

3139046
BK7181 PG 326

E 3139046 B 7181 P 326-329
RICHARD T. NAUGHAN
DAVIS COUNTY, UTAH RECORDER
01/17/2019 12:05 PM
FEE \$43.00 Pgs: 4
DEP RT REC'D FOR LAYTON CITY

**SUPPLEMENTARY DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS OF THE VILLAS AT HARMONY PLACE P.R.U.D, A PLANNED
RESIDENTIAL UNIT DEVELOPMENT**

①

15-001-0401 → 0432

**SUPPLEMENTARY DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS OF THE VILLAS AT HARMONY PLACE P.R.U.D, A PLANNED
RESIDENTIAL UNIT DEVELOPMENT**

THIS SUPPLEMENTARY DECLARATION of Covenants, Conditions and Restrictions of the Villas at Harmony Place P.R.U.D., A Planned Residential Unit Development (the "Supplementary Declaration") is made by Perry Development, LLC, a Utah limited liability Company hereinafter referred to as "Perry" or the "Declarant". All capitalized terms not otherwise defined herein shall have the meanings ascribed to them in that certain Declaration of Covenants, Conditions and Restrictions of the Villas at Harmony Place P.R.U.D. A Planned Residential Unit Development dated August 17, 2010 and recorded in the office of the county recorder for Davis County, State of Utah as Entry No: 2548353 in Book: 5095 at Pages: 260-296 (the "Declaration")

WITNESSETH

WHEREAS pursuant to Article XIII of the Declaration, the Declarant is empowered and authorized to annex into the coverage of the Declaration any portions of that certain real property set forth on Exhibit B to the Declaration;

WHEREAS Declarant is the owner of a portion of that certain real property set forth on Exhibit B to the Declaration located in the City of Layton, Davis County, State of Utah, more particularly described as:

See **EXHIBIT A** attached hereto and incorporated herein by this reference (the "Additional Land");

WHEREAS Declarant has determined to add such Additional Land to the Property in accordance with the Declaration and the terms of this Supplementary Declaration, such Additional Land being eligible for addition to the Property pursuant to the terms of the Declaration and such Additional Land as shall be considered Expansion Property pursuant to the terms of the Declaration;

WHEREAS pursuant to Article 1.14 of the Declaration, following the recordation of this Supplemental Declaration in the office of the Davis County Recorder, the Declarant shall continue to be Perry with respect to the portions of Property it owns subject to the Declaration;

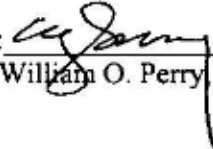
NOW THEREFORE, Perry hereby declares, for the purpose of protecting the value and desirability of the Additional Land and the Property, that all of the Additional Land, including the Lots and the Common Areas included in the Additional Land, shall be held, sold and conveyed subject to the provisions of the Declaration and the terms of this Supplementary Declaration and that the Declaration and this Supplementary Declaration shall be binding on all parties, their heirs, successors and assigns, having any right, title or interest in the Additional Land, the Lots, the Common Areas or any part thereof, and shall inure to the benefit of each owner thereof.

1. Merger with Declaration and Interpretation of Supplementary Declaration. This Supplementary Declaration shall merge with and become a part of the Declaration upon its recording in the office of the Davis County Recorder. This Supplementary Declaration shall be considered to be an addition to the Declaration and shall not be construed to alter or change any provision of the Declaration unless otherwise specifically stated herein.

IN WITNESS WHEREOF, the undersigned persons, being the Declarant, have hereunto set their hand this 15 day of January, 2019.

DECLARANT:

PERRY DEVELOPMENT, LLC,
A Utah limited liability company

By: 
William O. Perry IV, its Manager

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

The foregoing instrument was acknowledged before me by William O. Perry, IV, the Manager of the Declarant.


NOTARY PUBLIC



EXHIBIT A

Lots 401 through 428 of the Harmony Place PRUD No. 4 plat, as recorded in the official records of the Davis County Recorder's Office, together with Open Space Parcels D, F, H, and J of the Harmony Place PRUD No. 4 plat, as recorded in the official records of the Davis County Recorder's Office.