

WHEN RECORDED RETURN TO:

PARKRIDGE, INC.
2473 South 1100 West
Syracuse, UT 84075
(801) 776-1070

11-668-0061
0072

**THIRD SUPPLEMENT TO DECLARATION OF CONDOMINIUM
FOR
CREEKSIDE VILLAGE CONDOMINIUM - PHASE 3**

This Third Supplement to Declaration of Condominium for Creekside Village Condominium - Phase 3 (the "Third Supplement") is made and executed by PARKRIDGE, INC., a Utah corporation, of 2473 South 1100 West, Syracuse, UT 84075 (the "Declarant").

RECITALS

A. The Declaration of Condominium for Creekside Village Condominium was recorded in the office of the County Recorder of Davis County, Utah on October 10, 2008 as Entry No. 2397927 in Book 4633 at Page 88 of the official records (the "Declaration").

B. A document entitled "Amendment to Declaration of Condos for Creekside Village" was recorded in the office of the County Recorder of Davis County, Utah on April 2, 2009 as Entry No. 2437953 in Book 4746 at Pages 452-453 of the official records (the "Second Amendment").

C. This document affects the real property located in Davis County, Utah, described with particularity on Exhibit "A-3," attached hereto and incorporated herein by this reference (the "Phase 3 Property").

D. Under the provisions of the Declaration, Declarant expressly reserved the absolute right to add to the Project additional land at any time and in any order, without limitation.

E. The Declarant is or at all times material hereto was the owner of the Phase 3 Property.

F. The Declarant desires to expand or has expanded the Project by creating on the Phase 3 Property a residential development.

G. The Declarant has constructed or is in the process of constructing upon the Phase 3 Property, as shown on the Final Plat, Building No. 6, containing Unit Nos. A-L, inclusive, Common Areas and Facilities, and other improvements. The construction has been or will be completed in accordance with the plans contained in the Final Plat.

E. The Declarant is filing this Supplemental Declaration pursuant to Article III, Section 52 of the Declaration, as amended.

F. The Declarant reserved the right to amend and supplement the Declaration in Article III, Section 34(d) of the Declaration.

G. The Declarant intends hereby to annex or ratify the annexation of the Phase 3 Property hereby and that the Phase 3 Property shall become subject to the Declaration, as amended and supplemented.

AGREEMENT

NOW, THEREFORE, for the reasons recited above, and for the benefit of the Project and the Unit Owners thereof, the Declarant hereby executes this Third Supplement to Declaration of Condominium for Creekside Village Condominium - Phase 3.

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

A. **Third Supplement to the Declaration** shall mean and refer to this Third Supplement to Declaration of Condominium for Creekside Village Condominium - Phase 3.

B. **Final Plat** shall mean and refer to the Supplemental Plat Map for Phase 3 of the Project described on Exhibit "A-3," prepared and certified to by Mike Wangemann, a duly registered Utah Land Surveyor holding Certificate No. 6431156, and filed for record in the Office of the County Recorder of Davis County, Utah concurrently with the filing of this Third Supplement to the Declaration.

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

2. **Legal Description.** The real property described in Exhibit A-3 is hereby submitted to the provisions of the Declaration, as amended and supplemented, and said land shall be held, transferred, sold, conveyed, and occupied subject to the provisions of the Declaration, as amended and supplemented.

3. **Annexation.** Declarant hereby declares that the Phase 3 Property shall be annexed to and become subject to the Declaration, as amended and supplemented, which upon recordation of this Third Supplement to the Declaration and Final Plat shall constitute and effectuate the expansion of the Project, making the real property described in Exhibit "A-3" subject to the functions, powers, rights, duties, and jurisdiction of the Association.

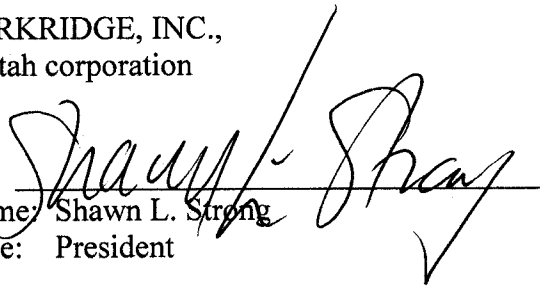
4. **Total Number of Units Revised.** As shown on the Final Plat, Phase 3 will add one Building, number 6 (917 South Main), and 12 Units, letters A through L, inclusive. The additional Building and Units are located within a portion of the Phase 3 Property. Upon the recordation of the Final Plat and this Third Supplement to the Declaration, the total number of Buildings in the Project will be 4 and the total number of Units in the Project will be 48. The additional Building and Units in are or will be substantially similar in construction, design, and quality to the Building and Units in the prior phases.

5. **Percentage Interest Revised.** Pursuant to the Declaration, Declarant is required, with the additional Units, to reallocate the undivided percentages of ownership interest in the Common Areas and Facilities. Second Revised Exhibit "C" (Percentages of Undivided Ownership Interests) to the Declaration is hereby deleted in its entirety and "Third Revised Exhibit 'C,'" attached hereto and incorporated herein by this reference, is substituted in lieu thereof.

6. **Effective Date.** The effective date of this Third Supplement to the Declaration and the Final Plat shall be the date on which said instruments are filed for record in the Office of the County Recorder of Davis County, Utah.

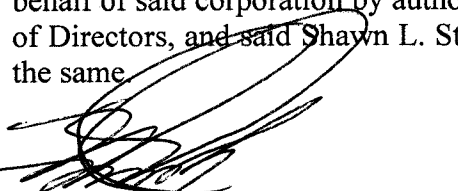
IN WITNESS WHEREOF, the Declarant has executed this instrument the 27 day of October, 2011.

PARKRIDGE, INC.,
a Utah corporation

By: 
Name: Shawn L. Strong
Title: President

STATE OF UTAH)
 ss:
COUNTY OF DAVIS)

On the 27 day of October, 2011, personally appeared before me Shawn L. Strong, who is known to me or proved by satisfactory evidence, who by me being duly sworn, did say that he is the President of PARKRIDGE, INC., and that the within and foregoing instrument was signed in behalf of said corporation by authority of its Articles of Incorporation or a resolution of its Board of Directors, and said Shawn L. Strong duly acknowledged to me that said corporation executed the same



NOTARY PUBLIC



EXHIBIT "A-3"

**CREEKSIDE VILLAGE CONDOMINIUM - PHASE 3
LEGAL DESCRIPTION**

The land described in the foregoing document as the Phase 3 Property is located in Davis County, Utah and is described more particularly as follows:

LEGAL DESCRIPTION FOR PHASE 3:

BEGINNING ON THE EASTERLY LINE OF A HIGHWAY AT A POINT NORTH 89°58'10" WEST 601.79 FEET ALONG THE SECTION LINE TO THE EASTERLY LINE OF SAID HIGHWAY AND NORTH 48°12'00" WEST 442.13 FEET, AND NORTH 42°35'00" EAST 5.40 FEET ALONG THE EASTERLY LINE OF SAID HIGHWAY FROM THE SOUTHEAST CORNER OF SAID SECTION 28, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 48°22'48" WEST 108.97 FEET TO THE POINT ON A 5353.70 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 73.62 FEET THROUGH A CENTRAL ANGLE OF 00°47'17" (CHORD = NORTH 48°39'40" WEST 73.62 FEET); THENCE NORTH 41°43'58" EAST 134.00 FEET; THENCE SOUTH 48°22'48" EAST 107.56 FEET; THENCE SOUTH 42°35'00" WEST 13.88 FEET; THENCE SOUTH 47°25'00" EAST 33.50 FEET; THENCE NORTH 42°35'00" EAST 122.61 FEET; THENCE SOUTH 47°25'00" EAST 43.50 FEET; THENCE SOUTH 42°35'00" WEST 241.10 FEET TO THE POINT OF BEGINNING.

THIRD REVISED EXHIBIT "C"
PERCENTAGES OF UNDIVIDED OWNERSHIP INTEREST

Phase	Building No.	Unit No.	Percentage of Ownership Interest
1	5	A	2.0833%
1	5	B	2.0833%
1	5	C	2.0833%
1	5	D	2.0833%
1	5	E	2.0833%
1	5	F	2.0833%
1	5	G	2.0833%
1	5	H	2.0833%
1	5	I	2.0833%
1	5	J	2.0833%
1	5	K	2.0833%
1	5	L	2.0833%
2	3	A	2.0833%
2	3	B	2.0833%
2	3	C	2.0833%
2	3	D	2.0833%
2	3	E	2.0833%
2	3	F	2.0833%
2	3	G	2.0833%
2	3	H	2.0833%
2	3	I	2.0833%
2	3	J	2.0833%
2	3	K	2.0833%
2	3	L	2.0833%
4	4	A	2.0833%
4	4	B	2.0833%
4	4	C	2.0833%
4	4	D	2.0833%
4	4	E	2.0833%
4	4	F	2.0833%
4	4	G	2.0833%
4	4	H	2.0833%
4	4	I	2.0833%
4	4	J	2.0833%
4	4	K	2.0833%
4	4	L	2.0833%

3	6	A	2.0833%
3	6	B	2.0833%
3	6	C	2.0833%
3	6	D	2.0833%
3	6	E	2.0833%
3	6	F	2.0833%
3	6	G	2.0833%
3	6	H	2.0833%
3	6	I	2.0833%
3	6	J	2.0833%
3	6	K	2.0833%
3	6	L	2.0833%
TOTAL:	48		100.0%