

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

Bella Vea Townhomes, LLC
4567 Holladay Blvd.
Salt Lake City, Utah 84117

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RASHELLE HOBBS
Recorder, Salt Lake County, UT
INTEGRATED TITLE INS SERVICES
BY: eCASH, DEPUTY - EF 4 P.

Parcel Identification No: 33-07-226-011 through 33-07-226-023
33-07-227-001 through 33-07-227-018
33-07-228-001 through 33-07-228-020
33-07-229-001
33-07-230-001 through 33-07-230-008
33-07-226-011

SUPPLEMENT NO. 1 TO
AMENDED AND RESTATED DECLARATION OF COVENANTS,
CONDITIONS, RESTRICTIONS AND EASEMENTS
FOR
THE BELLA VEA TOWNHOMES

THIS SUPPLEMENT NO. 1 TO AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS FOR THE BELLA VEA TOWNHOMES (the "**Amendment**") is executed this 11 day of July, 2019, by Bella Vea Townhomes, LLC, a Utah limited liability company (the "**Declarant**").

RECITALS

A. Declarant caused to be recorded a Declaration of Covenants, Conditions, Restrictions and Easements for Bella Vea Townhomes recorded on October 5, 2017 in the official records of Salt Lake County as instrument number 12631190 in Book 10606 at pages 2022-2129 (the "**Original Declaration**"), which was amended and replaced by that certain Amended and Restated Declaration of Covenants, Conditions, Restrictions and Easements for Bella Vea Townhomes dated as of March 20, 2018, and recorded on March 21, 2018 in the official records of Salt Lake County as instrument number 12737935 in Book 10657 at pages 4367-4478 (the "**Amended and Restated Declaration**"). The Original Declaration as replaced by the Amended and Restated Declaration is referred to herein as the "**Declaration**."

B. The Declaration concerns the real property located in Salt Lake County, State of Utah, as more particularly described in Exhibit "A," attached hereto and incorporated herein (the "**Property**").

C. Declarant filed a plat entitled Bella Vea P.U.D. Phase 1 Plat (the "**Plat**"). The Plat includes Lot 59 containing 2,704 square feet ("**Lot 59**"). Lot 59 was and is intended to be part of the Common Area of the Community.

COURTESY RECORDING
This document is being recorded solely as a courtesy and an accommodation to the parties named therein. INTEGRATED TITLE INSURANCE SERVICES LLC hereby expressly disclaims any responsibility or liability for the accuracy of the content thereof.

D. Declarant desires to supplement the Declaration to acknowledge that Lot 59 is part of the Common Area of the Community and should be disregarded as a separate lot.

E. During the Period of Administrative Control, Declarant, acting without the consent or approval of the Association or any other Owner, shall have the right to amend the Declaration pursuant to Section 15.2 of the Declaration.

F. The Period of Administrative Control is still in effect as of the date hereof and Declarant desires to supplement and/or modify the Declaration.

NOW, THEREFORE, Declarant amends the Declaration as follows:

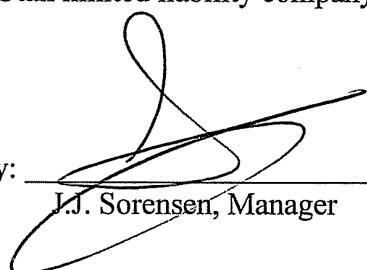
1. Disregard of Lot 59. Lot 59 as shown on the Plat shall be disregarded as a separate lot and shall be treated as part of the Common Area of the Community.

2. Miscellaneous. The recitals are hereby incorporated into this Amendment. Any defined terms used herein that are not defined herein shall have the definitions ascribed to them in the Amended and Restated Declaration. Except as provided herein, the terms and conditions of the Declaration shall remain the same and in full force and effect and are incorporated herein as amended hereby.

IN WITNESS WHEREOF, Declarant has executed this Amendment as of the date first above written.

BELLA VEA TOWNHOMES, LLC,
a Utah limited liability company

By: _____


J.J. Sorensen, Manager

STATE OF UTAH)
 : ss.
COUNTY OF)

On this 14th day of July, 2019, before me Becky Rasmussen, a notary public, personally appeared J.W. Sorensen, proved on the basis of satisfactory evidence to be the person whose name is subscribed to in this document, and acknowledged that he executed the same in his capacity as manager of Bella Vea Townhomes, LLC.

Becky Rasmussen
Notary Public

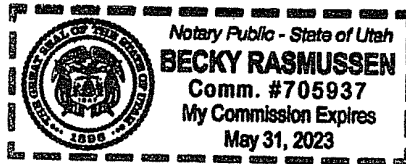


EXHIBIT "A"

Legal Description

A parcel of land, situate within the Northeast Quarter of Section 07, Township 4 South, Range 1 West, Salt Lake Base and Meridian, located in Herriman City, County of Salt Lake, State of Utah, being more particularly described as follows:

Beginning at the Section Corner common to Sections 05, 06, 07, & 08, Township 4 South, Range 1 West, Salt Lake Base and Meridian; and running thence $S0^{\circ}27'51''W$, along the section line, a distance of 476.53 feet, to a point of intersection with the projected centerline of a proposed street; thence $N53^{\circ}19'50''W$, along the centerline of said proposed street, a distance of 494.44 feet, to a point of curvature; thence southeasterly along the arc of a 230 foot radius curve to the left, through a central angle of $6^{\circ}28'46''$, a distance of 26.01 feet, the long chord of which bears $S56^{\circ}34'13''E$, a distance of 26.00 feet, to the centerline of a proposed street; thence, $S38^{\circ}24'00''W$, along said centerline, a distance of 933.48 feet, to a point of curvature; thence southwesterly, along the arc of a 200.00 foot radius foot curve to the right, through a central angle of $27^{\circ}53'45''$, a distance of 97.38 feet, the long chord of which bears $S52^{\circ}20'53''W$, a distance of 96.42 feet, to the easterly line of Bella Ve a P.U.D. Phase 1; thence along the lines of said Phase 1, the following six (6) courses: (1) $S23^{\circ}42'15''E$, a distance of 26.50 feet, to the street right of way line; (2) $S36^{\circ}18'07''E$, a distance of 192.03 feet, to a point on the Bella Ve a Cove cul-de-sac; (3) northeasterly, along the arc of a 55.50 foot non-tangent curve to the right, the center of which bears $S17^{\circ}53'46''E$, through a central angle of $28^{\circ}25'48''$, a distance of 27.54 feet; the long chord of which bears $N86^{\circ}19'08''E$, a distance of 27.26 feet, to a non-tangent line; (4) $N1^{\circ}46'48''W$, a distance of 24.23 feet; (5) $S51^{\circ}36'05''E$, a distance of 97.52 feet; (6) $S0^{\circ}27'20''W$, a distance of 169.61 feet, to the East-West sixteenth line (E-W $1/16^{\text{th}}$ line) of the Northeast Quarter of said Section 07; thence $N89^{\circ}50'48''W$, along said East-West sixteenth line, a distance of 478.82 feet, to a rebar and cap stamped "TL &A", marking the northeast Sixteenth (NE $1/16^{\text{th}}$); thence $N0^{\circ}27'09''E$, along the North-South sixteenth line (N-S $1/16^{\text{th}}$ line), a distance of 1,341.28 feet, to a rebar and cap stamped "DOMINION ENG.", marking the East Sixteenth (E $1/16^{\text{th}}$) corner common to said Sections 06 & 07; thence $S89^{\circ}55'01''E$, along the section line common to said Sections 06 & 07, a distance of 1,320.67 feet, to the point of beginning.

Contains: 904,764 Square Feet, or 20.771 acres.