

**ACCOMMODATION  
RECORDING ONLY  
U.S. TITLE**



\*W3167989\*

**RECORDING REQUESTED BY:**

Woodside Homes of Utah, LLC

EH 3167989 PG 1 OF 4  
LEANN H KILTS, WEBER COUNTY RECORDER  
14-JUL-21 257 PM FEE \$134.00 DEP TN  
REC FOR: WOODSIDE HOMES

**WHEN RECORDED RETURN TO:**

Woodside Homes of Utah, LLC

Attn: Matthew Loveland

460 West 50 North, Suite 300

Salt Lake City, UT 84101

TAX ID: 08-669-0001 through 0054

~~TAX ID: 33-14-306-001-0000~~

08-669-0055, 08-669-0056 and 08-669-0057

**FIRST SUPPLEMENTAL DECLARATION  
TO THE  
DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR SALT  
POINT TOWNHOMES**

REFERENCE IS MADE to that certain Declaration of Covenants, Conditions, and Restrictions for Salt Point Townhomes, recorded in the official records of Weber County on January 7, 2020, as Entry Number 3027031 in Book (the "Declaration"). Capitalized terms used, but not otherwise defined herein shall have the meanings as set forth in the Declaration.

Pursuant to Section 12.2 of the Declaration, Declarant reserved the right to expand the Project by the addition of Additional Land, or portions thereof, and Lots and Living Units to be constructed thereon. Section 12.2 requires that any such expansion be accomplished by a Supplementary Declaration, executed, acknowledged, and recorded by Declarant.

Declarant now desires to expand the Project, and make subject to the Declaration, that certain real property described on **Exhibit A**, attached hereto (the "Expansion Property").

Upon the recordation of this Supplemental Declaration (this "First Supplemental Declaration") by Declarant, the covenants, conditions, and restrictions contained in the Declaration shall apply to the Expansion Property in the same manner as if the Expansion Property originally had been covered in the Declaration and constituted a portion of the original Property. Upon said recordation, the rights, privileges, duties, and liabilities of the parties to the Declaration with regard to the Expansion Property shall be the same as with regard to the original Property, and the rights, obligations, privileges, duties, and liabilities of the Owners and

occupants of Lots and Living Units within the Expansion Property shall be the same as those of the Owners and occupants of Lots and Living Units within the original Property.

**IN WITNESS WHEREOF**, Declarant has executed this First Supplemental Declaration as of the day and year written below.

**DECLARANT:**

**WOODSIDE HOMES OF UTAH, LLC,**  
a Utah limited liability company

By:   
Matthew Loveland

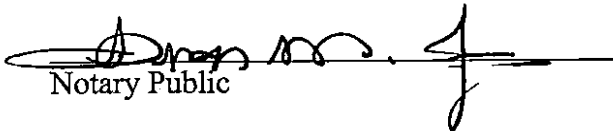
Its: Authorized Signer

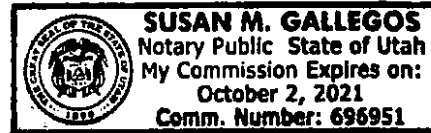
Date: 7/6/21

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STATE OF UTAH )  
  ) ss  
County of Salt Lake )

On the 6 day of July, 2021, personally appeared before me Matthew Loveland who being by me duly sworn did say that he, Matthew Loveland is an authorized signer of said WOODSIDE HOMES OF UTAH, LLC, that executed the within instrument.

  
\_\_\_\_\_  
Notary Public



Residing at: Salt Lake, Utah

My Commission Expires: 10-2-21

(seal)

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**EXHIBIT A  
EXPANSION PROPERTY**

Commencing a point on the Northwesterly line of the Layton Canal, said point being 365.30 feet North 00°49'49" East along the Section line and 491.76 feet West from the South Quarter corner of Section 3, Township 5 North, Range 2 West Salt Lake Base and Meridian; and running thence West 224.29 feet; thence North 132.00 feet; thence West 220.27 feet to the East Right of way line of 3275 West Street (Salt Point Road Dedication Weber County Recorder Entry #3040365, in Book 87, page 34-35) being a point of curve of a non-tangent curve, of which the radius point lies North 62°03'29" West; thence three (3) courses along said East right of way line as follows: (1) Northerly along the arc of a 284.50 foot radius curve to the left a distance of 138.74 feet (Central Angle equals 27°56'31" and Long Chord bears North 13°58'15" East 137.37 feet); (2) North 117.59 feet to a point of curvature; and (3) Northeasterly along the arc of a 19.00 foot radius curve to the right a distance of 29.83 feet (Central Angle equals 89°57'18" and Long Chord bears North 44°58'39" East 26.86 feet) to the South Right of way line of North Point Drive (3800 South Street) (Salt Point Road Dedication Weber County Recorder Entry #3040365, in Book 87, page 34-35); thence two (2) courses along said South right of way line as follows: (1) East 619.38 feet to a point of curvature; and (2) Easterly along the arc of a 290.50 foot radius curve to the right a distance of 86.40 feet (Central Angle equals 17°02'25" and Long Chord bears South 81°28'47" East 86.08 feet) to said Northeasterly line of Layton Canal; thence South 38°43'48" West 498.85 feet along said Northwesterly line to the POINT OF BEGINNING.

Containing 4.7372 acres, more or less.

**AND**

A part of the Southwest Quarter of Section 3, Township 5 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, Weber County, Utah:

Beginning at a point 836.25 feet North 0°49'49" East along the East line of said Quarter Section and 491.76 feet West from the South Quarter Corner of said Section 3; and running thence West 49.50 feet; thence South 5.00 feet; thence East 483.10 feet to a point of tangency; thence Southwesterly along the arc of a 279.50 foot Radius curve to the Left a distance of 92.67 feet (Central Angle equals 18°59'49" and Long Chord bears South 80°30'05" West 92.25 feet to a point of tangency; thence South 71°00'11" West 35.74 feet to a point of curvature; thence Southwesterly along the arc of a 220.50 foot Radius curve to the Right a distance of 75.42 feet (Central Angle equals 19°35'55" and Long Chord bears South 80°48'08" West 75.06 feet); thence North 89°23'54" West 18.74 feet; thence North 0°39'07" East 554.48 feet; thence South 89°19'35" East 728.95 feet; thence South 487.22 feet to a point of tangency; thence Southeasterly along the arc of a 15.00 foot Radius curve to the right a distance of 23.56 feet (Central Angle equals 90°00'00" and Long Chord bears South 45°00'00" East 21.21 feet to the Point of Beginning

Containing 8.694 acres, more or less