



W3068967

When Recorded Return To:
Knudson Korner, LLC
2219 East Lorita Way
Cottonwood Heights, UT 84093

EH 3068967 PG 1 OF 4
LEANN H KILTS, WEBER COUNTY RECORDER
15-JUL-20 3:13 PM FEE \$40.00 DEP TN
REC FOR: KNUDSON KORNER LLC

SUPPLEMENT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR KNUDSON CROSSING

(Phase 2)

This Supplement to the Declaration of Covenants, Conditions, and Restrictions for Knudson Crossing ("**Supplemental Declaration**") is executed and adopted by Knudson Korner, LLC, a Utah limited liability company ("**Declarant**").

RECITALS

- A. This Supplemental Declaration shall modify and supplement the Declaration of Covenants, Conditions, and Restrictions for Knudson Crossing ("**Declaration**") recorded with the Weber County Recorder's Office on November 6, 2019 as Entry No. 3014983.
- B. Knudson Korner, 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 and hereby consents to subjecting the Subject Property to the terms, covenants and restrictions contained herein and those terms, covenants and restrictions contained in the Declaration.
- C. Under the terms of the Declaration, Declarant reserved the right to expand the Knudson Crossing Project by the addition of additional land. Declarant desires to add additional land to the Project 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. Knudson Crossing Phase 2. 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 **Knudson Crossing Phase 2**,

which plat map shall be recorded in the office of the Weber 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 Knudson Crossing Owners Association, and shall be entitled to all benefits of such membership and shall be subject to the Declaration.

5. Reservation of Declarant's Rights. Pursuant to the Declaration, 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 terms, provisions and limitations set forth in the Declaration.

6. Effective Date. This Supplemental Declaration shall take effect upon being recorded with the Weber County Recorder.

IN WITNESS WHEREOF, the Declarant has executed this Supplemental Declaration this 14th day of JULY, 2020.

DECLARANT
KNUDSON KORNER, LLC
 A Utah limited liability company

By: TIFFAN HOMES, INC., MANAGING

BY: X Dennis E. Peters MEMBER

HE
 Title: PRESIDENT
DENNIS E. PETERS, PRESIDENT

STATE OF UTAH)
) ss.
 COUNTY OF SALT LAKE)

On the 14th day of JULY, 2020, personally appeared before me DENNIS E. PETERS who by me being duly sworn, did say that she/he is an authorized representative of Knudson Korner, LLC, and that the foregoing instrument is signed on behalf of said company and executed with all necessary authority.

Notary Public: _____
[Signature]

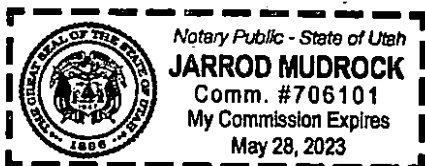


EXHIBIT A
SUBJECT PROPERTY/ADDITIONAL LAND
 (Legal Description)

All of Knudson Crossing Phase 2, according to the official plat on file in the office of the Weber County Recorder.

Including Lots: 29 through 92 (Parcel Numbers not yet assigned)

More particularly described as:

A parcel of land, situate in the Northwest Quarter of Section 2, Township 5 North, Range 2 West, Salt Lake Base and Meridian, said parcel also located in West Haven, Utah. Being more particularly described as follows:

Beginning at the Southeast corner of Knudson Crossing, said point being North 89°07'54" West 421.90 feet along the section line and South 0°52'06" West 611.50 feet from the North Quarter Corner of Section 2, Township 5 North, Range 2 West, Salt Lake Base and Meridian and running thence;

South 0°49'33" West 48.50 feet;
 thence South 89°07'54" East 423.39 feet;
 thence South 0°33'58" West 325.14 feet to the northerly right-of-way line of Knudson Drive;
 thence South 45°30'57" West 227.77 feet along said northerly line;
 thence Southwesterly 21.84 feet along the arc of a 15.00-foot radius tangent curve to the right (Center Bears North 44°29'03" West and the Long Chord bears South 87°14'04" West 19.96 feet with a central angle of 83°26'15") to the East line of 2400 West Street and a point of reverse curve;

thence Northwesterly along 2400 West Street the following (4) four courses and distances:

1. 205.98 feet along the arc of a 1033.50-foot radius curve to the left (Center Bears South 38°57'12" West and the Long Chord bears North 56°45'23" West 205.64 feet with a central angle of 11°25'09") to a point of reverse curve;
2. Northwesterly 487.29 feet along the arc of a 441.50-foot radius curve to the right (Center Bears North 27°32'03" East and the long cord bears North 30°50'50" West 462.93 feet with a central angle of 63°14'15");
3. thence North 0°46'18" East 33.03 feet to the Southwest corner of Knudson Crossing;

thence South 89°08'11" East 171.93 feet along said South line to the Point of Beginning.

Also, including a parcel of land situate in the Northwest Quarter of Section 2, Township 5 North, Range 2 West, Salt Lake Base and Meridian, said parcel also located in West Haven, Utah. Being more particularly described as follows:

Beginning at a point on the southerly right-of-way of 2400 West Street and the Southeast Corner of Lot 119 Glover Estates PUD Subdivision Phase 1, said point being North 89°07'54"

West 589.93 feet and South $0^{\circ}52'06''$ West 901.00 feet from the North Quarter Corner of Section 2, Township 5 North, Range 2 West, Salt Lake Base and Meridian and running thence;

69.00 feet Southeast along the arc of a 508.00-foot radius curve to the left (Center Bears North $60^{\circ}27'00''$ East and the Long Chord Bears South $33^{\circ}26'28''$ East 68.94 feet with a Central Angle of $7^{\circ}46'55''$);

thence South $49^{\circ}41'13''$ West 78.78 feet;

thence North $40^{\circ}18'47''$ West 39.44 feet;

thence North $24^{\circ}43'47''$ West 73.29 feet;

thence North $0^{\circ}52'06''$ East 13.04 feet to the southerly line of Glover Estates PUD Phase

1;

thence South $89^{\circ}07'54''$ East 78.07 feet along said southerly line to the West line of 2400 West Street and the Point of Beginning.

Contains 7,654 square feet or 0.176 acres

Total Area: Contains 229,764.00 square feet or 5.275 acres.