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WHEN RECORDED RETURN TO:
Shamrock Village, LLC
14034 S. 145 E. Suite 202
Draper, UT 84020

E 3220413 B 7434 P 1894-1896
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
01/23/2020 02:39 PM
FEE \$104.00 Pgs: 3
DEP RTT REC'D FOR WOODS CROSS CITY

**SUPPLEMENT TO THE DECLARATION OF
COVENANTS, CONDITIONS, AND RESTRICTIONS FOR
SHAMROCK VILLAGE**

06-419-0501
Draw 0536

(Phase 5)

This Supplement to the Declaration of Covenants, Conditions, and Restrictions for Shamrock Village ("**Supplemental Declaration**") is executed and adopted by Shamrock Village, LLC, a Utah limited liability company ("**Declarant**").

RECITALS

A. This Supplemental Declaration shall modify and supplement the Declaration of Covenants, Conditions and Restrictions for Shamrock Village ("**Declaration**") recorded with the Davis County Recorder's Office on June 26, 2018 as Entry No. 3101319 and all amendments or supplements thereto.

B. Shamrock Village, LLC is the Declarant as identified and set forth in the Declaration and is the owner of the real property subject to this Supplemental Declaration.

C. Under the terms of the Declaration, Declarant reserved the right to expand the Property by the addition of all or a portion of the Additional Land described in the Declaration.

D. Declarant desires to add a portion of the Additional Land as hereinafter provided for.

ANNEXATION

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

1. Annexation of Additional Land. Declarant 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 5. 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 **Shamrock Village Phase 5 Subdivision**, which plat map is recorded in the office of the Davis County Recorder.

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 Lot or parcel within the Subject Property shall be a member of the Shamrock Homeowners Association, Inc. ("**Association**") and shall be entitled to all benefits of such membership and shall be subject to the Declaration. Each Owner is allotted one vote in the Association per Lot owned.

5. Apportionment of Common Expenses. In accordance with the Declaration, Common Expenses shall be equally apportioned among the Owners, including the Owners of Lots annexed into to the Association through this Supplemental Declaration.

6. Representations of Declarant. Declarant represents that the annexed real property is part of the Additional Land described in the Declaration.

7. Reservation of Declarant's Rights. All rights concerning the Project reserved to Declarant in the Declaration are hereby incorporated and reserved to Declarant with respect to the Subject Property. The exercise of Declarant's rights concerning such Subject Property shall be governed by the same terms, provisions and limitations set forth in the Declaration.

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

IN WITNESS WHEREOF, the Declarant has executed this Supplemental Declaration this 13th day of January, 2019.

DECLARANT
SHAMROCK VILLAGE, LLC
a Utah limited liability company

By: _____

Name: Nathan Shipp

Title: Manager

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

On the 13th day of January, 2019, personally appeared before me Nathan Shipp who by me being duly sworn, did say that she/he is an authorized representative of Shamrock Village, LLC, and that the foregoing instrument is signed on behalf of said company and executed with all necessary authority.

Notary Public: Katelyn Mickelsen



EXHIBIT A
(Legal Description)

All of **Shamrock Village Phase 5 Subdivision**, according to the official plat on file in the office of the Davis County Recorder.

Including Lots 501 through 532

More particularly described as:

BEGINNING AT A POINT WHICH LIES NORTH 00°23'18" WEST 1390.76 FEET AND NORTH 89°36'42" WEST 33.34 FEET FROM THE EAST QUARTER CORNER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; SAID POINT BEING THE NORTH EAST CORNER OF VALENTINE ESTATES PHASE 2 SUBDIVISION; THENCE NORTH 89°48'15" WEST 852.12 FEET ALONG SAID NORTHERLY LINE OF SAID SUBDIVISION, TO THE SOUTH EAST CORNER OF SHAMROCK PHASE 4 SUBDIVISION; THENCE ALONG SAID SUBDIVISION BOUNDARY THE FOLLOWING THREE (3) COURSES: (1) NORTH 00°11'45" EAST 158.18 FEET, (2) NORTH 89°48'15" WEST 22.14 FEET, (3) THENCE NORTH 00°11'45" EAST 102.22 FEET TO THE SOUTH LINE OF LOT 1 OF THE DSD WOODS CROSS ELEMENTARY SCHOOL NO. 60 PLAT, ON FILE WITH THE DAVIS COUNTY RECORDERS OFFICE ENTRY #3024025; THENCE ALONG SAID BOUNDARY THE FOLLOWING TWO (2) COURSES: (1) SOUTH 89°48'15" EAST 435.87 FEET, (2) NORTH 00°11'09" WEST 337.41 FEET TO THE SOUTH WEST CORNER OF SHAMROCK PHASE 3 SUBDIVISION; THENCE ALONG SAID SUBDIVISION BOUNDARY THE FOLLOWING THREE (3) COURSES: (1) NORTH 89°48'51" EAST 286.64 FEET, (2) NORTH 0°11'09" WEST 19.76 FEET, (3) NORTH 89°48'51" EAST 150.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF REDWOOD ROAD; THENCE SOUTH 00°11'09" EAST 620.49 FEET ALONG SAID RIGHT-OF-WAY TO THE POINT OF BEGINNING.

CONTAINS 374,856 SQ. FT. OR 8.606 ACRES, MORE OR LESS

Parcel #