

12870487
10/18/2018 2:25:00 PM \$20.00
Book - 10722 Pg - 8700-8705
ADAM GARDINER
Recorder, Salt Lake County, UT
MILLER HARRISON LLC
BY: eCASH, DEPUTY - EF 6 P.

When Recorded Return To:
Parkview at Towne Center, LLC
126 Sego Lily Dr., Ste 250
Sandy, UT 84070

**SUPPLEMENT TO THE FIRST AMENDED
AND RESTATED TRACT DECLARATION
FOR
PARKVIEW TOWNHOMES
(Greenwood Village Phase 4B)**

This Supplement to the First Amended and Restated Tract Declaration for Parkview Townhomes ("**Supplemental Declaration**") is executed and adopted by Parkview at Towne Center, LLC, a Utah limited liability company ("**Declarant**").

RECITALS

A. The Tract Declaration for Parkview Townhomes was recorded in the office of the Salt Lake County Recorder on August 8, 2015 as Entry No. 12122263, in Book 10356, and beginning at Page 8982.

B. The First Amended and Restated Tract Declaration for Parkview Townhomes was recorded in the office of the Salt Lake County Recorder on August 9, 2017 as Entry No. 12593094, in Book 10586, and beginning at Page 7491 (the "**Declaration**").

C. This Supplemental Declaration shall modify and supplement the Declaration through the annexation of Additional Property as provided herein.

D. Parkview at Town Center, LLC is the Declarant as identified and set forth in the Declaration.

E. The signature(s) of the owner(s) of the real property subject to this Supplemental Declaration are set forth below.

F. Under the terms of the Declaration, Declarant reserved the right to expand the Property by the annexation of Additional Property as described in the Declaration.

G. Declarant desires to add a portion of the Additional Property to the Parkview at Towne Center Owners Association as hereinafter provided for.

H. Capitalized terms shall have the same meaning as defined in the Declaration.

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 annexes in and submits the following described portion of Additional Property (herein referred to as "**Subject Property**") to the Declaration, including, without limitation, the Declaration's terms, conditions, restrictions, covenants, assessments, and easements:

ALL PROPERTY IDENTIFIED ON EXHIBIT "A" ATTACHED HERETO.

TOGETHER WITH: (i) all buildings, if any, improvements, and structures situated on or comprising a part of the above-described Subject 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 Subject Property; and (iii) all articles of personal property intended for use in connection with said Subject Property.

ALL OF 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; any mineral reservations of record and rights incident thereto; all instruments of record which affect the above-described Subject Property or any portion thereof, including, without limitation, any mortgage or deed of trust, The Declaration (as amended, supplemented and/or restated from time to time); all visible easements and rights-of-way; all easements and rights-of-way of record; any easements, rights-of-way, encroachments, or discrepancies shown on or revealed by the 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 above-described Subject Property at such times 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, cables, wires, utility lines, and similar facilities.

RESERVING UNTO DECLARANT, however, such easements and rights of ingress and egress over, across, through, and under the above-described Land and any improvements now or hereafter constructed thereon as may be reasonably necessary for Declarant or for any assignee or successor of Declarant (in a manner which is reasonable and not inconsistent with the provisions of this Declaration): (i) to construct and complete all of the improvements described in this Declaration or in the Plat recorded concurrently herewith, and to do all things reasonably necessary or proper in connection therewith; and (ii) to improve portions of the Subject Property with such other or additional improvements, facilities, or landscaping designed for the use and enjoyment of all Owners, as Declarant or as such assignee or successor may reasonably determine to be appropriate. If, pursuant to the foregoing reservations, the above-described Land or any improvement thereon is traversed or partially occupied by a permanent improvement or utility line, a perpetual easement for 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 ten (10) years after the date on which this Supplemental Declaration is filed for record

in the Salt Lake County records.

2. Plat Map. 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 the **Greenwood Village Subdivision Phase 4B Amending Herriman Towne Center Plat F Phase 2 Lot C & D** plat map, which plat map is recorded with Salt Lake County.

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 Parkview at Towne Center Owners Association and is allotted one vote in such Association per Lot owned.

5. Apportionment of Common Expenses. In accordance with Article 4 of the Declaration, Common Expenses shall be equally apportioned among the Owners, including the Owners of Lots submitted to the Property and Association through this Supplemental Declaration.

6. Master Association Membership. the Owner of each Lot or Parcel within the Subject Property shall also be a member of the Herriman Towne Center Homeowners Association and shall be entitled to all benefits of such membership and shall be subject to the *Declaration of Covenants, Conditions, and Restrictions and Reservation of Easements (with Association Bylaws) Herriman Towne Center Master Planned Community* recorded in the Salt Lake County Recorder's Office on August 26, 2010 as Entry No. 11018444, in Book 9852, beginning at Page 4948 and any supplements and amendments thereto.

7. Representations of Declarant. Declarant represents that the annexed real property is part of the Additional Property described in the Declaration.

8. Reservation of Declarant's Rights. Pursuant to the Declaration, all rights concerning the Property 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 regarding the exercise of such rights.

9. Effective Date. This Supplemental Declaration shall take effect upon being recorded with the Salt Lake County Recorder.

IN WITNESS WHEREOF, the Declarant has executed this Supplemental Declaration this 15th day of 04, 2018.

DECLARANT
~~Parkview at Towne Center, LLC~~
HTC TOWNS, LLC *JAC*

A Utah Limited Liability Company

By: [Signature]

Name: Patrick H. Holmes

Title: manager

STATE OF UTAH

COUNTY OF Salt Lake ss.

On the 15th day of Oct, 2018, personally appeared before me Patrick H. Holmes who by me being duly sworn, did say that she/he is an authorized representative of Parkview at Towne Center, LLC, and that the foregoing instrument is signed on behalf of said company and executed with all necessary authority.

A HTC Towns, LLC

[Signature]
Notary Public



The recording of this Supplemental Declaration is consented to by the undersigned person(s) as the owner(s) of the Lot described in Exhibit A as the property subject to this Supplemental Declaration:

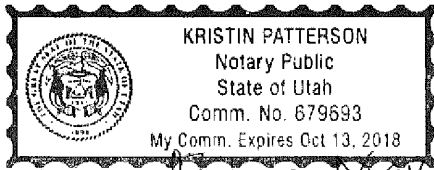
Dated this 07 day of May, 2018

Signature: [Handwritten Signature]

Name: Garmen Andersen

STATE OF UTAH)
COUNTY OF Salt Lake) ss.

On the 07 day of May, 2018, before me Kristin Patterson, personally appeared, Garmen Yolanda Andersen, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument and acknowledged to me that they executed the same in his/her capacity as the owner of the property described in Exhibit A.



Notary Public [Handwritten Signature]

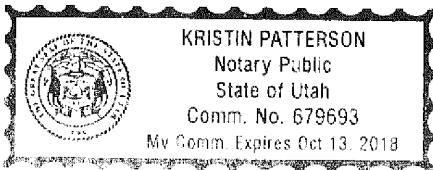
Dated this 07 day of May, 2018

Signature: Rosa Gonzalez

Name: Rosa Gonzalez

STATE OF UTAH)
COUNTY OF Salt Lake) ss.

On the 7 day of May, 2018, before me Kristin Patterson, personally appeared, Rosa M Gonzalez-Quintero, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument and acknowledged to me that they executed the same in his/her capacity as the owner of the property described in Exhibit A.



Notary Public [Handwritten Signature]

EXHIBIT A
(Legal Description)

The following lot within **Greenwood Village Subdivision Phase 4B Amending Herriman Towne Center Plat F Phase 2 Lot C & D**, according to the official plat thereof, on file in the office of the Salt Lake County Recorder as Entry Number 12308514.

<u>Parcel Number</u>	<u>Lot</u>
26364580250000	TH6-62