

WHEN RECORDED, MAIL TO:
Fox Landing Homeowners Association
c/o FCS Community Mgt.
PO Box 5555
Draper, UT 84020

13849454 B: 11283 P: 5944 Total Pages: 4
12/17/2021 08:25 AM By: zhook Fees: \$80.00
DECLAR - DECLARATION
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: FCS COMMUNITY MGT
PO BOX 5555 DRAPER, UT 84020



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

Fox Landing Phase 2

This First Supplement to the Declaration of Covenants, Conditions and Restrictions for Fox Landing ("First Supplement") for the Fox Landing subdivision (the "Project") is executed by Fox Landing, LLC of 527 E Pioneer Rd, Suite 100, Draper, UT 84020 (the "Declarant").

RECITALS

Whereas, the Declaration of Covenants, Conditions and Restrictions for Fox Landing was recorded in the office of the County Recorder of Salt Lake County, Utah on November 30, 2016, Entry No. 12423891, Book 10505, Pages 9477-9522, of the official records (the "Declaration").

Whereas the Declaration was amended by that certain First Amendment to Declaration of Covenants, Conditions and Restrictions for Fox Landing and recorded in the office of the Recorder, Salt Lake County, Utah on December 16, 2021, entry no. 13848320, book 11283, pages 472-475 (the "Amendment"). Said Amendment corrects certain references to Lot numbers.

Whereas, the related Plat Map for Fox Landing Phase 2 (the "Property") of the Project has also been recorded in the office of the County Recorder of Salt Lake County, Utah, on April 12, 2019, as entry no. 12966743, book 2019P, page 126.

Whereas, under Article 25 of the Declaration, Declarant reserved an option to unilaterally expand the subdivision in accordance with the Declaration.

Whereas, Fox Landing LLC ("the Declarant") was the fee simple owner 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 (Fox Landing 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 Declarant now intends that the property, which plat is known as "Fox Landing Phase 2 Subdivision," shall become subject to the Declaration.

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 Fox Landing for and on behalf of and for the benefit of all of the Owners and Members of Fox Landing 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 Fox Landing.
 - b. **Fox Landing Phase 2 Plat Map** shall mean and refer to the map of Fox Landing Phase 2 Subdivision of the Project as recorded, and described in the Recitals.

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 and made subject 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.** Declarant 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 an expansion of the Project, making the real property described in Exhibit A subject to the 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 Fox Landing Phase 2 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.

[Remainder of page left intentionally blank – signature page follows]

EXECUTED the 16 day of December, 2021

**DECLARANT:
FOX LANDING LLC**


Name: Derek Wright
Title: Manager

ACKNOWLEDGMENT

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

The foregoing instrument was acknowledged before me this 16 day of December, 2021 by Derek Wright, the Manager of Fox Landing LLC and said Derek Wright duly acknowledged to me that said Fox Landing LLC executed the same.


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

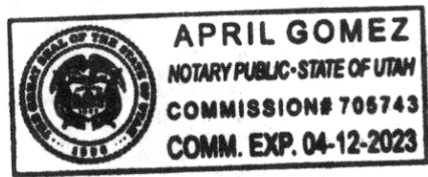


EXHIBIT A – LEGAL DESCRIPTION

Fox Landing Phase 2 Subdivision, lots 201 through 229 and Parcel B, as recorded in the office at the Salt Lake County Recorder, State of Utah, recorded April 12 2019, entry number 12966743, in book 2019P, page 126.

Note: Parcel C of Phase 2 is specifically and intentionally excluded and not subject to the Declaration.