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GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
EDGE HOMES
40 W 800 N
OREM, UT 84059
BY: MSA, DEPUTY - WI 6 P.

SUPPLEMENTAL DECLARATION
FOR
DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR
HORIZON HEIGHTS PLANNED UNIT DEVELOPMENT
Herriman City, Salt Lake County, Utah
An Expandable Planned Unit Development
(Phase 5)

This Supplemental Declaration for Declaration of Covenants, Conditions, and Restrictions for Horizon Heights Planned Unit Development is made and executed on the date set forth below.

RECITALS

A. Declarant is the Declarant as identified and set forth in that Declaration of Covenants, Conditions, and Restrictions for Horizon Heights Planned Unit Development, recorded with the Salt Lake County Recorder's Office on December 22, 2016 as Entry Number 12439996 ("Declaration").

B. The Declaration pertains to certain real property known as Horizon Heights Planned Unit Development and more particularly described on Exhibit A attached hereto and incorporated herein by this reference ("Original Property"). All real property subject to the Declaration from time to time is referred to herein as the "Development". Capitalized terms used but not otherwise defined herein shall have the meanings given to them in the 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 Additional Land, including but not limited to Additional Land described in the Declaration, by recordation of a Supplemental Declaration.

D. Declarant owns certain real property (Phase 5) and more particularly described on Exhibit A ("Subject Property") attached hereto and incorporated herein by this reference and depicted on a subdivision plat to be recorded with the Salt Lake County Recorder's Office.

E. Declarant desires to annex a portion of Additional Land into the Development and subject to it to all the provisions of the Declaration as hereinafter provided for.

ANNEXATION

NOW THEREFORE, in consideration of the recitals set forth above, the Declarant hereby declares and certifies as follows:

1. Submission of Additional Land. Declarant hereby annexes in and submits the following described portion of the Additional Land (herein referred to as "Subject Property") to the Declaration, including, without limitation, the Declaration's terms, conditions, restrictions, covenants, assessments, and easements:

**SEE EXHIBIT "A" SUBJECT PROPERTY
ATTACHED HERETO**

TOGETHER WITH: (i) all buildings, if any, improvements, and structures situated on or comprising a part of the above-described Subject 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 Subject Property; and (iii) all articles of personal property intended for use in connection with said Subject Property.

ALL OF THE FOREGOING IS SUBJECT TO: all liens for current and future taxes, assessments, and charges imposed or levied by governmental or quasi-governmental authorities; all patent reservations and exclusions; any mineral reservations of record and rights incident thereto; all instruments of record which affect the above-described Subject Property or any portion thereof, including, without limitation, any mortgage or deed of trust, The Declaration (as amended, supplemented and/or restated from time to time); all visible easements and rights-of-way; all easements and rights-of-way of record; any easements, rights-of-way, encroachments, or discrepancies shown on or revealed by the Plat or otherwise existing; an easement for each and every pipe, line, cable, wire, utility line, or similar facility which traverses or partially occupies the above-described Subject Property at such times as construction of all improvements is complete; and all easements necessary for ingress to, egress from, maintenance of, and replacement of all such pipes, lines, cables, wires, utility lines, and similar facilities.

RESERVING UNTO DECLARANT, however, such easements and rights of ingress and egress over, across, through, and under the above-

described Land and any improvements now or hereafter constructed thereon as may be reasonably necessary for Declarant or for any assignee or successor of Declarant (in a manner which is reasonable and not inconsistent with the provisions of this Declaration): (i) to construct and complete any and all of the other improvements described in the Declaration or in the Map recorded concurrently herewith, and to do all things reasonably necessary or proper in connection therewith; (ii) to construct and complete all of the improvements described in this Declaration or in the Plat recorded concurrently herewith, and to do all things reasonably necessary or proper in connection therewith; and (iii) to improve portions of the Subject Property with such other or additional improvements, facilities, or landscaping designed for the use and enjoyment of all Owners, as Declarant or as such assignee or successor may reasonably determine to be appropriate. If, pursuant to the foregoing reservations, the above-described Land or any improvement thereon is traversed or partially occupied by a permanent improvement or utility line, a perpetual easement for improvement or utility line shall exist. With the exception of such perpetual easements, the reservations hereby effected shall, unless sooner terminated in accordance with their terms, expire ten (10) years after the date on which this Supplemental Declaration is filed for record in the Salt Lake County records.

2. Supplemental 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 a Supplemental Map pertaining to the same, which Supplemental Map shall be recorded with this Supplemental Declaration.

3. Representations of Declarant. Declarant represents that the annexed real property is part of the Additional Land described in the Declaration.

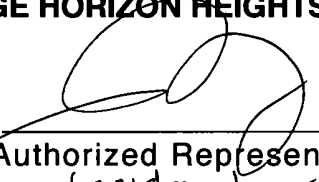
4. Effective Date. This Supplemental Declaration shall take effect upon being recorded with the Salt Lake County Recorder.

[Certification on Next Page]

CERTIFICATION


IN WITNESS WHEREOF, the Declarant has executed his instrument the day and year set forth below.

**DECLARANT
EDGE HORIZON HEIGHTS, LLC**

By: 
Its Authorized Representative
Name: Gordon Jones
Title: Manager

STATE OF UTAH)
) :ss
COUNTY OF Utah)

The execution of the foregoing instrument was acknowledged before me this 23 day of March, 2017 by Gordon Jones, who by me being first duly sworn, did say that s/he is an authorized representative of Edge Horizon Heights LLC to sign this document, and who is personally known to me or who has provided an acceptable and adequate identification.



NOTARY PUBLIC



EXHIBIT A
(Legal Description for Recording)

ORIGINAL PROPERTY

That certain real property, located in Salt Lake County, State of Utah and more particularly described as follows:

Phase 3

All of Horizon Heights Subdivision Phase 3, which plat map was recorded on December 5, 2016 as entry number 12427463, Book 2016, Page 308, and is more fully described as:

Parcel Numbers: 2636405001 through 2636405007; and 2636406001

Phase 4

All of Horizon Heights Subdivision Phase 4, which plat map was recorded on December 5, 2016 as entry number 12427464, Book 2016, Page 309, and is more fully described as:

Parcel Numbers: 2636407002; 2636429013 through 2636429058

SUBJECT PROPERTY

That certain real property, located in Salt Lake County, State of Utah and more particularly described as follows:

All of Horizon Heights Subdivision Phase 5, as more fully described as:

A parcel of land located in the Southeast Quarter and the Northeast Quarter of Section 36, Township 3 South, Range 2 West, Salt Lake Base and Meridian described as follows:

Beginning at a point North 89°37'15" West 1032.78 feet along the Section Line from the East Quarter Corner of Section 36, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running:

thence North 89°37'15" West 2.25 feet along said section line to the West line of the Towers Subdivision, Phase 1;

thence South 0°32'17" West 448.33 feet along said west line of the Towers Subdivision, Phase 1 to the North line of Horizon Heights Subdivision Phase 1 the following six courses:

thence North 89°24'56" West 153.44 feet;

thence North 0°35'04" East 20.65 feet;

thence North 89°24'56" West 224.00 feet;

thence North 0°35'03" East 507.45 feet;

thence North 06°33'11" West 4.02 feet to a point of curvature;

thence 16.18 feet along the arc of a 25.00 foot radius curve to the left through a central angle of 37°04'19" (Long Chord Bears North 17°57'05" West 15.89 feet);

thence South 89°36'40" East 384.53 feet to the West line of Lot 663, Western Springs Subdivision Phase 6, as recorded in the office of the county recorder in Book 2001 at Page 260;

thence South 0°22'37" West 100.12 feet along said west line to the point of beginning.

Parcel contains: 202,265 Sq. Ft. or 4.643 acres