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RICHARD T. NAUGHAN
DAVIS COUNTY, UTAH RECORDER
10/02/2020 09:29 AM
FEE \$134.00 Page 4
DEP RT REC'D FOR RIVERSIDE PLACE

**SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS OF RIVERSIDE PLACE SUBDIVISION**

KNOW ALL PERSONS BY THESE PRESENTS:

WHEREAS, the CC&Rs governing Riverside Place Subdivision, a Master Community ("Riverside Place") were recorded as Riverside Place Subdivision, as Entry No. 3105536, Records of Davis County, Utah; and

WHEREAS, it is necessary and desirable that the Declaration of Covenants, Conditions and Restrictions be supplemented;

NOW THEREFORE, pursuant to a motion presented and duly carried and approved by a majority vote of a quorum of 77% of the Owners by way of ballot vote on the 24th day of July, 2020, and in consideration of the promises, agreements, and considerations, herein contained, IT IS HEREBY AGREED that the following Declaration of Covenants, Conditions and Restrictions shall be, and the same are, hereby amended as follows:

Article XI Section 11.12 Recreational Vehicles, amendment dated 8/28/2020 to be voided and is amended in its entirety as follows:

Article XI Section 11.12
Recreational Vehicles

11.12 Recreational Vehicles All boats, campers, trailers, and recreational vehicles shall be permitted within the Association if stored within a unit garage, enclosure or on the side of the unit behind the front of the Dwelling, preferably behind closed fence lines for minimal visibility and approved by the ACC. Temporary parking in driveway or roadways (city ordinances to be followed) are not to exceed seventy-two (72) hours for loading/unloading purposes. No motor/recreational vehicle of any kind shall be repaired, constructed or reconstructed upon any Lot, or other Common Areas, except that these restrictions shall not apply to emergency repairs to vehicles or repairs being made in enclosed garages. The Association reserves the right to adopt Rules relating to the parking of vehicles within the Project including, without limitation: (1) the right to immediately remove or cause to be removed any vehicles that are improperly parked, (2) restrictions on the time period and duration that any guest or visitor parking may be utilized, (3) restrictions or bans on vehicles without Department of Transportation complaint mufflers and exhaust systems, and (4) the assessment of fines to Owners and occupants who violate such Rules.

These Supplemental Declaration of Covenants, Conditions and Restrictions incorporate herein by reference, to the extent not inconsistent, the terms and conditions of the CC&Rs and all terms thereof shall be binding upon Riverside Place Subdivision.

These Supplemental CC&Rs and every provision hereof shall take effect upon recording.

IN WITNESS WHEREOF, the undersigned has executed these Supplemental Bylaws the 1st day of October, 2020.

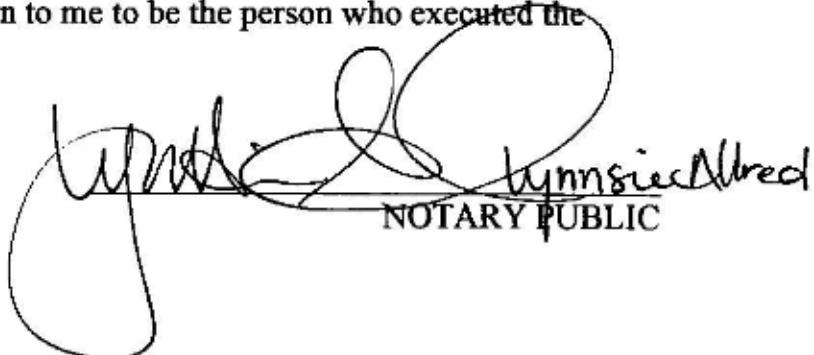
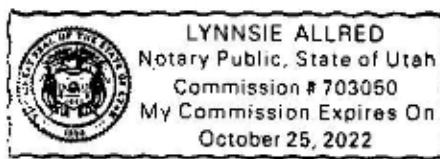
RIVERSIDE PLACE SUBDIVISION
By: Scott Heagy

Board Position: Manager President

Scott Heagy
(Print Name)

STATE OF Utah
COUNTY OF Davis

On this 01 day of October, 2020, personally appeared before me
Lynnsie Allred, known to me to be the President
of Riverside Place Subdivision., and known to me to be the person who executed the
within instrument on behalf of said entity.



Lynnsie Allred
NOTARY PUBLIC

Legal Description of Lots at Riverside Place Subdivision, a Master Community

All of Lot 1-R, Riverside Place Phase 1 Subdivision. Cont. 0.17300 Acres.
Serial No. 13-322-0001

All of Lot 201-R through Lot 226-R, Riverside Place Phase 2 Subdivision.
Serial Nos. 13-323-0201 through 13-323-0226.

All of Lot 301-R through Lot 328-R, Riverside Place Phase 3 Subdivision
Serial Nos. 13-345-0301 through 13-345-0328

Undeveloped Land

PART OF THE NW 1/4 OF SEC 28-T5N-R1W, SLB&M, DESC AS FOLLOWS: BEG AT A PT, SD PT BEING S 00⁰⁰36'39" W 1129.01 FT & S 89⁰⁰23'21" E 752.45 FT FR THE NW COR OF SD SEC 28; TH N 85⁰⁰34'51" E 211.98 FT; TH S 87⁰⁰38'59" E 90.62 FT; TH S 75⁰⁰07'00" E 70.16 FT; TH S 72⁰⁰40'46" E 102.89 FT; TH S 01⁰⁰16'53" W 183.55 FT; TH S 85⁰⁰35'00" W 464.25 FT; TH N 04⁰⁰25'00" W 92.29 FT; TH N 10⁰⁰34'05" E 72.46 FT; TH N 04⁰⁰25'08" W 92.31 FT TO THE POB. CONT. 2.566 ACRES

*Went to
Serial No. 13-018-0079 - 13-345-0301 to 0304, 0322 to 0329 (Phase 3, Riverside Place)*

PART OF THE NW 1/4 OF SEC 28-T5N-R1W, SLB&M, DESC AS FOLLOWS: BEG AT A PT, SD PT BEING S 00⁰⁰36'39" W 849.34 FT & S 89⁰⁰23'21" E 489.66 FT FR THE NW COR OF SD SEC 28; TH N 80⁰⁰22'55" E 203.16 FT; TH ALG A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 164.86 FT, AN ARC LENGTH OF 38.98 FT, A DELTA ANGLE OF 13⁰⁰32'51", A CHORD BEARING OF N 02⁰⁰50'57" W, & A CHORD LENGTH OF 38.89 FT; TH N 03⁰⁰55'30" E 78.31 FT; TH S 85⁰⁰49'29" E 180.83 FT; TH S 04⁰⁰10'30" W 80.00 FT; TH S 85⁰⁰49'29" E 193.76 FT; TH N 57⁰⁰40'43" E 79.14 FT; TH S 88⁰⁰39'10" E 112.04 FT; TH S 01⁰⁰20'50" W 96.57 FT; TH N 90⁰⁰00'00" E 8.44 FT; TH S 03⁰⁰11'39" W 136.61 FT; TH S 11⁰⁰32'42" W 70.01 FT; TH S 04⁰⁰07'05" W 100.74 FT; TH N 72⁰⁰40'46" W 102.89 FT; TH N 75⁰⁰07'00" W 70.16 FT; TH N 87⁰⁰38'59" W 90.62 FT; TH S 85⁰⁰34'51" W 211.98 FT; TH S 86⁰⁰20'54" W 54.26 FT; TH N 44⁰⁰30'55" W 65.00 FT; TH N 42⁰⁰05'36" W 65.00 FT; TH N 31⁰⁰44'02" W 65.00 FT; TH N 31⁰⁰10'21" W 159.01 FT TO THE POB. CONT. 5.438 ACRES LESS & EXCEPT THAT PPTY DESC IN QC DEED RECORDED 12/13/2017 AS E# 3064348 BK 6910 PG 386 AS (PH 4 LOT 409) DESC AS FOLLOWS: PART OF THE NW 1/4 OF SEC 28-T5N-R1W, SLB&M, DESC AS FOLLOWS: BEG AT A PT, SD PT BEING S 00⁰⁰36'39" W 1130.47 FT & S 89⁰⁰23'21" E 1122.17 FT FR THE NW COR OF SD SEC 28; TH N 72⁰⁰40'46" W 102.89 FT; TH N 11⁰⁰04'18" E 85.65 FT; TH ALG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 5.50 FT, AN ARC LENGTH OF 8.79 FT, A DELTA ANGLE OF 91⁰⁰35'22", A CHORD BEARING OF N 56⁰⁰51'59" E, & A CHORD LENGTH OF 7.89 FT; TH S 77⁰⁰20'20" E 84.46 FT; TH S 04⁰⁰07'05" W 100.74 FT TO THE POB. CONT. 0.210 ACRES TOTAL ACREAGE 5.228 ACRES

*Went to
Serial No. 13-018-0080 - 13-345-0305 to 0321 (Phase 3, Riverside Place)*

PART OF THE NW 1/4 OF SEC 28-T5N-R1W, SLB&M, DESC AS FOLLOWS: BEG AT A PT, SD PT BEING S 00⁰⁰36'39" W 854.28 FT & S 89⁰⁰23'21" E 1246.32 FT FR THE NW COR OF SD SEC 28; TH E 245.75 FT, M/L, TO THE W LINE OF STAN COOK SUB PHASE 2 AMD AS SURVEYED; TH S 01⁰⁰22'05" W 468.44 FT; TH S

85^34'52" W 268.33 FT; TH N 01^16'53" E 183.55 FT; TH N 04^07'05" E 100.74 FT; TH N 11^32'42" E 70.01 FT; TH N 03^11'39" E 136.61 FT TO THE POB. CONT. 2.853 ACRES

Serial No. 13-018-0081✓

PART OF THE NW 1/4 OF SEC 28-T5N-R1W, SLB&M, DESC AS FOLLOWS: BEG AT A PT, SD PT BEING S 00^36'39" W 696.26 FT & S 89^23'21" E 691.77 FT FR THE NW COR OF SD SEC 28; TH N 03^55'30" E 291.60 FT; TH S 86^00'06" E 434.61 FT; TH S 89^50'59" E 100.85 FT; TH S 01^20'50" W 327.82 FT; TH N 88^39'10" W 112.04 FT; TH S 57^40'43" W 79.14 FT; TH N 85^49'29" W 193.76 FT; TH N 04^10'30" E 80.00 FT; TH N 85^49'29" W 180.83 FT TO THE POB. CONT. 4.163 ACRES

Serial No. 13-018-0082 13-018-0087 & Street

PART OF THE NW 1/4 OF SEC 28-T5N-R1W, SLB&M, DESC AS FOLLOWS: BEG AT A PT, SD PT BEING S 00^36'39" W 1130.47 FT & S 89^23'21" E 1122.17 FT FR THE NW COR OF SD SEC 28; TH N 72^40'46" W 102.89 FT; TH N 11^04'18" E 85.65 FT; TH ALG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 5.50 FT, AN ARC LENGTH OF 8.79 FT, A DELTA ANGLE OF 91^35'22", A CHORD BEARING OF N 56^51'59" E, & A CHORD LENGTH OF 7.89 FT; TH S 77^20'20" E 84.46 FT; TH S 04^07'05" W 100.74 FT TO THE POB. CONT. 0.210 ACRES

Serial No. 13-018-0083 Went to 13-345-0305 & Street (Prive 3, Riverside Place)