

WHEN RECORDED RETURN TO:

Monarch Village Sales, LLC  
14034 S. 145 E. #204  
Draper, UT 84020

13179848  
01/28/2020 10:56 AM \$40.00  
Book - 10889 Pg - 4858-4860  
RASHELLE HOBBS  
RECORDER, SALT LAKE COUNTY, UTAH  
MONARCH VILLAGE SALES LLC  
14034 S 145 E  
SUITE 204  
DRAPER UT 84020  
BY: TSA, DEPUTY - WI 3 P.

**SUPPLEMENT TO THE DECLARATION OF  
COVENANTS, CONDITIONS, AND RESTRICTIONS FOR  
THE GROVE AT HAVEN DELL**

(Phase 5)

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

**RECITALS**

A. This Supplemental Declaration shall modify and supplement the Declaration of Covenants, Conditions and Restrictions for the Gove at Haven Dell ("**Declaration**") recorded with the Salt Lake County Recorder's Office on December 2, 2019 as Entry No. 13137138 and all amendments or supplements thereto.

B. Monarch Village Sales, 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. The Subject Property shall hereinafter be held, transferred, sold, conveyed, and occupied subject to the terms, covenants, restrictions, easements, charges, assessments, and liens set forth in the Declaration and all supplements and amendments thereto.

2. Phase 5. 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 Grove - Phase 5 P.U.D.**, 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 Lot or parcel within the Subject Property shall be a member of The Grove at Haven Dell Owners Association ("**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. Representations of Declarant. Declarant represents that the annexed real 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 Salt Lake County Recorder.

**IN WITNESS WHEREOF**, the Declarant has executed this Supplemental Declaration this 27<sup>th</sup> day of January, 2020.

**DECLARANT**  
**MONARCH VILLAGE SALES, LLC**  
a Utah limited liability company

By: *James Giles*

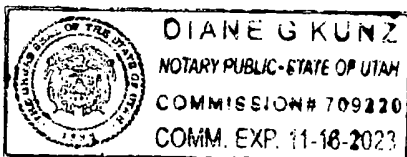
Name: JAMES GILES

Title: MANAGER

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

On the 27<sup>th</sup> day of January, 2020, personally appeared before me James Giles who by me being duly sworn, did say that she/he is an authorized representative of Monarch Village Sales, LLC, and that the foregoing instrument is signed on behalf of said company and executed with all necessary authority.

Notary Public: *Diane Kunz*



**EXHIBIT A**  
**(Legal Description)**

All of **The Grove - Phase 5 P.U.D.**, according to the official plat on file in the office of the Salt Lake County Recorder.

Including Units 501 through 574

Parcel numbers not yet assigned.

More particularly described as:

COMMENCING AT A FOUND BRASS CAP SECTION MONUMENT AT THE SOUTH QUARTER (S 1/4) OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 8, SOUTH 89°26'55" WEST 1315.09 FEET TO THE SOUTHEAST CORNER OF THAT CERTAIN PLAT MAP TITLED "VILLAGE AT THE BOULDERS PHASE 2, AMENDING PART OF LOT F, SOUTH HERRIMAN", BOOK 2018P, AT PAGE 158, ON FILE AT THE SALT LAKE COUNTY, UTAH RECORDER'S OFFICE; THENCE ALONG THE EAST LINE OF SAID PLAT NORTH 00°30'37" EAST 239.61 FEET TO THE NORTHWEST CORNER OF THE PROPOSED THE GROVE PHASE 4 AND THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID EAST LINE NORTH 00°30'37" EAST 153.89 FEET; THENCE NORTH 89°26'56" EAST 852.52 FEET TO THE NORTHWEST CORNER OF THE PROPOSED HAVENDELL PHASE 2B; THENCE ALONG THE WEST LINE OF SAID PHASE 2B, SOUTH 00°33'02" EAST 74.13 FEET TO THE SOUTHWEST CORNER OF SAID PROPOSED PHASE 2B; THENCE THE NEXT FOUR (4) CALLS ALONG THE BOUNDARY LINE OF THE PROPOSED HAVENDELL PHASE 2A; (1) SOUTH 89°26'58" WEST 69.67 FEET; (2) SOUTH 00°33'02" EAST 26.00 FEET TO THE BEGINNING OF A CURVE (3) SOUTHEASTERLY 18.85 FEET ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 12.00 FEET WITH A CENTRAL ANGLE OF 90°00'00", CHORD BEARS SOUTH 45°33'02" EAST 16.97 FEET; (4) SOUTH 00°33'02" EAST 45.50 FEET; THENCE SOUTH 89°26'58" WEST 722.50 FEET ALONG THE NORTHERLY BOUNDARY LINES OF THE PROPOSED HAVENDELL PHASE 1 AND THE GROVE PHASE 4; THENCE THE NEXT TWO (2) CALLS ALONG THE NORTHERLY BOUNDARY LINE OF SAID PHASE 4; (1) NORTH 00°33'02" WEST 3.76 FEET; (2) SOUTH 89°26'58" WEST 75.21 FEET TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED CONTAINS 129,170 SQUARE FEET OR 2.97 ACRES.