

SUPPLEMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR TRUONG P.U.D. PHASE I

(Phase 2)

This Supplement to the Declaration of Covenants, Conditions and Restrictions for Truong P.U.D. Phase I ("**Supplemental Declaration**") is executed and adopted by Truong Townhomes Homeowners Association, Inc., a Utah non-profit corporation ("**Association**").

RECITALS

A. This Supplemental Declaration shall modify and supplement the *Declaration of Covenants, Conditions and Restrictions for Truong P.U.D. Phase I*, recorded on September 24, 2013 in the Office of the Salt Lake County Recorder as Entry Number 11729595 (the "**Declaration**").

B. Truong Properties, LLC was the Declarant as identified and set forth in the Declaration, and was the owner of the real property subject to this Supplemental Declaration at the time the units thereon were constructed.

C. Under the terms of the Declaration, the Declarant reserved the right to expand the Property by the addition of all or a portion of the Additional Property described in the Declaration. The Declarant failed to add the Additional Property as part of Phase 2, and the Association desires to add a portion of the Additional Property described in the Declaration as hereinafter provided for. The Phase 2 plat map was recorded on December 2, 2013 in the Office of the Salt Lake County Recorder as Entry Number 12181326 ("**Phase 2 Plat Map**").

D. Capitalized terms shall have the same meaning as defined in the Declaration.

ANNEXATION

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

1. Annexation of Additional Land. The Association 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. The Subject Property shall hereinafter be held, transferred, sold, conveyed, and occupied subject to the terms, covenants, restrictions, easements, charges, assessments, and liens set forth in the Declaration and all supplements and amendments thereto.

2. Phase 2 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 Phase 2 Plat Map.

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 Unit within the Subject Property shall be a member of the Truong Townhomes Homeowners Association, Inc.

5. Allocated Interests. Each Unit Owner in the Project shall have an equal interest in the Common Area.

6. Fair and Reasonable Notice. The Association may provide notice to the Owners by electronic means including text message, email, or the Association's website. Owners shall have the right to cast votes via electronic means including email or a designated electronic voting system.

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

IN WITNESS WHEREOF:

TRUONG TOWNHOMES HOMEOWNERS ASSOCIATION, INC.

a Utah non-profit corporation

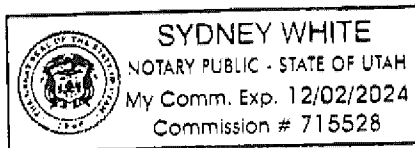
By: 

Name: Douglas C. Shumway

Title: Attorney / Agent

STATE OF UTAH)
) ss.
COUNTY OF Salt Lake)

On the 20 day of September, 2023, personally appeared before me Douglas C. Shumway who by me being duly sworn, did say that she/he is an authorized representative of Truong Townhomes Homeowners Association, Inc., and that the foregoing instrument is signed on behalf of said entity and executed with all necessary authority.




Notary Public: 

EXHIBIT A
SUBJECT PROPERTY/ADDITIONAL LAND
(Legal Description)

Lots (201-250) and Common Areas of the TRUONG P.U.D. PHASE 2 according to the plat on file with the Salt Lake County Recorder's Office as Entry No. 12181326, **EXCLUDING Lots 208, 226, and 231.**

Parcel Numbers: **153-440-4033-0000** through **153-440-4085-0000**; and
153-442-7011-0000

EXCLUDING Parcel Numbers: **153-440-4040-0000**; **153-440-4059-0000**; and
153-440-4061-0000