

13-322-0001
13-323-0201 thru 0826
13-345-0301 thru 0329
13-357-0501R thru 509R
13-018-0087

3376414
BK 7748 PG 402

E 3376414 B 7748 P 402-405
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
04/28/2021 09:32 AM
FEE \$152.00 Pass: 4
DEP RTT REC'D FOR RIVERSIDE PLACE
MASTER COMMUN

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

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 73% of the Owners by way of ballot vote on the 19th day of April, 2021, 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 XI11 Section 13.1(d) Exterior Building Wall Materials is deleted in its entirety and is amended in its entirety as follows:

Article XIII Section 13.1(d)
Exterior Building Wall Materials

13.1 (d) Exterior Building Wall Materials Engineered siding, stucco, brick and stone shall be required for the exterior of Dwellings. All exterior walls, excluding side and rear walls, shall be composed of no less than 20% brick or stone. The use of any other materials subsequently added to the exterior of such buildings shall require the prior approval of the Architectural Control Committee.

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.

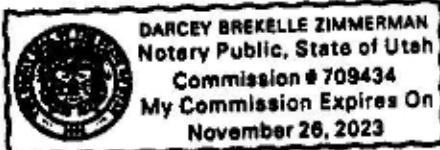
These Supplemental CC&Rs and every provision hereof shall take effect upon recording.

IN WITNESS WHEREOF, the undersigned has executed these Supplemental Bylaws the 23 day of April, 2021.

RIVERSIDE PLACE SUBDIVISION
By: Scott Heagy
Board Position: President
Scott Heagy
(Print Name)

STATE OF Utah
COUNTY OF Davis

On this 23 day of April, 2021, personally appeared before me
Darcey Brekelle Zimmerman, 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.



Darcey Brekelle Zimmerman
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 00^36'39" W 1129.01 FT & S 89^23'21" E 752.45 FT FR THE NW COR OF SD SEC 28; TH N 85^34'51" E 211.98 FT; TH S 87^38'59" E 90.62 FT; TH S 75^07'00" E 70.16 FT; TH S 72^40'46" E 102.89 FT; TH S 01^16'53" W 183.55 FT; TH S 85^35'00" W 464.25 FT; TH N 04^25'00" W 92.29 FT; TH N 10^34'05" E 72.46 FT; TH N 04^25'08" W 92.31 FT TO THE POB. CONT. 2.566 ACRES

✓
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 00^36'39" W 849.34 FT & S 89^23'21" E 489.66 FT FR THE NW COR OF SD SEC 28; TH N 80^22'55" 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 13^32'51", A CHORD BEARING OF N 02^50'57" W, & A CHORD LENGTH OF 38.89 FT; TH N 03^55'30" E 78.31 FT; TH S 85^49'29" E 180.83 FT; TH S 04^10'30" W 80.00 FT; TH S 85^49'29" E 193.76 FT; TH N 57^40'43" E 79.14 FT; TH S 88^39'10" E 112.04 FT; TH S 01^20'50" W 96.57 FT; TH N 90^00'00" E 8.44 FT; TH S 03^11'39" W 136.61 FT; TH S 11^32'42" W 70.01 FT; TH S 04^07'05" W 100.74 FT; TH N 72^40'46" W 102.89 FT; TH N 75^07'00" W 70.16 FT; TH N 87^38'59" W 90.62 FT; TH S 85^34'51" W 211.98 FT; TH S 86^20'54" W 54.26 FT; TH N 44^30'55" W 65.00 FT; TH N 42^05'36" W 65.00 FT; TH N 31^44'02" W 65.00 FT; TH N 31^10'21" 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 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 TOTAL ACREAGE 5.228 ACRES

✓
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 00^36'39" W 854.28 FT & S 89^23'21" 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 01^22'05" W 468.44 FT; TH S

Phase 5

85⁰34'52" W 268.33 FT; TH N 01⁰16'53" E 183.55 FT; TH N 04⁰07'05" E 100.74 FT; TH N 11⁰32'42" E 70.01 FT; TH N 03⁰11'39" E 136.61 FT TO THE POB. CONT. 2.853 ACRES

Serial No. 13-018-0081 KnA 13-357-0501R to 0509R

13-018-0087

PART OF THE NW 1/4 OF SEC 28-T5N-R1W, SLB&M, DESC AS FOLLOWS: BEG AT A PT, SD PT BEING S 00⁰36'39" W 696.26 FT & S 89⁰23'21" E 691.77 FT FR THE NW COR OF SD SEC 28; TH N 03⁰55'30" E 291.60 FT; TH S 86⁰00'06" E 434.61 FT; TH S 89⁰50'59" E 100.85 FT; TH S 01⁰20'50" W 327.82 FT; TH N 88⁰39'10" W 112.04 FT; TH S 57⁰40'43" W 79.14 FT; TH N 85⁰49'29" W 193.76 FT; TH N 04⁰10'30" E 80.00 FT; TH N 85⁰49'29" W 180.83 FT TO THE POB. CONT. 4.163 ACRES

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

Lot 305 Phase 3

PART OF THE NW 1/4 OF SEC 28-T5N-R1W, SLB&M, DESC AS FOLLOWS: BEG AT A PT, SD PT BEING S 00⁰36'39" W 1130.47 FT & S 89⁰23'21" E 1122.17 FT FR THE NW COR OF SD SEC 28; TH N 72⁰40'46" W 102.89 FT; TH N 11⁰04'18" 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 91⁰35'22", A CHORD BEARING OF N 56⁰51'59" E, & A CHORD LENGTH OF 7.89 FT; TH S 77⁰20'20" E 84.46 FT; TH S 04⁰07'05" W 100.74 FT TO THE POB. CONT. 0.210 ACRES

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