

74/3

WHEN RECORDED RETURN TO:
Shamrock Village, LLC
14034 S. 145 E. Suite 204
Draper, UT 84020

E 3446493 B 7916 P 290-292
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
12/30/2021 09:41 AM
FEE \$74.00 Pgs: 3
DEP RT REC'D FOR WOODS CROSS CITY

**SUPPLEMENT TO THE DECLARATION OF
COVENANTS, CONDITIONS, AND RESTRICTIONS FOR
SHAMROCK VILLAGE**

06-442-0701 thru
0727 (Phase 7)

D

This Supplement to the Declaration of Covenants, Conditions, and Restrictions for Shamrock Village ("**Supplemental Declaration**") is executed and adopted by Shamrock Village, LLC, a Utah limited liability company ("**Declarant**").

RECITALS

A. This Supplemental Declaration shall modify and supplement the Declaration of Covenants, Conditions and Restrictions for Shamrock Village ("**Declaration**") recorded with the Davis County Recorder's Office on June 26, 2018 as Entry No. 3101319 and all amendments or supplements thereto.

B. Shamrock Village, LLC is the Declarant as identified and set forth in the Declaration and is the owner of the real property subject to this Supplemental Declaration.

C. Under the terms of the Declaration, Declarant reserved the right to expand the Property by the addition of all or a portion of the Additional Land described in the Declaration.

D. Declarant desires to add a portion of the Additional Land as hereinafter provided for.

ANNEXATION

NOW THEREFORE, in consideration of the recitals set forth above, the Declarant hereby declares and certifies as follows:

1. Annexation of Additional Land. Declarant hereby confirms that all of the real property identified on Exhibit A attached hereto, together with (i) all buildings, improvements, and structures situated on or comprising a part of the above-described real property, whether now existing or hereafter constructed; (ii) all easements, rights-of-way, and other appurtenances and rights incident to, appurtenant to, or accompanying said real property; and (iii) all articles of personal property intended for use in connection therewith (collectively referred to herein as the "**Subject Property**") is submitted to and properly annexed into the Declaration.

2. Phase 8. The real properties described in Paragraph 1, and the improvements to be constructed thereon, all of which are submitted to the terms and conditions of the Declaration, are more particularly set forth on **SHAMROCK VILLAGE PHASE 7**, which plat map is recorded in the office of the Davis County Recorder.

3. Submission. The Subject Property shall hereinafter be held, transferred, sold, conveyed, and occupied subject to the covenants, restrictions, easements, charges, and liens set forth in the Declaration and all supplements and amendments thereto.

4. Membership. The Owner of each Lot or parcel within the Subject Property shall be a member of the Shamrock Homeowners Association, Inc. ("**Association**") and shall be entitled to all benefits of such membership and shall be subject to the Declaration. Each Owner is allotted one vote in the Association per Lot owned.

5. Apportionment of Common Expenses. In accordance with the Declaration, Common Expenses shall be equally apportioned among the Owners, including the Owners of Lots annexed into to the Association through this Supplemental Declaration.

6. Expandable Project. The annexed Subject Property is part of the Additional Land described in the Declaration.

7. Reservation of Declarant's Rights. All rights concerning the Project reserved to Declarant in the Declaration are hereby incorporated and reserved to Declarant with respect to the Subject Property. The exercise of Declarant's rights concerning such Subject Property shall be governed by the same terms, provisions and limitations set forth in the Declaration.

8. Effective Date. This Supplemental Declaration shall take effect upon being recorded with the Davis County Recorder.

IN WITNESS WHEREOF, the Declarant has executed this Supplemental Declaration this 14th day of December, 2021.

DECLARANT
SHAMROCK VILLAGE, LLC
a Utah limited liability company

By: _____

Name: Nathan Shipp

Title: Manager

STATE OF UTAH)
) ss.
COUNTY OF Salt Lake)

On the 14th day of December, 2021, personally appeared before me _____ who by me being duly sworn, did say that she/he is an authorized representative of Shamrock Village, LLC, and that the foregoing instrument is signed on behalf of said company and executed with all necessary authority.

Notary Public: Gina Francom



EXHIBIT A
(Legal Description)

All of **SHAMROCK VILLAGE PHASE 7**, according to the official plat on file in the office of the Davis County Recorder.

Including Lots 701 through 727

More particularly described as:

A portion of the NE1/4 of Section 34, Township 2 North, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at the Northwesterly Corner of Lot 614, SHAMROCK VILLAGE PHASE 6 SUBDIVISION, according to the Official Plat thereof recorded September 1, 2020 as Entry No. 3288774 in Book 7587 of Plats at Page 567 in the Office of the Davis County Recorder, located N89°48'15"W 1,379.81 feet from the calculated position of the Northeast Corner of Section 34, T2S, R1W, SLB&M, said Northeast Corner being located N00°23'18"W along the Section line 2,629.07 feet from the East 1/4 Corner of said Section 34 (Basis of Bearing: S88°05'36"E between the East 1/4 Corner and Witness Corner to the Center 1/4 Corner of said Section 34); thence S28°09'19"W along said plat 1,130.24 feet to the Northeast Corner of Lot 425, SHAMROCK VILLAGE PHASE 4 SUBDIVISION, according to the Official Plat thereof recorded July 23, 2019 as Entry No. 3174425 in Book 7310 of Plats at Page 521 in the Office of the Davis County Recorder; thence along said plat the following three (3) courses: 1) N61°50'41"W 183.00 feet; 2) S28°09'19"W 28.62 feet; 3) N61°50'41"W 118.85 feet; thence N34°11'13"E 80.78 feet; thence N28°09'19"E 796.65 feet; thence Easterly along the arc of a non-tangent curve to the right having a radius of 258.00 feet (radius bears: S08°16'54"W) a distance of 24.83 feet through a central angle of 05°30'55" Chord: S78°57'39"E 24.83 feet; thence N22°25'48"E 125.44 feet to the Southerly line of MOUNTAIN VIEW SUBDIVISION PHASE 3, according to the Official Plat thereof recorded November 30, 2007 as Entry No. 2324734 in Book 4419 of Plats at Page 2248 in the Office of the Davis County Recorder; thence S89°48'15"E along said plat 319.43 feet to the point of beginning.

Contains: 7.12 acres+/-

*** Parcel Numbers Have Not Been Assigned ***