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RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
07/28/2014 10:48 AM
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DEP RT REC'D FOR LAYTON CITY

SUPPLEMENTARY DECLARATION OF COVENANTS, ^D
CONDITIONS AND RESTRICTIONS OF THE VILLAS AT
HARMONY PLACE P.R.U.D., A PLANNED
RESIDENTIAL UNIT DEVELOPMENT

12-802-0151 → 0179

**SUPPLEMENTARY DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS OF THE VILLAS AT HARMONY PLACE P.R.U.D, A PLANNED
RESIDENTIAL UNIT DEVELOPMENT**

THIS SUPPLEMENTARY DECLARATION of Covenants, Conditions and Restrictions of the Villas at Harmony Place P.R.U.D., A Planned Residential Unit Development (the "Supplementary Declaration") is made by Perry Development, LLC, a Utah limited liability Company hereinafter referred to as "Perry" or the "Declarant". All capitalized terms not otherwise defined herein shall have the meanings ascribed to them in that certain Declaration of Covenants, Conditions and Restrictions of the Villas at Harmony Place P.R.U.D. A Planned Residential Unit Development dated August 17, 2010 and recorded in the office of the county recorder for Davis County, State of Utah as Entry No: 2548353 in Book: 5095 at Pages: 260-296 (the "Declaration")

WITNESSETH

WHEREAS pursuant to Article XIII of the Declaration, the Declarant is empowered and authorized to annex into the coverage of the Declaration any portions of that certain real property set forth on Exhibit B to the Declaration;

WHEREAS Declarant is the owner of a portion of that certain real property set forth on Exhibit B to the Declaration located in the City of Layton, Davis County, State of Utah, more particularly described as:

See EXHIBIT A attached hereto and incorporated herein by this reference (the "Additional Land");

WHEREAS Declarant has determined to add such Additional Land to the Property in accordance with the Declaration and the terms of this Supplementary Declaration, such Additional Land being eligible for addition to the Property pursuant to the terms of the Declaration and such Additional Land as shall be considered Expansion Property pursuant to the terms of the Declaration;

WHEREAS pursuant to Article 1.14 of the Declaration, following the recordation of this Supplemental Declaration in the office of the Davis County Recorder, the Declarant shall continue to be Perry with respect to the portions of Property it owns subject to the Declaration;

NOW THEREFORE, Perry hereby declares, for the purpose of protecting the value and desirability of the Additional Land and the Property, that all of the Additional Land, including the Lots and the Common Areas included in the Additional Land, shall be held, sold and conveyed subject to the provisions of the Declaration and the terms of this Supplementary Declaration and that the Declaration and this Supplementary Declaration shall be binding on all parties, their heirs, successors and assigns, having any right, title or interest in the Additional Land, the Lots, the Common Areas or any part thereof, and shall inure to the benefit of each owner thereof.

1. Merger with Declaration and Interpretation of Supplementary Declaration. This Supplementary Declaration shall merge with and become a part of the Declaration upon its recording in the office of the Davis County Recorder. This Supplementary Declaration shall be considered to be an addition to the Declaration and shall not be construed to alter or change any provision of the Declaration unless otherwise specifically stated herein.

IN WITNESS WHEREOF, the undersigned persons, being the Declarant, have hereunto set their hand this 21st day of November, 2013.

DECLARANT:

PERRY DEVELOPMENT, LLC,
A Utah limited liability company

By: *William O. Perry, III*
William O. Perry, III, its Manager

STATE OF UTAH)
)ss.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me by William O. Perry, III, the Manager of the Declarant.

Carolyn Woolsey

NOTARY PUBLIC



Exhibit A

June 20, 2013

The Villas at Harmony Place PRUD

Boundary Description for Phase No. 1C

A part of the Northeast Quarter of Section 25, Township 4 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey:

Beginning at a point on the North line of the Villas at Harmony Place PRUD No. 1B, in Layton City, Davis County, Utah said point is 662.66 feet North 89°49'48" West along the Quarter Section line and 344.68 feet North 00°10'12" East from the East Quarter Corner of said Section; and running thence eight (8) courses along said North line as follows: (1) North 89°49'48" West 484.94 feet; (2) South 52°01'04" West 215.65 feet to a point on a non-tangent curve whose center bears South 52°01'04" West; (3) Northwesterly along the arc of a 170.00 foot curve to the right a distance of 44.51 feet (Delta Angle equals 15°00'03", Long Chord bears North 45°28'57" West 44.38 feet); (4) North 37°58'56" West 125.40 feet; (5) South 56°46'53" West 60.21 feet; (6) South 52°01'04" West 20.00 feet; (7) North 37°58'56" West 107.50 feet; and (8) South 52°01'04" West 10.00 feet; thence North 37°58'56" West 115.50 feet; thence North 52°01'04" East 120.00 feet; thence South 37°58'56" East 120.50 feet; thence North 52°01'04" East 349.59 feet; thence South 89°50'08" East 531.70 feet; thence South 00°10'12" West 158.13 feet; thence North 89°49'48" West 62.52 feet; thence South 00°10'12" West 107.50 feet; thence South 89°49'48" East 63.43 feet; thence South 01°17'26" West 49.87 feet to the point of beginning.

Contains 5.959 acres.

EXHIBIT A