

E 3152386 B 7235 P 1308-1313  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
04/05/2019 04:43 PM  
FEE \$20.00 Pgs: 6  
DEP. REC'D FOR PARK LANE COMMON

**SUPPLEMENTAL DECLARATION TO MASTER DECLARATION OF EASEMENTS  
COVENANTS, CONDITIONS AND RESTRICTIONS**

**AND  
GRANT OF EASEMENTS  
FOR  
PARK LANE COMMONS II**

**RETURNED**  
APR 05 2019

THIS SUPPLEMENTAL DECLARATION TO MASTER DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS, AND GRANT OF EASEMENTS FOR PARK LANE COMMONS II (this "Supplemental Declaration"), is made as of the 3 day of APRIL, 2019, by PARK LANE COMMONS TWO, LLC, a Utah limited liability company ("Declarant"), amends that certain Master Declaration of Easements, Covenants, Conditions and Restrictions and Grant of Easements for Park Lane Commons II dated as of October 25, 2016, and recorded on October 25, 2016 in the Office of the Recorder of Davis County, Utah, as Entry No, 2976936 in Book 6629 at Pages 1592 through 1632 (the "Declaration"). All capitalized terms not otherwise defined herein shall have the meanings ascribed to them in the Declaration.

**RECITALS:**

A. The Declaration provides that Declarant shall have the right and option, from time to time and at any time, to amend or supplement the provisions of the Declaration and to subject additional property located in the Expansion Areas to the Declaration by the recordation of a Supplemental Declaration, which shall be effective when it is recorded.

B. Pursuant to the provisions of Article XVI of the Declaration, Declarant desires to subject to the provisions of the Declaration that certain real property located in Davis County, State of Utah, as more particularly described in Exhibit A attached hereto and incorporated herein by this reference (the "Subject Property"), and as depicted in the map of the Subject Property attached hereto as Exhibit B.

C. Declarant is executing and delivering this Supplemental Declaration for the purpose of subjecting the Subject Property to the provisions of the Declaration.

NOW, THEREFORE, in consideration of the foregoing premises, Declarant hereby declares and states as follows:

1. Property Made Subject to Declaration. Pursuant to Section 16.1.1 of the Declaration, the Subject Property and its owner are hereby made subject to all the terms and conditions of the Declaration, and the Subject Property shall be held, conveyed, transferred,

hypothecated, encumbered, leased, occupied, built upon or otherwise used, improved or developed, in whole or in part, subject to the Declaration, as amended or modified from time to time, which provisions are hereby ratified, approved, confirmed and incorporated herein, with the same force and effect as if fully set forth herein and made again as of the date hereof.

2. Site Plan. The Site Plan with respect to the Subject Property and the Declaration is hereby amended and supplemented as provided in Exhibit B attached hereto, which is incorporated herein by reference.

3. Voting Rights. The owner of the Subject Property, and its heirs, successors and assigns during their period of ownership, shall have the same voting rights as other owners of property subject to the Declaration from and after the date this Supplemental Declaration is recorded, as provided in Sections 1.79, 15.1, 15.2 and 16.2 of the Declaration.

4. Representations of Declarant. Declarant hereby represents that (a) it owns all of the Subject Property; (b) the Subject Property is not subject to any financial lien; and (c) all real property taxes with respect to the Subject Property are paid current.

5. Run with Land. The provisions of the Declaration shall run with the Subject Property and shall be binding upon all parties having any right, title, or interest in the Subject Property or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each Owner thereof.

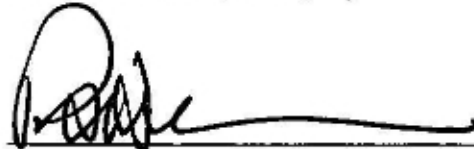
6. Effective Date. This Supplemental Declaration shall be effective as of the date it is recorded in the Office of the Recorder of Davis County, Utah.

[Remainder of Page Intentionally Left Blank]

IN WITNESS WHEREOF, Declarant has executed and delivered this Supplemental Declaration as of the date and year first above written.

**DECLARANT AND OWNER:**

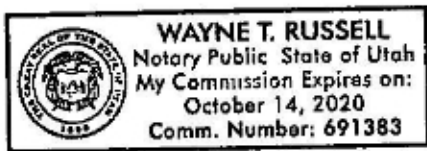
PARK LANE COMMONS TWO, LLC,  
a Utah limited liability company

By:   
Richard A. Haws, Manager

**ACKNOWLEDGMENT OF DECLARANT AND OWNER**

STATE OF UTAH            )  
  : ss  
COUNTY OF DAVIS        )

The foregoing instrument was acknowledged before me this 3<sup>rd</sup> day of April, 2019, ~~2018~~ by Richard A. Haws, as the Manager of PARK LANE COMMONS TWO, LLC, a Utah limited liability company.



  
Notary Public

**EXHIBIT A  
TO  
SUPPLEMENTAL DECLARATION**

**Legal Description of Subject Property**

---

The real property referred to in this Supplemental Declaration as the Subject Property is located in Davis County, Utah and is more particularly described as follows:

ALL OF LOT 402 of the PARK LANE COMMONS PHASE 4  
SUBDIVISION, as shown on the official plat thereof as recorded with the  
Davis County Recorder, State of Utah.

Parcel No. 08-591-0408

**EXHIBIT B  
TO  
SUPPLEMENTAL DECLARATION**

**Map and Site Plan of Subject Property**

(See attached).

EXHIBIT B

EXHIBIT B

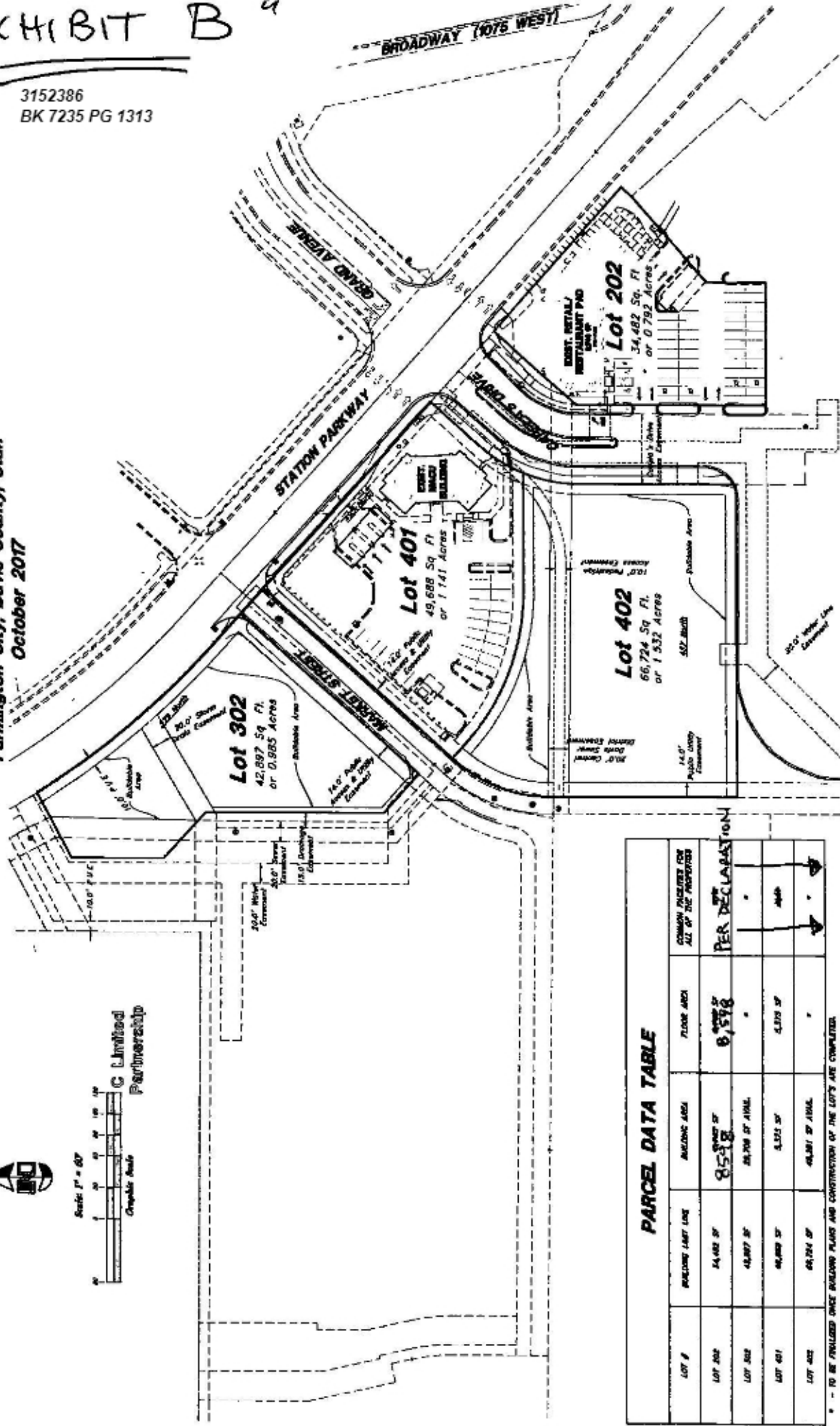
# Common Area Maintenance (CAM) Exhibit

A part of Park Lane Commons Phase 2, Phase 3 & Phase 4 Subdivision Plats  
 Being A part of the Southeast Quarter of Section 14, T3N, R1W, SLB&M, U.S. Survey  
 Farmington City, Davis County, Utah  
 October 2017

3152386  
 BK 7235 PG 1313



Scale 1" = 60'  
 Graphic Scale  
 C Limited Partnership



LOT #	BOUNDARY LINE	AREALING AREA	FLOOR AREA	COMMON FACILITIES FOR ALL OF THE PROPERTIES
LOT 302	34,482 SF	8,538 SF	6,598 SF	PER DECLARATION
LOT 401	42,887 SF	28,709 SF AREAL	5,173 SF	
LOT 402	66,794 SF	48,381 SF AREAL	0	

\* - TO BE FULFILLED ONCE BUILDING PLANS AND CONSTRUCTION OF THE LOTS ARE COMPLETED