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RASHELLE HOBBS  
RECORDER, SALT LAKE COUNTY, UTAH  
TRIDENT TITLE INSURANCE AGENCY  
130 W CENTER ST  
OREM UT 84057  
BY: TCA, DEPUTY - WI 4 P.

WHEN RECORDED RETURN TO:

Edge Parkside at HTC, LLC  
13702 S. 200 W. #B12  
Draper, UT 84020

**SUPPLEMENT TO THE DECLARATION OF  
COVENANTS, CONDITIONS, AND RESTRICTIONS  
FOR PARKSIDE AT HERRIMAN TOWN CENTER**  
(Phases 3 & 4 Townhomes)

This SUPPLEMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR PARKSIDE AT HERRIMAN TOWN CENTER ("**Supplemental Declaration**") is executed and adopted by Edge Parkside at HTC, LLC, a Utah limited liability company ("**Declarant**").

**RECITALS**

- A. This Supplemental Declaration shall supplement the Declaration of Covenants, Conditions and Restrictions for Parkside at Herriman Town Center ("**Declaration**") recorded with the Salt Lake County Recorder's Office on May 14, 2020 as Entry No. 13269985, and any supplements or amendments thereto.
- B. Edge Parkside at HTC, LLC is the Declarant as identified and set forth in the Declaration.
- C. Under the terms of the Declaration, Declarant reserved the right to expand the Project 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. This Supplemental Declaration shall provide notice to the Owners of Lots within the property identified on Exhibit A attached hereto, that all of such Lots and parcels are subject to the Declaration.
- E. 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, if any, 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,

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**EXHIBIT A**  
**SUBJECT PROPERTY**  
**(Legal Description)**

All of **Parkside at Herriman Town Center Phase 3 Plat**, according to the official plat on file in the office of the Salt Lake County Recorder.

Including Lots **T-301 through T-329**

More particularly described as:

Beginning at a point on the Easterly Right-of-Way Line of Fort Herriman Parkway, said point being North 00°20'40" East 2,943.64 feet along the section line and East 159.78 feet from the South Quarter Corner of Section 36, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

thence North 52°54'35" East 194.12 feet;  
thence North 78°53'19" East 41.06 feet;  
thence South 11°06'41" East 37.00 feet;  
thence South 26°16'19" East 142.04 feet;  
thence South 15°46'30" East 140.46 feet;  
thence North 83°38'13" East 53.36 feet;  
thence South 06°21'47" East 111.99 feet;  
thence South 20°32'41" West 112.32 feet;  
thence South 10°51'56" West 271.55 feet;

thence South 65°49'54" East 116.34 feet to the Westerly Right-of-Way Line of Summerdale Drive;

thence Southwesterly 177.28 feet along the arc of a 670.15 feet radius curve to the right (center bears North 57°37'14" West and the chord bears South 39°57'27" West 176.76 feet with a central angle of 15°09'23") along said Westerly Right-of-Way Line of Summerdale Drive;

thence Northwesterly 9.44 feet along the arc of a 20.00 feet radius curve to the left (center bears South 79°50'11" West and the chord bears North 23°41'04" West 9.35 feet with a central angle of 27°02'30");

thence North 37°12'19" West 300.54 feet;

thence Northeasterly 634.15 feet along the arc of a 519.05 feet radius curve to the left (center bears North 53°10'37" West and the chord bears North 01°49'20" East 595.44 feet with a central angle of 70°00'05");

thence Northwesterly 32.78 feet along the arc of a 20.00 feet radius curve to the left (center bears South 56°49'17" West and the chord bears North 80°07'39" West 29.23 feet with a central angle of 93°53'52");

thence Southwesterly 12.50 feet along the arc of a 50.50 feet radius curve to the left (center bears South 37°04'35" East and the chord bears South 45°49'58" West 12.47 feet with a central angle of 14°10'54");

thence South 38°44'31" West 13.97 feet;

thence Southwesterly 12.50 feet along the arc of a 50.50 feet radius curve to the right (center bears North 51°15'29" West and the chord bears South 45°49'58" West 12.47 feet with a central angle of 14°10'54");

thence South 52°55'25" West 30.76 feet;

thence Northwesterly 20.43 feet along the arc of a 429.50 feet radius curve to the left (center bears South 55°38'59" West and the chord bears North 35°42'48" West 20.43 feet with a central angle of 02°43'34") to the Easterly Right-of-Way Line of Fort Herriman Parkway;

thence North 37°04'35" West 20.50 feet along said Easterly Right-of-Way Line of Fort Herriman Parkway to the point of beginning.

Contains 144,498 Square Feet or 3.317 Acres

All of **Parkside at Herriman Town Center Phase 4 Plat**, according to the official plat on file in the office of the Salt Lake County Recorder.

Including Lots **T-401 through T-443**

More particularly described as:

Beginning at a point being North 00°20'40" East 3,068.63 feet along the section line and East 354.17 feet from the South Quarter Corner of Section 36, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

thence North 78°53'19" East 279.03 feet to the Westerly Right-of-Way Line of Brundisi Way;  
thence Southeasterly 215.96 feet along the arc of a 1,008.24 foot radius curve to the right (center bears South 78°06'35" West and the chord bears South 05°45'14" East 215.55 feet with a central angle of 12°16'22") along said Westerly Right-of-Way Line of Brundisi Way;

thence South 00°22'57" West 308.66 feet along said Westerly Right-of-Way Line of Brundisi Way and the Westerly Right-of-Way of Summerdale Drive;

thence Southwesterly 374.21 feet along the arc of a 670.15 foot radius curve to the right (center bears North 89°36'52" West and the chord bears South 16°22'57" West 369.37 feet with a central angle of 31°59'38") along said Westerly Right-of-Way of Summerdale Drive;

thence North 65°49'54" West 116.34 feet;

thence North 10°51'56" East 271.55 feet;

thence North 20°32'41" East 112.32 feet;

thence North 06°21'47" West 111.99 feet;

thence South 83°38'13" West 53.36 feet;

thence North 15°46'30" West 140.46 feet;

thence North 26°16'19" West 142.04 feet;

thence North 11°06'41" West 37.00 feet to the point of beginning.

Contains 150,718 Square Feet or 3.460 Acres