

WHEN RECORDED, MAIL TO:

Parkside, LLC
c/o Parkside Homeowners Association
PO Box 5555
Draper, UT 84020

13485479
12/7/2020 1:05:00 PM \$304.00
Book - 11074 Pg - 8332-8336
RASHELLE HOBBS
Recorder, Salt Lake County, UT
INTEGRATED TITLE INS SERVICES
BY: eCASH, DEPUTY - EF 5 P.

**FIRST SUPPLEMENT TO THE
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
for Parkside
a Planned Unit Development**

PARKSIDE – Phase 2

This First Supplement to the Declaration of Covenants, Conditions and Restrictions for Parkside (the "Project") is executed by Parkside, LLC of 6150 S Redwood Road, Suite 100, Taylorsville, Utah 84123 (the "Declarant").

RECITALS

Whereas, the Declaration of Covenants, Conditions and Restrictions for Parkside was recorded in the office of the County Recorder of Salt Lake County, Utah on January 18, 2020 as Entry No. 12921105 Book 10746 Pages 7930-7998, of the official records (the "Declaration").

Whereas, the related Plat Map(s) for Parkside - Phase 2 (the "Property") of the Project has also been recorded in the office of the County Recorder of Salt Lake County, Utah.

Whereas, under Article II Section 2.9 of the Declaration, Declarant reserved an option to unilaterally expand the subdivision in accordance with the Declaration.

Whereas, Wright & Associates LLC ("the Developer") and Parkside LLC are the fee simple owners of record of that certain real property located in Salt Lake County, Utah and described with particularity on Exhibit A attached hereto and incorporated herein by this reference (Parkside – Phase 2).

Whereas, Declarant desires to expand the Project by creating additional Lots, Common Areas and other improvements of a less significant nature.

Whereas, the Developer now intends that the property, which plat shall be known as "Parkside – Phase 2," shall become subject to the Declaration.

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 or the content thereof.

NOW, THEREFORE, for the reasons recited above, and for the benefit of the Project and the Unit Owners thereof, the Declarant hereby executes this First Supplement to the Declaration of Covenants, Conditions and Restrictions for Parkside for and on behalf of and for the benefit of all of the Owners and Members of Parkside Homeowners Association.

1. **Supplement to Definitions.** Article I of the Declaration, entitled "Definitions," is hereby modified to include the following supplemental definitions:
 - a. **First Supplement Declaration** shall mean and refer to this First Supplement to the Declaration of Covenants, Conditions and Restrictions for Parkside.
 - b. **Parkside Plat 4 Plat Map** shall mean and refer to the map of Parkside Phase 2 Subdivision of the Project to be recorded at the time of this First Supplement.

Except as otherwise herein provided, the definition of terms contained in the Declaration are incorporated herein by this reference.

2. **Legal Description.** The real property described in Exhibit A is hereby submitted to the provisions of the Declaration and said land shall be held, transferred, sold, conveyed and occupied subject to the provisions of the Declaration as it may be supplemented or amended from time to time.
3. **Annexation.** Developer hereby declares that the Property shall be annexed to and become subject to the Declaration, which, upon recordation of this First Supplement Declaration, shall constitute and effectuate the expansion of the Project, making the real property described in Exhibit A subject to this Declaration and the functions, powers, rights, duties and jurisdiction of the Association.
4. **Effective Date.** The effective date of this First Supplement Declaration and the Parkside Plat 4 Plat Map shall be the date on which said instruments are filed for record in the Office of the County Recorder of Salt Lake County, Utah.

EXECUTED the 4 day of December 2020

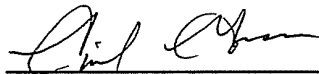
**DEVELOPER:
WRIGHT & ASSOCIATES LLC**


Name: Derek Wright
Title: Manager

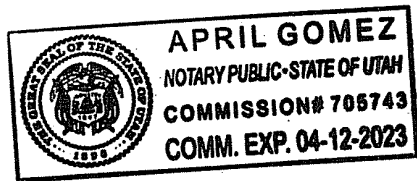
ACKNOWLEDGMENT

STATE OF UTAH)
 : ss.
County of Salt Lake)

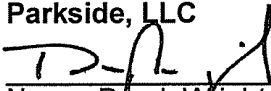
The foregoing instrument was acknowledged before me this 4 day of December, 2020 by Derek Wright, the Manager of Wright & Associates LLC and said Derek Wright duly acknowledged to me that said Wright & Associates LLC executed the same.



NOTARY PUBLIC
Residing at: Salt Lake County
My Commission Expires: 4/12/2023



DECLARANT:
Parkside, LLC

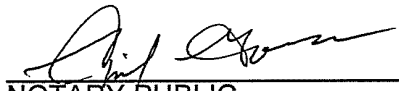


Name: Derek Wright
Title: MANAGER

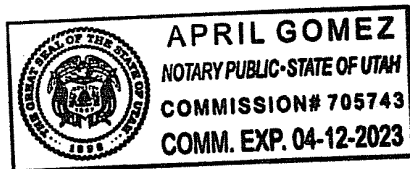
ACKNOWLEDGMENT

STATE OF UTAH)
 : ss.
County of Salt Lake)

The foregoing instrument was acknowledged before me this 4 day of December, 2020 by Derek Wright, the Manager of Parkside LLC and said Derek Wright duly acknowledged to me that said Parkside LLC executed the same.



NOTARY PUBLIC
Residing at: Salt Lake County
My Commission Expires: 4/12/2023



**EXHIBIT A – LEGAL DESCRIPTION
Parkside Phase 2**

Exhibit "A"

Beginning at a point on the Southerly Right-of-Way Line of Dutchman Lane, said point being South 89°13'05" East 1,009.42 feet along the section line and South 1,254.01 feet from the North Quarter Corner of Section 31, Township 3 South, Range 1 West, Salt Lake Base and Meridian; and running thence South 89°59'57" East 103.73 feet; thence Southeasterly 16.23 feet along the arc of a 25.00 foot radius curve to the right (center bears South 53°07'51" West and the chord bears South 18°16'24" East 15.94 feet with a central angle of 37°11'30"); thence North 89°41'40" East 42.00 feet; thence Northeasterly 16.88 feet along the arc of a 20.00 foot radius curve to the right (center bears South 89°44'05" East and the chord bears North 24°26'45" East 16.38 feet with a central angle of 48°21'40"); thence South 89°59'57" East 155.14 feet; thence South 00°19'24" West 1,368.67 feet; thence North 37°27'00" West 1,069.86 feet; thence Northeasterly 26.74 feet along the arc of a 158.00 foot radius curve to the right (center bears South 53°51'12" East and the chord bears North 40°59'42" East 26.71 feet with a central angle of 09°41'48"); thence North 45°50'36" East 33.14 feet; thence Southwesterly 20.26 feet along the arc of a 25.00 foot radius curve to the left (center bears South 44°09'24" East and the chord bears South 22°37'54" West 19.71 feet with a central angle of 46°25'24"); thence South 37°27'00" East 82.81 feet; thence North 52°37'14" East 162.16 feet; thence North 37°46'16" East 131.07 feet; thence North 20°14'12" East 80.18 feet; thence Northeasterly 134.16 feet along the arc of a 386.00 foot radius curve to the left (center bears North 69°45'48" West and the chord bears North 10°16'46" East 133.49 feet with a central angle of 19°54'51"); thence North 00°19'21" East 151.37 feet to the point of beginning.

Now known as Lots 401 through 540, Common Area and Private Roads, PARKSIDE PLAT 4, according to the official plat thereof, as recorded in the office of the Salt Lake County Recorder.

Parcel Identification No.'s 27-31-256-004 through 27-31-256-144