

When Recorded Return To:
LHM DEV TRS, LLC
9350 S. 150 E, Suite 900
Sandy, UT 84070

**SUPPLEMENT TO THE DECLARATION OF COVENANTS, CONDITIONS &
RESTRICTIONS FOR TRAILSIDE WEST TOWNHOMES & NOTICE OF
ANNEXATION OF TRAILSIDE WEST PRUD PHASES 2A AND 2B.**
(Davis County, Utah)

This Supplement to the Declaration of Covenants, Conditions & Restrictions for Trailside West Townhomes and Notice of Annexation of Phases 2A and 2B ("Supplemental Declaration – Phases 2A & 2B") is hereby executed by LHM DEV TRS, LLC (hereinafter "Declarant") and is hereby subject to the Declaration of Covenants, Conditions & Restrictions for Trailside West PRUD, recorded in the Davis County Recorder's Office on November 20, 2023, as Entry No. 3551692 ("Master Declaration") and supplements that certain Townhome Declaration, recorded in the Davis County Recorder's Office on July 18, 2024, as Entry No. 3579595 ("Townhome Declaration").

RECITALS:

- A. This Supplemental Declaration – Phases 2A and Phase 2B is hereby submitted, as provided for in Article 4.1 of the Townhome Declaration and Article IV of the Master Declaration for the purpose of annexing certain portions of real property located in Davis County, Utah, as more particularly described in the Plats for Phases 2A and 2B ("Phase 2A & 2B Plats") and as set forth in **Exhibit A** ("Annexed Property").
- B. Trailside West Townhomes remain in the Declarant Control Period pursuant to Article III of the Master Declaration and Townhome Declaration.
- C. In accordance with Article IV of the Master Declaration, it remains Declarant's discretion to annex additional property without seeking approval from the Owners or the Association.
- D. Declarant desires to bind the Annexed Property within Phases 2A and 2B to the covenants, conditions, restrictions, easements, charges, and liens created by that certain Master Declaration and Townhome Declaration. Declarant declares that the Annexed Property shall be held, sold, conveyed, encumbered, hypothecated, leased, used, occupied, and improved subject to the terms, covenants, conditions, easements, and restrictions of the Master Declaration and Townhome Declaration, all of which are declared and agreed to be in furtherance of a general plan for the protection, maintenance, subdivision, improvement, and sale of the Annexed Property, and to enhance the value, desirability, and attractiveness of the Annexed Property.

NOW, THEREFORE, BE IT DECLARED:

SUPPLEMENTAL COVENANTS, CONDITIONS AND RESTRICTIONS

1. Recitals. The above Recitals are specifically incorporated herein by reference and made a part hereof.
2. Definitions. All terms used but not defined herein shall have the meanings given under the Townhome Declaration.
3. Effective Date. This Supplemental Declaration – Phases 2A & B will take effect on the date recorded at the office of the Davis County Recorder's Office, Utah (the "Effective Date").
4. Identification of Annexed Lots. The Lots to be annexed, as confirmed by the recordation of this Supplemental Declaration – Phases 2A & B, are those Lots identified in Phases 2A and 2B Plats.
5. Annexation. The Annexed Property is hereby annexed to the Master Community and specifically the Townhome Neighborhood and shall hereafter be held, sold, conveyed, encumbered, leased, occupied and improved as part of the Subdivision subject to the covenants, conditions, restrictions, easements, charges and liens set forth in the Townhome Declaration, the full text of which is incorporated herein by reference and made a part hereof, as the same may be supplemented hereby. The Annexed Property shall be managed by the Townhome Association.
6. General Restrictions and Requirements. All general restrictions and requirements of the Townhome Declaration (and Master Declaration where applicable) shall apply to the Lots, without exception.
7. Land Classification & Designation of Lots, Common Areas, Limited Common Areas and Easements. The Annexed Property, as set forth in the Plats for Phases 2A and 2B, does create separate Lots, Common Areas, Limited Common Areas and easements, if any, as depicted in the Plats.
8. Conflict. If any provisions of the Townhome Declaration conflict with any terms set forth in this Supplemental Declaration – Phases 2A & B, the terms of this Supplemental Declaration – Phases 2A & B shall govern.

IN WITNESS WHEREOF, the undersigned have executed this instrument on the year and date indicated below.

LHM DEV TRS, LLC, a Utah limited liability company, the Declarant

By: BJA

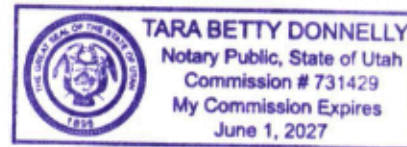
Name: Brandon Ames
Title: Director of Land

STATE OF UTAH)
 : SS
COUNTY OF Salt Lake)

On this 15th day of July, 2025, before me, the undersigned Notary Public, personally appeared Brandon Ames, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity and that her signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Tara Betty Donnelly
Notary Public
My Commission Expires June 10 2027



TRW
July 22, 2025
10399

Exhibit A – (Annexed Property)

Trailside Phase 2A Description

A parcel of land, situate in the Southwest Quarter of Section 18, Township 4 North, Range 1 West, Salt Lake Base and Meridian, said parcel also located in Layton City, Davis County, Utah. Being more particularly described as follows:

Beginning at a point on the northerly right-of-way line of Heritage Trail Avenue & Southwest Corner Lot 173, Trailside West PRUD Phase 1,, said point being North 89°50'40" East 1771.44 feet along the section line (NAD83 Bearing being North 89°48'38" West between the South Quarter Corner and the Southwest Corner of said Section 18 per the Davis County Township Reference Plat) and North 00°09'20" West 763.84 feet from the Southwest corner of Section 18 and running thence along said right-of-way line the following three (3) courses and distances:

1. northwesterly 58.47 feet along the arc of a 229.00-foot radius non-tangent curve to the left (center bears South 40°28'03" West and the long chord bears North 56°50'50" West 58.31 feet with a central angle of 14°37'46")
2. northwesterly 87.93 feet along the arc of a 171.00-foot radius curve to the right (center bears North 25°50'16" East and the long chord bears North 49°25'52" West 86.96 feet with a central angle of 29°27'44")
3. North 34°42'00" West 44.64 feet;

thence:

1. North 55°20'17" East 131.64 feet
2. North 68°28'47" East 60.99 feet
3. North 55°17'09" East 71.38 feet
4. North 44°31'15" East 57.39 feet
5. North 55°18'00" East 53.09 feet to the southwesterly right-of-way line of Copper Sky Drive

thence along said right-of-way line the following three (3) courses and distances:

1. South 34°42'00" East 111.23 feet
2. southeasterly 68.82 feet along the arc of a 221.00-foot radius tangent curve to the right (center bears South 55°18'00" West and the long chord bears South 25°46'46" East 68.54 feet with a central angle of 17°50'27")
3. South 16°51'33" East 22.38 feet

thence South 55°18'00" West 173.28 feet;

thence North 34°42'00" West 7.71 feet;

thence northerly 2.02 feet along the arc of a 2.00-foot radius tangent curve to the right (center bears North 55°18'00" East and the long chord bears North 05°42'10" West 1.94 feet with a central angle of 57°59'41");

thence North 23°17'41" East 9.50 feet;

thence North 34°42'00" West 10.49 feet;

thence South 55°18'00" West 128.79 feet;

thence South 41°34'25" West 17.71 feet to a point on the northerly right-of-way line of Heritage Trail Avenue said point also being the Point of Beginning.

Contains: 66,178 square feet or 1.519 acres, 4 lots and 2 parcels and 18 units.

PHASE 2B BOUNDARY DESCRIPTION

A parcel of land, situate in the Southwest Quarter of Section 18, Township 4 North, Range 1 West, Salt Lake Base and Meridian, said parcel also located in Layton City, Davis County, Utah. Being more particularly described as follows:

Beginning at a point on the northerly right-of-way line of Heritage Trail Avenue, said point being North 89°50'40" East 745.34 feet along the section line (NAD83 Bearing being North 89°48'38" West between the South Quarter Corner and the Southwest Corner of said Section 18 per the Davis County Township Reference Plat) and North 00°09'20" West 2239.45 feet from the Southwest corner of Section 18 and running thence along said right-of-way line the following four (4) courses and distances:

1. northwesterly 29.59 feet along the arc of a 171.00-foot radius non-tangent curve to the right (center bears North 45°32'47" East and the long chord bears North 39°29'47" West 29.55 feet with a central angle of 09°54'52")
2. North 34°32'21" West 366.15 feet
3. northwesterly 43.33 feet along the arc of a 229.00-foot radius tangent curve to the left (center bears South 55°27'39" West and the long chord bears North 39°57'35" West 43.27 feet with a central angle of 10°50'29")
4. northwesterly 47.17 feet along the arc of a 70.50-foot radius non-tangent curve to the right (center bears North 41°17'10" East and the long chord bears North 29°32'41" West 46.30 feet with a central angle of 38°20'17") to a point on the northerly line of the Southwest Quarter of Section 18

thence North 89°44'11" East 216.67 feet along said northerly section line;

thence South 00°15'49" East 30.17 feet;

thence South 34°32'22" East 216.61 feet;

thence South 44°24'38" West 21.34 feet;

thence South 45°43'18" East 90.07 feet to a point on the northerly line of Pale Moon Lane;

thence along said northerly right-of-way line of Pale Moon Lane the following three (3) courses and distances:

1. southerly 23.26 feet along the arc of a 55.00-foot radius non-tangent curve to the left (center bears South 60°05'18" East and the long chord bears South 17°47'45" West 23.09 feet with a central angle of 24°13'55")
2. southwesterly 10.14 feet along the arc of a 15.00-foot radius curve to the right (center bears North 84°19'13" West and the long chord bears South 25°02'42" West 9.95 feet with a central angle of 38°43'51")
3. South 44°24'38" West 113.57 feet thence westerly 23.86 feet along the arc of a 15.00-foot radius tangent curve to the right (center bears North 45°35'22" West and the long chord bears South 89°58'42" West 21.42 feet with a central angle of 91°08'09") to the Point of Beginning.

Contains: 68,724 square feet or 1.578 acres.