"W along said plat 89.89 feet; thence S89°31'10"W along said plat 718.04 feet; thence thence N00°28'50"W 177.39 feet; thence Northeasterly along the arc of a non-tangent curve to the right having a radius of 56.00 feet (radius bears: S74°49'08"E) a distance of 44.99 feet through a central angle of 46°01'50" Chord: N38°11'47"E 43.79 feet; to a point of compound curvature; thence along the arc of a curve to the right with a radius of 375.00 feet a distance of 84.33 feet through a central angle of 12°53'06" Chord: N67°39'15"E 84.16 feet to the point of beginning.

Contains: 6.29 acres+/-

Parcel No. 20-35-152-015