

11405756
06/07/2012 10:22 AM \$41.00
Book - 10024 Pg - 1529-1535
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
VIAL-FOTHERINGHAM LLP
602 E 300 S
SLC UT 84102
BY: ZJM, DEPUTY - WI 7 P.

7-19

After Recording Return to:
Vial Fotheringham LLP
602 East 300 South
Salt Lake City, Utah 84102

**SUPPLEMENTAL
DECLARATION OF
COVENANTS, CONDITIONS AND
RESTRICTIONS OF
THE SCENIC RIDGE ESTATES PHASE II
SUBDIVISION**

This Supplemental Declaration of Covenants, Conditions and Restrictions of The Scenic Ridge Estates Phase II Subdivision is effective when recorded by The Scenic Ridge Estates Phase II Home Owners Association, Inc. ("Association") in the Salt Lake County Recorder's Office.

RECITALS:

A. WHEREAS, Scenic Development, Inc., a Utah corporation, was the "Declarant" under that certain Declaration of Covenants, Conditions and Restrictions of The Scenic Ridge Estates Phase II Subdivision ("Phase II"), recorded June 30, 2004, as Entry No. 9108168, in Book 9009, beginning at Page 757 in the Official Records of the Office of the Salt Lake County Recorder (the "Phase II Declaration").

B. WHEREAS, Scenic Development, Inc., a Utah corporation, was the "Declarant" under that certain Declaration of Covenants, Conditions and Restrictions of The Scenic Ridge Estates Phase III Subdivision ("Phase III"), recorded May 2, 2005, as Entry No. 9364432, in Book 9125, beginning at Page 5205 in the Official Records of the Office of the Salt Lake County Recorder (the "Phase III Declaration").

C. WHEREAS, Phase II is comprised of twenty (20) Lots, (Lots 1 through 20 of Scenic Ridge Estates Phase II).

D. WHEREAS, Phase III is comprised of five (5) Lots (Lots 301 through 305 of Scenic Ridge Estates Phase III).

E. WHEREAS, the Phase II Declaration established the Association, the membership of which included the twenty (20) Phase II Lot Owners.

F. WHEREAS, the Phase III Declaration established The Scenic Ridge Estates Phase II and III Homeowners Association, which was comprised of the five (5) Phase III Lot Owners ("Phase III Association").

G. WHEREAS, Phase II and Phase III are neighboring subdivisions whose Lot Owners currently share a water system, that includes but is not limited to, a pump house, a pump, underground or surface piping, valves, and valve boxes.

H. WHEREAS, it is believed that the original intent of the Declarant was to merge the Phase II Subdivision with the Phase III Subdivision, and have the subdivisions governed by one (1) homeowner association, but Declarant failed to get this accomplished.

I. WHEREAS, the Declarant failed to incorporate the Phase III Association, making it an unincorporated association of homeowners.

J. WHEREAS, each Lot Owner of Phase III desires to be annexed into Phase II and become members of the Association.

K. WHEREAS, Article III, Section 4 of the Phase II Declaration provides that the Phase II Declaration may be amended, supplemented, or terminated by a vote of at least seventy-five percent (75%) of the total votes of all Lot Owners.

NOW THEREFORE, the Association declares as follows:

1. All defined terms as used in this Supplement to Phase II Declaration shall have the same meaning as set forth and defined in the Phase II Declaration.

2. The following described real property situated in the city of Bluffdale, Salt Lake County, State of Utah is hereby submitted to the provisions of the Phase II Declaration, as may be amended from time to time, and, pursuant thereto, is hereby annexed into Phase II to be held, transferred, sold conveyed, and occupied as a part thereof:

SCENIC RIDGE ESTATE PHASE III SUBDIVISION, CONSISTING OF LOTS 301, 302, 303, 304, AND 305 AS SHOWN ON THE PHASE III PLAT.

3. Pursuant to Article III, Section 4 of the Phase II Declaration, at least 75% of the Phase II Lot Owners have approved this Supplement to the Phase II Declaration, including the annexation of the five (5) Phase III Lots into Phase II and the Association.

4. The Phase III Lot Owners unanimously consented to the annexation of their Lots into Phase II and membership in the Association, all as evidenced by the Phase III Termination Declaration.

5. Phase II will now consist of twenty-five (25) Lots and the Association shall be made up of the same twenty-five (25) Lots.

IN WITNESS WHEREOF, at least 75% of the Phase II Lot Owners, as evidenced by the signatures attached hereto as Exhibit A, have agreed, consented, and approved this Supplemental

Declaration of Covenants, Conditions and Restrictions of The Scenic Ridge Estates Phase II Subdivision.

THE SCENIC RIDGE ESTATES PHASE II HOME OWNERS ASSOCIATION, INC.

BY: Jared Knight

TITLE: President

STATE OF UTAH)
)SS:
COUNTY OF SALT LAKE)

On the 7 day of June, 2012 Jared Knight, who by me being duly sworn, did say that he/she is the President of The Scenic Ridge Estates Phase II Home Owners Association, Inc. and that the foregoing instrument was properly ratified by at least 75% of the voting interests of said association as evidenced by the signatures attached hereto as Exhibit A, which represent true and correct signatures of Phase II Lot Owners to the best of my knowledge.


Jared Knight
Signature

Ruth Rowley
Notary Public





**EXHIBIT A
Phase II Lot Owner Signatures**

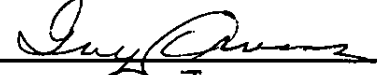
I, the undersigned, do affirm that I approve the Supplemental of the Declaration of Covenants, Conditions and Restrictions of The Scenic Ridge Estates Phase II Subdivision in its entirety; and that this choice was made of my own accord, my own understandings, and my own will. I further affirm that I am the legal owner of the Lot listed below and that if I am the lone signatory below that I am either the sole owner of the Lot or that I have the permission of the other owners to sign this form on their behalf.


Signature: 
 Print Name: Michelle Nelson
 Lot No.:
 Address: 19190 S. 2765 W.
 Date: 5/30/12

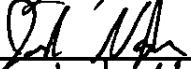
Lot No.: 07
 Address: 2746 W 15250 S
 Date: 5/30/12


Signature: 
 Print Name: SCOTT PUTNAM
 Lot No.: 12
 Address: 15311 S 2765 West
 Date: 5/30/12


Signature: 
 Print Name: Chris Etter
 Lot No.: 16
 Address: 15250 S 2765 WEST
 Date: 6/30/12


Signature: 
 Print Name: Troy Owens
 Lot No.: 11
 Address: 15289 SO 2765 W
 Date: May 30, 2012


Signature: 
 Print Name: Michelle DeHart
 Lot No.: 20
 Address: 2929 W. 15250 SO.
 Date: 5-31-12


Signature: 
 Print Name: Josh Naylor
 Lot No.: 6
 Address: 2774 W. 15250 S.
 Date: 5-30-12

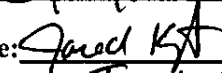
Signature: 
 Print Name: CHRIS MATHWSON
 Lot No.: 19
 Address: 2701 W. 15250 S.
 Date: 5-31-12


Signature: 
 Print Name: Georgia Rosquist
 Lot No.: 15
 Address: 15272 SO 2765 W.
 Date: 5/30/12

Signature: 
 Print Name: GREGORY A. PETERSON
 Lot No.:
 Address: 15310 S. 2765 W.
 Date: 6/1/2012

Signature: 
 Print Name: LEANNA LEWIS-HUNTER
 Lot No.: 8
 Address: 218 W. 15250 S
 Date: 6/30/12

Signature: 
 Print Name: David Oshshaw
 Lot No.: #18
 Address: 2871 W. 15250 S.
 Date: 6/2/12

Signature: 
 Print Name: Jared Knight

Signature: 
 Print Name: CHAD R. 1687
 Lot No.: 17
 Address: 2843 W 15250 SO
 Date: 6/2/12

Signature: Ronda I. Dabb
Print Name: Ronda Dabb
Lot No.: 2
Address: 2888 W. 15250 S.
Date: 6-4-12

Signature: M. Lyall
Print Name: Muel Lyall
Lot No.: 3
Address: 2858 W. 15250 S
Date: 6-4-12

Signature: Jeff Thacker
Print Name: Jeff Thacker
Lot No.: 10
Address: 15273 S. 2705 W
Date: June 6 2012

Signature: Shannon Lamoreaux
Print Name: Shannon Lamoreaux
Lot No.: 5
Address: 2802 W 15250 S.
Date: 6.6.2012

Signature: _____
Print Name: _____
Lot No.: _____
Address: _____
Date: _____

Signature: _____
Print Name: _____
Lot No.: _____
Address: _____
Date: _____

Signature: _____
Print Name: _____
Lot No.: _____
Address: _____
Date: _____

Signature: _____
Print Name: _____

Lot No.: _____
Address: _____
Date: _____

Signature: _____
Print Name: _____
Lot No.: _____
Address: _____
Date: _____

Signature: _____
Print Name: _____
Lot No.: _____
Address: _____
Date: _____

Signature: _____
Print Name: _____
Lot No.: _____
Address: _____
Date: _____

Signature: _____
Print Name: _____
Lot No.: _____
Address: _____
Date: _____

Signature: _____
Print Name: _____
Lot No.: _____
Address: _____
Date: _____

Signature: _____
Print Name: _____
Lot No.: _____
Address: _____
Date: _____

Signature: _____
Print Name: _____
Lot No.: _____
Address: _____
Date: _____

EXHIBIT B
Parcel Number and Legal Descriptions

<u>Parcel Number</u>	<u>Legal Description</u>
33161760090000	LOT 1, SCENIC RIDGE ESTATES PHASE 2
33161760020000	LOT 2, SCENIC RIDGE ESTATES PHASE 2
33161760030000	LOT 3, SCENIC RIDGE ESTATES PHASE 2
33161760040000	LOT 4, SCENIC RIDGE ESTATES PHASE 2
33161760050000	LOT 5, SCENIC RIDGE ESTATES PHASE 2
33161760060000	LOT 6, SCENIC RIDGE ESTATES PHASE 2
33161760070000	LOT 7, SCENIC RIDGE ESTATES PHASE 2
33161770100000	LOT 8, SCENIC RIDGE ESTATES PHASE 2
33161760080000	LOT 9, SCENIC RIDGE ESTATES PHASE 2
33161770110000	LOT 10, SCENIC RIDGE ESTATES PHASE 2
33161770120000	LOT 11, SCENIC RIDGE ESTATES PHASE 2
33161770130000	LOT 12, SCENIC RIDGE ESTATES PHASE 2
33161770090000	LOT 13, SCENIC RIDGE ESTATES PHASE 2
33161770080000	LOT 14, SCENIC RIDGE ESTATES PHASE 2
33161770070000	LOT 15, SCENIC RIDGE ESTATES PHASE 2
33161770060000	LOT 16, SCENIC RIDGE ESTATES PHASE 2
33161770050000	LOT 17, SCENIC RIDGE ESTATES PHASE 2
33161770040000	LOT 18, SCENIC RIDGE ESTATES PHASE 2
33161770030000	LOT 19, SCENIC RIDGE ESTATES PHASE 2
33161770020000	LOT 20, SCENIC RIDGE ESTATES PHASE 2

33162510070000	LOT 301, SCENIC RIDGE ESTATES PHASE 3
33162510080000	LOT 302, SCENIC RIDGE ESTATES PHASE 3
33162510090000	LOT 303, SCENIC RIDGE ESTATES PHASE 3
33162510100000	LOT 304, SCENIC RIDGE ESTATES PHASE 3
33162510110000	LOT 305, SCENIC RIDGE ESTATES PHASE 3