



\*W2674667\*

WHEN RECORDED, RETURN TO:  
Gregory J. Schmidt, Esquire  
Walker, Steiner & Schmidt, P.C.  
5200 South Highland Drive, Suite 300  
Holladay, Utah 84117

E# 2674667 PG 1 OF 6  
ERNEST D ROWLEY, WEBER COUNTY RECORDER  
10-FEB-14 940 AM FEE \$20.00 DEP TDT  
REC FOR: THE MEADOWS AT RIVERBEND

**FIRST SUPPLEMENTAL COMMUNITY DECLARATION  
FOR  
THE MEADOWS AT RIVERBEND HOMEOWNERS' ASSOCIATION, INC.**

This FIRST SUPPLEMENTAL COMMUNITY DECLARATION FOR THE MEADOWS AT RIVERBEND HOMEOWNERS' ASSOCIATION, INC. (this "First Supplemental Declaration"), is made and entered into as of the 5<sup>TH</sup> day of ~~October~~ February, 2012 by OGDEN SOUTH RIVER TOWNHOMES, LLC, A Utah limited liability company ("Declarant").

03-047-0001 TO 0020 /

**RECITALS:**

- A. Declarant has executed a certain COMMUNITY DECLARATION FOR THE MEADOWS AT RIVERBEND HOMEOWNERS' ASSOCIATION, INC. dated as of June 5, 2012, and recorded as Entry# 2583259 Official Records of Weber County, Utah (hereinafter referred to as the "Community Declaration").
- B. Declarant is the owner of fee simple title to certain real property (the "Phase II Property") which is more particularly described on Exhibit "A," attached hereto and made a part hereof for all purposes.
- C. In accordance with the provisions of Article 3 of the Community Declaration, Declarant desires, subject to the terms and conditions of this First Supplemental Declaration, to subject the Phase II Property to the terms and provisions of the Community Declaration by the execution and recording of this First Supplemental Declaration.

**AGREEMENT:**

NOW, THEREFORE, Declarant hereby covenants, agrees and declares as follows:

- 1. The Phase II Property shall be owned, held, transferred, leased, sold, used, insured, encumbered, conveyed and occupied subject to the covenants, conditions, restrictions, easements, liens and charges set forth in the Community

Declaration and this First Supplemental Declaration, as amended from time to time, which covenants, conditions, restrictions, easements, liens, and charges shall be covenants running with the land and shall be a burden and a benefit to Declarant, its successors, legal representatives and assigns, and any persons acquiring or holding any interest in all or any portion of the Phase II Property, their grantees, successors, heirs, executors, administrators, legal representatives and assigns.

2. Members owning Units within the Phase II Property shall have the voting rights generally set forth in Section 4.4 of the Community Declaration and Article 3.3 of the Bylaws of the Association.
3. The land classification of the Phase II Property is residential.
4. To the extent that the annexation of the Phase II Property into the Association Area has the direct effect of increasing the current budgeted expenses for the Association by more than twenty percent (20%) or substantially overburdens the Common Areas, Declarant agrees to subsidize directly to the Association no less than the amount of any excess expenses for the year 2013 in excess of one-hundred-twenty percent (120%) of the current budgeted expenses of the Association for the year 2013.
5. Subsequent to the recording of this First Supplemental Declaration, the "Association Area" as referenced in Section 2.5 of the Community Declaration shall be as set forth on Exhibit "B," attached hereto and made a part hereof for all purposes.
6. For purposes of amending, interpreting and applying the terms and provisions of this First Supplemental Declaration, this First Supplemental Declaration shall be deemed to constitute a part of the Community Declaration. Except as expressly otherwise defined herein, capitalized terms used in this First Supplemental Declaration shall have the meanings ascribed to such terms in the Community Declaration.

**IN WITNESS WHEREOF**, the undersigned, being the Declarant herein, has executed this First Supplemental Declaration to be effective for all purposes as of the date first written above.

DECLARANT:

Ogden South River Townhomes, LLC, a Utah limited liability company, by its manager: SOUTHRIVER, LLC

  
 H. Blaine Walker, Its Manager

State of Utah }  
 } ss.  
County of ~~Salt Lake~~ <sup>Weber</sup> }

I hereby certify that on this <sup>5<sup>th</sup></sup> day of ~~October, 2013~~ <sup>February, 2014</sup>, before the subscriber, a Notary Public for the State of Utah, and for the County of Salt Lake, personally appeared H. Blaine Walker, know to me (or satisfactorily proven) to be the person described in the foregoing instrument, who did acknowledge that he executed the same in the capacity therein stated and for the purposes therein contained.

IN TESTIMONY WHEREOF, I have affixed my hand and official seal.

Lee Ann Peterson  
Notary Public, State of Utah



Printed name of Notary: Lee Ann Peterson  
My commission expires: 06-26-2017

EXHIBIT "A"

(PHASE II DESCRIPTION)

A part of the Southeast Quarter of Section 29, Township 6 North, Range 1 West of the Salt Lake Base and Meridian.

BEGINNING AT THE SOUTHWEST CORNER OF THE MEADOWS AT RIVERBEND PHASE I BEING LOCATED NORTH 01°17'55" EAST 219.03 FEET AND SOUTH 88°37'58" EAST 40.00 FEET FROM THE OGDEN CITY MONUMENT AT THE INTERSECTION OF 20<sup>TH</sup> AND GRANT AVENUE; RUNNING THENCE ALONG SOUTHERLY BOUNDARY LINE OF SAID THE MEADOWS AT RIVERBEND PHASE I SOUTH 88°37'58" EAST 216.62 FEET; THENCE SOUTH 00°58'17" WEST 178.78 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 20<sup>TH</sup> STREET; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE NORTH 88°41'22" WEST 217.64 FEET TO THE EAST RIGHT-OF-WAY LINE OF GRANT AVENUE; THENCE ALONG SAID EAST RIGHT-OF-WAY NORTH 01°17'55" EAST 178.99 FEET TO THE POINT OF BEGINNING.

Contains 38,842 sq. Ft. Or 0.89 acres more or less

Being part of Parcel Identification # 03-041-0017

**EXHIBIT "B"**  
 (LEGAL DESCRIPTION OF CURRENT ASSOCIATION AREA)

(PHASE I DESCRIPTION)

A part of the Southeast Quarter of Section 29, Township 6 North, Range 1 West of the Salt Lake Base and Meridian, more particularly described as follows:

LOTS 1 – 15, THE MEADOWS AT RIVER BEND – PHASE I, AND ALL "COMMON AREA – OPEN SPACE," "COMMON AREA – PRIVATE ALLEY," AND "COMMON AREA – LIMITED" DESCRIBED ON SAID SUBDIVISION PLAT, ACCORDING TO THE OFFICIAL SUBDIVISION PLAT THEREOF, AS RECORDED WITH THE WEBER COUNTY, UTAH RECORDER'S OFFICE ON JUNE 28, 2012, AT BOOK 73 PAGES 6&7 OF PLATS.

Parcel Identification Numbers

Lot 1 -	03-046-0001
Lot 2 -	03-046-0002
Lot 3 -	03-046-0003
Lot 4 -	03-046-0004
Lot 5 -	03-046-0005
Lot 6 -	03-046-0006
Lot 7 -	03-046-0007
Lot 8 -	03-046-0008
Lot 9 -	03-046-0009
Lot 10 -	03-046-0010
Lot 11 -	03-046-0011
Lot 12 -	03-046-0012
Lot 13 -	03-046-0013
Lot 14 -	03-046-0014
Lot 15 -	03-046-0015
Common Areas	03-046-0016

(PHASE II DESCRIPTION)

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