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Book - 11004 Pg - 6435-6438
RASHELLE HOBBS
RECORDER, SALT LAKE COUNTY, UTAH
CW THE LUCY LLC
1222 W LEGACY CROSSING BLVD,
6
CENTERVILLE UT 84014
BY: MGA, DEPUTY - WI 4 P.

When Recorded Return To:

CW The Lucy, LLC
1222 W. Legacy Crossing Blvd. #6
Centerville, UT 84014

**SUPPLEMENT TO THE DECLARATION OF CONDOMINIUM
FOR THE LUCY**

(Phase 2)

Supplement to the Declaration of Condominium for The Lucy ("**Supplemental Declaration**") is executed and adopted by CW The Lucy, LLC, a Utah limited liability company ("**Declarant**").

RECITALS

A. This Supplemental Declaration shall amend and supplement the Declaration of Condominium for The Lucy ("**Declaration**") recorded in the office of the Salt Lake County Recorder on December 13, 2019 as Entry No. 13146330.

B. CW The Lucy, LLC is the Declarant as identified and defined 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 unilaterally amend the Declaration.

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

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

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

ANNEXATION

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. Plat. 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 Lucy Condominiums 2**, which plat map is recorded in the office of the Salt Lake 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 Unit within the Subject Property shall be a member of The Lucy Owners Association ("**Association**") and shall be entitled to all benefits of such membership and shall be subject to the Declaration. Each Unit Owner is allotted voting rights in proportion to its Allocated Interest.

5. Apportionment of Common Expenses. In accordance with the Declaration, Common Expenses shall be apportioned among Unit Owners according to their Allocated Interest, including the Owners of Units annexed into to the Association through this Supplemental Declaration.

6. Allocated Interests. The Allocated Interests as set forth on Exhibit B of the Declaration shall be amended and restated as set forth in the Exhibit B attached hereto.

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 Salt Lake County Recorder.

IN WITNESS WHEREOF, the Declarant has executed this Supplemental Declaration this 19 day of August, 2020.

DECLARANT
CW THE LUCY, LLC
a Utah limited liability company

Signature: *Darlene Carter*

Name: DARLENE CARTER

Title: MANAGER

STATE OF UTAH)
) ss.
COUNTY OF Davis)

On the 19 day of August, 2020, personally appeared before me Darlene Carter who by me being duly sworn, did say that she/he is an authorized representative of CW The Lucy, LLC, and that the foregoing instrument is signed on behalf of said company and executed with all necessary authority.

Notary Public: *Stephanie Heiner*

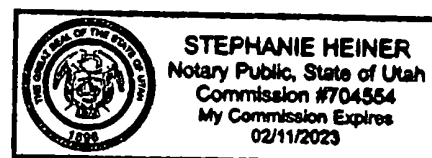


EXHIBIT A
(Legal Description of Subject Property)

All of **The Lucy Condominiums Phase 2**, according to the official plat on file in the office of the Salt Lake County Recorder.

Including Units 15 – 35 and Common Area

More particularly described as:

BOUNDARY DESCRIPTION

Beginning at a point on the southerly right of way line of Lucy Avenue; said point being North 89°56'40" East, along the monument line, 627.34 feet and South 00°03'20" East, 8.07 feet from a Salt Lake City Survey monument located at the intersection of 300 West Street and Lucy Avenue; said point also being North 00°09'42" West, 26.00 feet and South 89°56'40" West, 124.78 feet from the Northeast Corner of Lot 1, Fox's Subdivision, Block 23, 5-Acre Plot "A"; and running thence South 00°00'17" East, 197.11 feet; thence West, 179.18 feet; thence North 00°09'42" West, 196.94 feet to a point on the southerly right of way line of Lucy Avenue; thence North 89°56'40" East, along said southerly right of way line, 179.72 feet to the point of beginning.

Contains: 35,356 Sq. Ft. (0.81 Acres)

Parcel Numbers Not Assigned

ALSO TO BE RECORDED AGAINST THE FOLLOWING PROPERTY:

All of **The Lucy Condominiums Phase 1**, according to the official plat recorded in the office of the Salt Lake County Recorder as Entry Number 13146329, in Book 2019P, at Page 347.

Including Units 1 – 14 and Common Area

Parcel Numbers: 15124620010000 through 15124620150000

**EXHIBIT B
ALLOCATED INTEREST IN COMMON AREAS**

Phase	Unit	Allocated Interest	Square Feet
1	1	3.10%	2,236
1	2	2.76%	1,991
1	3	2.76%	1,991
1	4	2.76%	1,991
1	5	2.76%	1,991
1	6	2.76%	1,991
1	7	3.10%	2,236
1	8	3.10%	2,236
1	9	2.76%	1,991
1	10	2.76%	1,991
1	11	2.76%	1,991
1	12	2.76%	1,991
1	13	2.76%	1,991
1	14	3.10%	2,236
2	15	3.10%	2,236
2	16	2.76%	1,991
2	17	2.76%	1,991
2	18	2.76%	1,991
2	19	2.76%	1,991
2	20	2.76%	1,991
2	21	3.10%	2,236
2	22	3.10%	2,236
2	23	2.76%	1,991
2	24	2.76%	1,991
2	25	2.76%	1,991
2	26	2.76%	1,991
2	27	2.76%	1,991
2	28	3.10%	2,236
2	29	3.10%	2,236
2	30	2.76%	1,991
2	31	2.76%	1,991
2	32	2.76%	1,991
2	33	2.76%	1,991
2	34	2.76%	1,991
2	35	3.10%	2,236
		100.00%	72,135