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SUPPLEMENTAL DECLARATION AND NOTICE OF ADDITION OF
TERRITORY TO HIDDEN OAKS INC., A PLANNED UNIT DEVELOPMENT

THIS SUPPLEMENTAL DECLARATION and Notice of Addition of Territory (hereinafter the "Supplemental Declaration") is made this 30th day of August, 1982, by J. L. Adamson & Sons, Inc. (hereinafter referred to as the "Declarant"), and CALVIN C. POWELL, VIVIAN P. POWELL, STEPHEN I. ADAMSON, CAROL W. WILKINSON, KATHY H. ADAMSON, MARGO Y. ADAMSON, PATRICIA O. WRIGHT, ERIC B. ADAMSON, ALBERT WRIGHT and MAC J. ADAMSON (hereinafter referred to as the "Annexed Property Owners"), and has referenced to the following facts:

A. Declarant and the Annexed Property Owners are the sole owners of certain property (hereinafter the "Annexed Property") located in the County of Utah, State of Utah, which is more particularly described in Exhibit "A" attached hereto and by this reference made a part hereof.

B. Declarant has previously submitted certain property (hereinafter the "Phase I Property") to a Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for Hidden Oaks, Inc., a planned unit development (hereinafter the "Declaration"), which was recorded the 11th day of June, 1979, as Entry No. 22330 in Book 1751 at Page 271 of the Official Records of Utah County. ALSO Declarant has previously submitted certain property (hereinafter the "Phase II Property") to a Declaration of Covenants, Conditions and Restrictions and Reservations of Easements for Hidden Oaks, Inc., a planned unit development (hereinafter the "Declaration"), which was recorded the 21st day of July, 1981, as Entry No. 21143 in Book 1926 at Page 560 of the Official Records of Utah County. Said Declarations, as amended, reserves to Declarant the right to add additional property to the Hidden Oaks, Inc. planned unit development.

C. Declarant has caused to be recorded as Entry 27153, Map Filing No. 2810 in the Office of the Utah County Recorder, a plat map (hereinafter the "Map") for Hidden Oaks, Inc., Phase III, planned unit development. Said Map depicts the Annexed Property and divides the Annexed Property into lots and common areas.

D. Declarant and the Annexed Property Owners now desire to and hereby do add the Annexed Property to the Hidden Oaks, Inc. planned unit development as Hidden Oaks Phase III and submit (continued on Page 2)

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said Annexed Property to certain covenants, conditions, restrictions and easements as hereinafter described.

Notwithstanding the foregoing, no provisions of this Supplemental Declaration shall be construed to prevent or limit Declarant's rights to complete development of the Properties (as defined in the Declaration) and construction of improvements thereon, nor Declarant's rights to maintain model homes, construction, sales or leasing offices or similar facilities on any property in the Properties owned by the Declarant or Hidden Oaks Home Owners Association, nor Declarant's right to post signs incidental to construction, sales or leasing.

ARTICLE I

EASEMENTS

Section 1. Declarant and the Annexed Property Owners hereby give, grant and convey to the owners of the Phase I & II Property and to their heirs, successors, assigns, licensees, and invitees, a perpetual nonexclusive right-of-way for ingress and egress and for vehicular and pedestrian traffic and related purposes over the streets and roadways of the Annexed Property as shown on the Map. Declarant and the Annexed Property Owners do also hereby give, grant and convey to the owners of the Phase I & II Property and their heirs, successors, assigns, licensees, and invitees, a perpetual nonexclusive easement for the use and enjoyment of the common areas, amenities and facilities constructed or to be constructed on the Annexed Property as shown on the Map.

Section 2. Declarant, pursuant to the authority and right reserved to it in the Declaration hereby gives, grants and conveys to all owners of lots on the Annexed Property and their heirs, successors, assigns, licensees and invitees, a perpetual nonexclusive easement for ingress and egress and for vehicular and pedestrian traffic and related purposes over the streets and

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roadways of the Phase I Property as shown on the recorded plat thereof, to be used in accordance with the provisions of the Declaration. Declarant also gives, grants and conveys to the owners of lots on the Annexed Property and their heirs, successors, assigns, licensees and invitees, a perpetual nonexclusive easement for the use and enjoyment of the common areas, amenities and facilities constructed or to be constructed on the Phase I Property, to be used in accordance with the terms of the Declaration.

ARTICLE II

CONVEYANCE OF COMMON AREAS TO ASSOCIATION

Declarant has conveyed and does hereby convey all common areas of the Annexed Property, as shown on the Map, to the Hidden Oaks Home Owners Association, subject to reservations, easements, covenants, conditions and restrictions of record, including those set forth in the Declaration.

ARTICLE III

SUBMISSION OF ANNEXED PROPERTY TO TERMS OF DECLARATION

The Annexed Property is hereby added to and shall constitute a part of the Properties (as defined in the Declaration), and shall be subject to the Declaration and encompassed within the general plan and scheme of covenants, conditions, restrictions, reservation of easements and equitable servitudes contained in the Declaration, and shall be subject to all such covenants, conditions, restrictions, reservation of easements, and equitable servitudes and to the functions, powers and jurisdiction of the Association (as defined in the Declaration). All lots and common areas, and owners and users of lots and common areas in the annexed property shall be as fully subject to the terms and provisions of the Declaration as if the Annexed Property had been described on Schedule 1 of the Declaration upon its initial recording. In interpreting the Declaration with respect to the Annexed Property, however, all

references to a map or to a recorded subdivision plat shall be deemed to refer to the above-described Map of the Annexed Property.

ARTICLE IV

MEMBERSHIP IN HIDDEN OAKS HOME OWNERS ASSOCIATION

All owners of lots in the Annexed Property shall be members of the Hidden Oaks Home Owners Association, a Utah nonprofit corporation, which corporation is further described in the Declaration. Said owners of lots in the Annexed Property shall be eligible to serve as directors of the Association. Said owners of lots in the Annexed Property shall also be eligible to serve on the Architectural Committee established by the Declaration, and there shall be one Architectural Committee for the Properties covered by the Declaration including the Annexed Property.

ARTICLE V

MISCELLANEOUS

Section 1. Approvals. The Declarant represents and certifies that all approvals necessary for the execution and recording of this Supplemental Declaration, including the approvals of the FHA or VA, if required, have been obtained. All lenders holding mortgages and/or deeds of trust covering any portion of the Annexed Property have consented to this Supplemental Declaration and have executed a "Lenders' Consent" which is attached hereto and by this reference incorporated herein.

Section 2. Interpretation. All provisions of the Declaration regarding the interpretation, enforcement, and term of the Declaration, including the provision stating that the covenants, conditions, restrictions, reservations, easements and equitable servitudes thereof, shall run with the Properties and shall be binding upon all persons having any right, title or

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interest in the Properties, shall apply to this Supplemental Declaration and to the Annexed Property.

IN WITNESS WHEREOF, Declarant and the Annexed Property owners have caused this Supplemental Declaration to be executed the day and year first above written.

J. L. ADAMSON & SONS, INC.

By Mac J. Adamson

ANNEXED PROPERTY OWNERS:

Calvin C. Powell

Vivian Powell

Stephen L. Adamson

John W. Adamson

Kathy H. Adamson

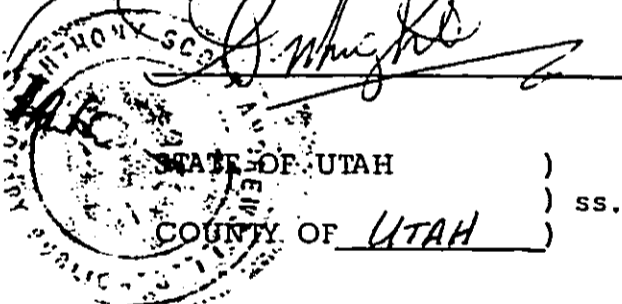
Margo Yvonne Adamson

Patricia W. Dwyer

Eric B. Adamson

John W. Adamson

Mac J. Adamson



On the 29th day of NOVEMBER, 1982, personally

appeared before me MAC J. ADAMSON, who being by me duly sworn

did say that he is the PRESIDENT of J.L. Adamson & Sons, Inc. and

that the within and foregoing instrument was signed in behalf of said corporation

by authority of its Bylaws and that said corporation executed the same.

Boyd A. Wilson
Notary Public
Residing in Highland, UT

My Commission Expires:

11-30-82

STATE OF UTAH)
COUNTY OF _____)

ss. ANTHONY SCOTT ANDREWS
Notary Public

On the 17th day of December, 1982, personally appeared before me PATRICIA DIANNE WRIGHT & ALBERT WRIGHT signers of the foregoing instrument, who duly acknowledged to me that they executed the same (which instrument I have carefully signed & sealed).

A. Scott Andrews
Notary Public
Residing in Barney
in the County of Utah
England

My Commission Expires: does not
by expiration of time.

STATE OF UTAH)
COUNTY OF UTAH)

ss.

On the 29th day of NOVEMBER, 1982, personally appeared before me CALVIN C. POWELL & VIVIAN P. POWELL, a signer of the foregoing instrument, who duly acknowledged to me that he executed the same.

Boyd A. Wilson
Notary Public
Residing in Highland UT

My Commission Expires:
11-30-82

STATE OF UTAH)
COUNTY OF UTAH)

ss.

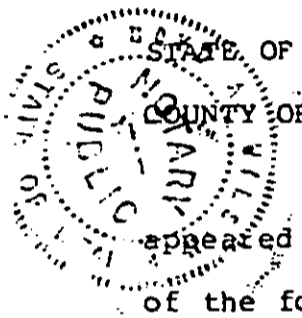
On the 29th day of NOVEMBER, 1982, personally appeared before me CAROL WILKINSON, a signer of the foregoing instrument, who duly acknowledged to me that he executed the same.

Boyd A. Wilson
Notary Public
Residing in Highland, UT

My Commission Expires:
11-30-82

NOT LEGIBLE FOR MICROFILM

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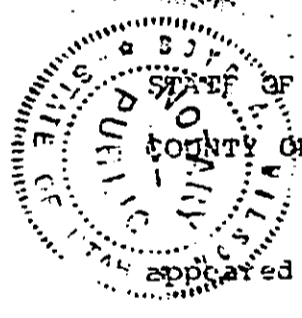
STATE OF UTAH)
COUNTY OF UTAH) ss.

On the 29th day of NOVEMBER, 1982, personally appeared before me MARCO GUMME ADAMSON + ERIC B. ADAMSON, a signer of the foregoing instrument, who duly acknowledged to me that he executed the same.

Boyd A. Wilson
Notary Public
Residing in Highland, UT

My Commission Expires:
11-30-82

NOT LEGIBLE FOR MICROFILM



STATE OF UTAH)
COUNTY OF UTAH) ss.

On the 30th day of SEPTEMBER, 1982, personally appeared before me STEPHEN L. ADAMSON + KATHY H. ADAMSON, a signer of the foregoing instrument, who duly acknowledged to me that he executed the same.

Boyd A. Wilson
Notary Public
Residing in Highland, UT

My Commission Expires:
11-30-82

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STATE OF UTAH)
) ss.
COUNTY OF UTAH)



On the 24th day of NOVEMBER, 1982, personally
appeared before me Mac J. ADAMSON, a signer
of the foregoing instrument, who duly acknowledged to me that he
executed the same.

Boyd A. Walker
Notary Public
Residing in Highland, UT

My Commission Expires:
11-30-87

STATE OF UTAH)
) ss.
COUNTY OF _____)

On the _____ day of _____, 1982, personally
appeared before me _____, a signer
of the foregoing instrument, who duly acknowledged to me that he
executed the same.

My Commission Expires:

Notary Public
Residing in _____
1982 DEC 29 PM 3:02
WESTERN STATES TITLE COS
RECORDED AT THE REQUEST OF
32541
Boyd A. Walker
Notary Public
3330