



ENT 66173:2014 PG 1 of 6
JEFFERY SMITH
UTAH COUNTY RECORDER
2014 Sep 16 3:01 pm FEE 44.00 BY SW
RECORDED FOR SARATOGA SPRINGS CITY

After Recording Return To:
2225 Murray Holladay Rd., Suite 111
Salt Lake City, UT 84117

**SUPPLEMENTAL DECLARATION OF CONDOMINIUM AND SUPPLEMENTAL
DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS
FOR JORDAN RIDGE CONDOMINIUMS *Phase 3***

THIS SUPPLEMENTAL DECLARATION is made by Goldsworth Real Estate, Inc. ("Declarant"), owner of the property known as Jordan Ridge Condominiums Phase 3 (as described in Exhibit "A" to this Supplemental Declaration, with such property hereinafter referred to as "Jordan Ridge Phase 3").

RECITALS

A. Real property in Utah County, Utah, known as the Jordan Ridge Condominiums Phase One was subjected to covenants, conditions, and restrictions pursuant to a Declaration recorded May 6, 2011, in the Utah County Recorder's Office as Entry No. 34401:2011. Additionally, real property in Utah County, Utah, known as, the Jordan Ridge Condominiums Phase Two was subjected to covenants, conditions, and restrictions pursuant to a Declaration recorded February 26, 2013, in the Utah County Recorder's Office as Entry No. 18467:2013. The declarations for Phases One and Two will be collectively referred to herein as the "Declaration." With the exception of the exhibits to the declarations and Recorder's stamps, the declarations are identical;

B. The Declaration was amended by the Amendment to the Declarations of Condominium and Declarations of Covenants Conditions and Restrictions for Jordan Ridge Condominiums Phase One and Jordan Ridge Condominiums Phase Two and Amendment to the Bylaws for Jordan Ridge Condominium Owners Association, recorded February 27, 2014, in the Utah County Recorder's Office as Entry 13177:2014 (the "Amendment"). Among other things, the Amendment established, under Article II, Section 2.5 of the Declaration, the power in the Declarant to annex all or any portion of the Additional Land described in Article II, Section 2.5 and in Exhibit B to the Amendment, on the condition that such annexation is performed within 5 years after recordation of the most recent Declaration or any supplement thereto;

C. Declarant owns Jordan Ridge Phase 3, which was not originally bound by the Declaration, but which was listed as Additional Land in the Amendment – or, more specifically, in Exhibit B to the Amendment;

D. Pursuant to the authority granted under Declaration, Article II, Section 2.5, as amended by the Amendment, Declarant possesses the right to annex Additional Land and to subject Additional Land to the scheme of the Declaration;

E. Declarant desires to annex Jordan Ridge Phase 3 into the Jordan Ridge Condominiums, and to subject Jordan Ridge Phase 3 to the Declaration and any amendments or supplements thereto.

NOW, THEREFORE, the Declarant hereby declares as follows:

1. All defined terms in this Supplemental Declaration shall have the same meaning as those set forth and defined in the Declaration and any amendments thereto.
2. The real property described in Exhibit "A" and situated in Saratoga Springs City, Utah County, Utah, referred to herein as Jordan Ridge Phase 3, is hereby submitted to the provisions of the Declaration and all amendments thereto, and, pursuant thereto, is hereby annexed into the Association and is to be held, transferred, sold, conveyed, and occupied subject to the Declaration and its amendments, and as part of the Association. The foregoing annexation and subjection of Jordan Ridge Phase 3 is subject to the following:

RESERVING UNTO DECLARANT, however, such easements and rights of ingress and egress over, across, through, and under the said property and any improvements (including buildings) now or hereafter constructed thereon as may be reasonably necessary for Declarant (in a manner which is reasonable and not inconsistent with the provisions of the Declaration): (i) to construct and complete the condominium project as described in the Declaration, and to do all things reasonably necessary or proper in connection therewith; (ii) to construct and complete on any phase of the Jordan Ridge Condominiums, or any portion thereof, such improvements as Declarant shall determine to build in its sole discretion; (iii) to amend the existing condominium project as permitted by the laws of the State of Utah and Utah County and the zoning requirements of Saratoga Springs City; (iv) to improve portions of the said property with such other or additional improvements, facilities, or landscaping designed for the use and enjoyment of all Owners as Declarant may reasonably determine to be appropriate. If, pursuant to all foregoing reservations, the said property or any improvement thereon is traversed or partially occupied by a permanent improvement or utility line, a perpetual easement for such improvement or utility line shall exist. With the exception of such perpetual easements, the reservations hereby effected shall, unless sooner terminated in accordance with their terms, expire 7 years after the date on which this Supplemental Declaration or any subsequent supplemental declarations are recorded, whichever is later. Declarant may add land and subject it to the Declaration in its discretion for 5 years from the date this Supplemental Declaration or any subsequent supplemental declarations or amendments are recorded, whichever is later.

THE FOREGOING IS SUBJECT TO all liens for current and future taxes, assessments, and charges imposed or levied by governmental or quasi-governmental authorities; all Patent reservations and exclusions; all mineral reservations of record

and rights incident thereto; all instruments of record which affect the above-described real property or any portion thereof, including, without limitation, any mortgage or deed of trust (and nothing in this paragraph shall be deemed to modify or amend such mortgage or deed of trust); all visible easements and rights-of-way; all easements and rights-of-way, encroachments, or discrepancies shown on, or revealed by, a plat or otherwise existing, an easement for each and every pipe, line, cable, wire, utility line, or similar facility which traverses or partially occupies the said real property at such time as construction of all improvements is complete; and all easements necessary for ingress to egress from, maintenance of, and replacement of all such pipes, lines, cable, wires, utility lines, and similar facilities.

3. The covenants, conditions, restrictions, easement, and limitations of the Declaration, as amended from time to time, shall run with Jordan Ridge Phase 3, and shall be binding on all parties having or acquiring any right, title or interest in the described real property, or any part thereof, and shall inure to the benefit of each Owner in Jordan Ridge Condominiums, and are imposed upon said real property and every part thereof.
4. Except as amended by the provisions of this Supplemental Declaration, the Declaration as previously amended and supplemented shall remain unchanged and, together with this Supplemental Declaration, shall constitute the Declaration of Condominium and Declaration of Covenants, Conditions and Restrictions for Jordan Ridge Condominiums.
5. This Supplemental Declaration shall be recorded in the Utah County Recorder's Office.

SIGNATURES AND ACKNOWLEDGEMENT TO FOLLOW
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IN WITNESS WHEREOF, the Declarant has executed this Supplemental Declaration as of the 9 day of September, 2014.

DECLARANT:
Goldsworth Real Estate, Inc.

By: Harold Toombs as its President

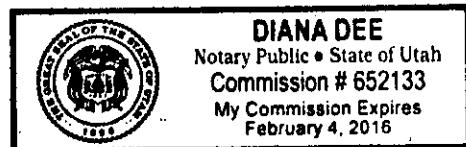
STATE OF UTAH

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County of Utah Salt Lake

On the 9 day of September, 2014, personally appeared Harold Toombs who, being first duly sworn, did that say that is the President of Declarant and that said instrument was signed and sealed on behalf of said Declarant by authority of its Board; and acknowledged said instrument to be his voluntary act and deed.

DIANA DEE
Notary Public for Utah



**EXHIBIT A
LEGAL DESCRIPTION**

ALL UNITS JORDAN RIDGE CONDOMINIUMS PHASE THREE AS SHOWN ON THE OFFICIAL MAP THEREOF ON RECORD WITH THE UTAH COUNTY RECORDER'S OFFICE,

Parcel ID Nos.: 58:032:0152, consisting of approximately 1.22 acres.

Otherwise referred to as:

A parcel of land situated in the North Quarter of Section 14, Township 5 South, Range 1 West, Salt Lake Base and Meridian, said parcel being more particularly described as follows:

Commencing at the Northwest corner of Phase 2, Jordan Ridge Condominiums, said point also located North 89° 51' 52" East along the Section Line 784.88 feet and South 2727.42 feet from the North Quarter Corner of Section 14, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence along the boundary line of Phase 2, Jordan Ridge Condominiums as follows: South 93.22 feet, thence North 89° 23' 19" West 18.34 feet; thence South 00° 36' 41" West 24.01 feet; thence North 89° 23' 19" West 63.11 feet; thence South 00° 36' 41" West 53.00 feet; thence North 89° 22' 26" West along Riverbend Condominiums 264.08 feet; thence North 00° 36' 41" East 165.81 feet more or less to the Southerly boundary of Jordan Ridge Blvd. thence North 89° 53' 21" East 344.56 feet more or less to the point of beginning.

Basis of Bearing is North 89° 51' 52" East along the Section line from the North Quarter Corner of Section 14, to the Northeast Corner of said Section 14, Township 5 South, Range 1 West, Salt Lake Base and Meridian.

Being proposed Jordan Ridge Condominiums, Phase 3.

Less any portion of the above described property being dedicated to Saratoga Springs City for road purposes.

EXHIBIT B(Declaration of Condominium for The Jordan Ridge Condominiums Phase Three
PERCENTAGES OF UNDIVIDED OWNERSHIP INTEREST

| Unit No. | Percentage of Ownership | Par Value |
|-----------------|--------------------------------|------------------|
| 1 | 1.3889 | 1.3889 |
| 2 | 1.3889 | 1.3889 |
| 3 | 1.3889 | 1.3889 |
| 4 | 1.3889 | 1.3889 |
| 5 | 1.3889 | 1.3889 |
| 6 | 1.3889 | 1.3889 |
| 7 | 1.3889 | 1.3889 |
| 8 | 1.3889 | 1.3889 |
| 9 | 1.3889 | 1.3889 |
| 10 | 1.3889 | 1.3889 |
| 11 | 1.3889 | 1.3889 |
| 12 | 1.3889 | 1.3889 |
| 13 | 1.3889 | 1.3889 |
| 14 | 1.3889 | 1.3889 |
| 15 | 1.3889 | 1.3889 |
| 16 | 1.3889 | 1.3889 |
| 17 | 1.3889 | 1.3889 |
| 18 | 1.3889 | 1.3889 |
| 19 | 1.3889 | 1.3889 |
| 20 | 1.3889 | 1.3889 |
| 21 | 1.3889 | 1.3889 |
| 22 | 1.3889 | 1.3889 |
| 23 | 1.3889 | 1.3889 |
| 24 | 1.3889 | 1.3889 |