

WHEN RECORDED RETURN TO:
Juniper Springs Townhomes, LLC
1950 N 2200 W - Suite 9
Salt Lake City, UT 84116

ENT **115415:2021** PG 1 of 3
Andrea Allen
Utah County Recorder
2021 Jun 28 12:53 PM FEE 70.00 BY MG
RECORDED FOR Hickman Land Title Layton
ELECTRONICALLY RECORDED

**SUPPLEMENT TO THE DECLARATION OF COVENANTS, CONDITIONS,
AND RESTRICTIONS FOR JUNIPER SPRINGS**

(Plat 3)

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

RECITALS

A. This Supplemental Declaration shall modify and supplement the Declaration of Covenants, Conditions, and Restrictions for Juniper Springs ("**Declaration**") recorded with the Utah County Recorder's Office on September 12, 2019 as Entry No. 89885:2019.

B. Juniper Springs Townhomes, 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. Declarant now desires to add a portion of the Additional Land as hereinafter provided.

D. Unless otherwise defined herein, capitalized terms shall have the meanings set forth in the Declaration.

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.

2. Plat Map. 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 **JUNIPER SPRINGS TOWNHOMES, PLAT 3** map, which plat map shall be recorded with this Supplemental Declaration.

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 within the Subject Property shall be a member of the Juniper Springs Owners Association. Voting and the apportionment of the Association's Common Expenses shall be as set forth in 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.

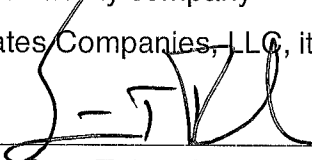
6. Effective Date. This Supplemental Declaration shall take effect upon being recorded with the Utah County Recorder.

* * * *

IN WITNESS WHEREOF, the Declarant has executed this Supplemental Declaration this 12 day of February, 2021.

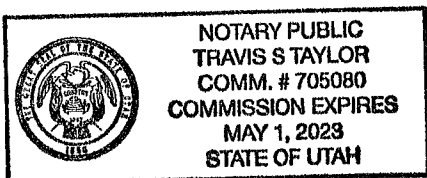
DECLARANT
JUNIPER SPRINGS TOWNHOMES, LLC
a Utah limited liability company

By: Westates Companies, LLC, its Manager

By: 
Stan T. Rowlan, its Manager

STATE OF UTAH)
) ss.
COUNTY OF Salt Lake

On the 12 day of February, 2021, personally appeared before me Stan T. Rowlan who by me being duly sworn, did say that she/he is an authorized representative of Juniper Springs Townhomes, LLC and Westates Companies, LLC, and that the foregoing instrument is signed on behalf of said companies and executed with all necessary authority.



Notary Public: 

EXHIBIT A
SUBJECT PROPERTY
(Legal Description)

All of **JUNIPER SPRINGS TOWNHOMES, PLAT 3**, according to the official plat filed in the office of the Utah County Recorder.

Including Lots 301 through 325 and Common Area

*parcel 43-290-0301
through
43-290-0327*

More particularly described as:

A parcel of land lying and situate in the East Half of Section 30, Township 5 South, Range 1 West, Salt Lake Base and Meridian. Comprising a 1.51 acre portion of that particular parcel of land described in that certain Trustee's Deed recorded as Entry 120681 : 2008 (Parcel Serial #58:040:0345) of said County Records. Basis of Bearing for Subject Parcel being GEODETIC NORTH as determined by GPS or S89°49'10"E 2761.36' (measured) between North Quarter Corner of said Section 30 and the north Reference Point to the Northeast Corner of Said Section, which is a "X" chiseled in the curb. Subject parcel being more particularly described as follows:

Commencing at the Utah County Surveyor's monument monumentalizing the North Quarter Corner of said Section 30, thence South 89°37'55" East 374.23 feet coincident with the calculated north line of the Northeast Quarter of said Section 30; Thence South 00°22'05" West 3070.12 feet to the Southwest Corner of Juniper Springs Townhomes, Plat 2 and the TRUE POINT OF BEGINNING;
Thence the following six (6) courses coincident with the south boundary of said Plat 2, 1) North 72°15'12" East 194.85 feet; 2) North 17°44'48" West 87.32 feet; 3) North 72°15'12" East 151.77 feet; 4) South 05°37'43" East 25.09 feet; 5) South 20°24'06" East 146.04 feet; 6) South 39°21'19" East 5.25 feet; Thence departing said Plat 2 boundary South 71°57'59" West 155.08 feet to a point on the arc of a 284.00 foot radius curve; Thence Southeasterly 70.61 feet along the arc of said 284.00 foot radius curve to the left (center bears North 70°33'47" East) [chord bears South 26°33'34" East 70.43 feet] through a central angle of 14°14'41"; Thence South 33°40'54" East 19.43 feet; Thence South 57°02'39" West 193.32 feet to a point on the arc of a 646.00 foot radius curve; Thence Northerly 158.24 feet along the arc of a 646.00 foot radius curve to the right (center bears North 56°53'43" East) [chord bears North 26°05'14" West 157.85 feet] through a central angle of 14°02'06" to a point of tangency; Thence North 19°04'11" West 71.59 feet to the point of beginning.