



**SUPPLEMENTAL DECLARATION  
OF THE  
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS  
FOR  
THE BRIDGES AT WOLF CREEK**

(PARKSIDE P.R.U.D. – PHASE 3)

22-418-0001-0017

THIS SUPPLEMENTAL DECLARATION OF THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE BRIDGES AT WOLF CREEK (PARKSIDE P.R.U.D. – Phase 3) (“**Supplemental Declaration**”) is made as of JULY 18, 2023 by THE BRIDGES HOLDING COMPANY, LLC, a Utah limited liability company (“**Declarant**”).

RECITALS

- A. On September 20, 2017, the Declarant executed that certain Declaration of Covenants, Conditions and Restrictions for The Bridges at Wolf Creek, which was recorded in the Recorder’s Office on September 20, 2017 as Entry No. 2879693 (the “**Declaration**”) in order to govern that certain residential subdivision known as “The Bridges at Wolf Creek” (the “**Project**”).
- B. The Declaration was recorded against that portion of the Project identified as:
  - Phase 1 of the Parkside Neighborhood, as shown on that certain Plat Map labeled “Parkside P.R.U.D. Phase 1” which was recorded on September 20, 2017, as Entry No. 2879691 beginning on Page 96 of Book 81 of the Official Records of the Recorder's Office; and
  - Phase 1 of the Mountainside Neighborhood, as shown on that certain Plat Map labeled “Mountainside P.R.U.D. Phase 1” which was recorded on September 20, 2017, as Entry No. 2879692 beginning on Page 98 of Book 81 of the Official Records of the Recorder's Office.
- C. On January 23, 2020, the Declarant executed that certain Amended and Restated Declaration of Covenants, Conditions and Restrictions for The Bridges at Wolf Creek, which was recorded in the Recorder’s Office on January 23, 2020 as Entry No. 3030130 (the “**Amended Declaration**”). The Amended Declaration completely replaced and superseded the Declaration.
- D. Parkside Phase 2A was annexed into the Project by the Declarant’s recording of that certain “Supplemental Declaration of the Declaration of Covenants, Conditions and Restrictions for The Bridges at Wolf Creek (Parkside P.R.U.D. Phase 2A)” which was recorded on May 26, 2020, as Entry No. 3056913 of the Official Records of the Recorder's Office.

- E. Parkside Phase 2B was annexed into the Project by the Declarant's recording of that certain "Supplemental Declaration of the Declaration of Covenants, Conditions and Restrictions for The Bridges at Wolf Creek (Parkside P.R.U.D. Phase 2B)" which was recorded on October 27, 2020, as Entry No. 3096350 of the Official Records of the Recorder's Office.
- F. Pursuant to Article 24 of the Amended Declaration, the Declarant may expand the Project to include all or any portion of the Additional Land by recording in the Recorder's Office: (i) a Plat Map that describes and depicts the portion of the Additional Land that will be added to the Project, and the Lots to be created on such portion of the Additional Land, and (ii) a Supplemental Declaration stating that that Declarant has added such portion of the Additional Land to the Project and has caused such portion of the Additional Land to become subject to the Declaration.
- G. Declarant is the owner of that portion of the Additional Land more particularly described under Exhibit "A", which is attached to and made part of this Supplemental Declaration (the "**Annexed Property**").
- H. Declarant desires to annex the Annexed Property into the Project such that the Annexed Property will establish and comprise Phase 3 of the Parkside Neighborhood.
- I. Prior to the recordation of this Supplemental Declaration, Declarant recorded, in the Recorder's Office, a Plat Map labeled "Parkside P.R.U.D. Phase 3" (the "**Parkside Phase 3 Plat Map**") describing the Annexed Property and depicting the Lots and Common Area created on such Annexed Property.

NOW, THEREFORE, Declarant hereby declares as follows:

1. Recitals. The foregoing recitals are hereby incorporated into this Supplemental Declaration in their entirety.
2. Annexation of Annexed Property as Parkside Phase 3. Declarant declares that the Annexed Property is hereby annexed into the Project, as Phase 3 of the Parkside Neighborhood, and the Annexed Property shall be held, transferred, sold, conveyed, and occupied subject to any and all covenants, conditions, restrictions, rights, benefits, easements, privileges, uses, limitations, charges and liens as set forth in the Amended Declaration.
3. Rights and Benefits. The entirety of the Annexed Property, including without limitation, any and all Lots and Common Areas located on such Annexed Property, shall be entitled and subject to any and all covenants, conditions, restrictions, rights, benefits, easements, privileges, uses, limitations, charges and liens as set forth in the Amended Declaration or as provided by law. Each and every provision of the Amended Declaration shall be deemed to run with the Annexed Property, shall be a burden and a benefit on such Annexed Property, and shall be binding upon the Declarant, including Declarant's successors and assigns, and to each Owner and any other person or entity acquiring, leasing, owning or otherwise controlling any interest in any portion of the Annexed Property and any improvements located thereon, as well as their respective personal representatives, heirs, successors and/or assigns.

4. Dwelling Envelopes. As depicted on the Parkside Phase 3 Plat Map, and as more particularly described under Section 6.5 of the Amended Declaration, each Lot is a Dwelling Envelope surrounded by Common Area (“**Enclosed Dwelling Envelope**”). Accordingly, the provisions of Section 6.5 of the Amended Declaration shall apply to Phase 3 of the Parkside Neighborhood

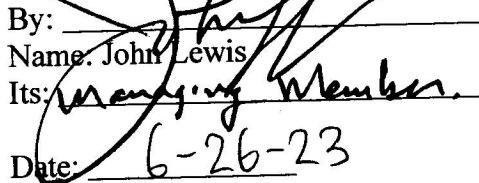
5. Parkside Neighborhood Restrictions. The Parkside Neighborhood restrictions, as set forth under Section 12.1 of the Amended Declaration, shall apply to Phase 3 of the Parkside Neighborhood.

6. Capitalized Terms. Unless otherwise defined in this Supplemental Declaration, any capitalized terms used in this Supplemental Declaration shall be defined as set forth under the Amended Declaration.

7. Effect of Supplemental Declaration. This Supplemental Declaration shall be effective against the Annexed Property immediately upon the recordation of this Supplemental Declaration in the Recorder’s Office.

IN WITNESS WHEREOF, the Declarant, acting pursuant to authority granted under the Amended Declaration, has executed this Supplemental Declaration as of the date set forth below.

BRIDGES HOLDING COMPANY, LLC,  
a Utah limited liability company

By:   
Name: John Lewis  
Its: Managing Member.  
Date: 6-26-23

**NOTARY ACKNOWLEDGEMENT**

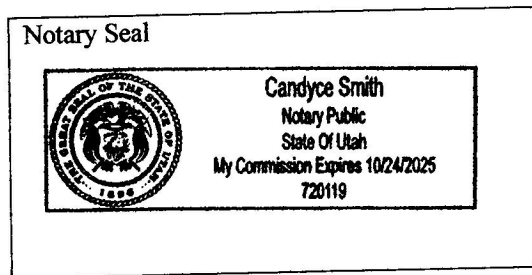
On this 21<sup>st</sup> day of June in the year 2023, before me

Candyce Smith, a notary public, personally appeared  
Notary Public Name

John Lewis, in his capacity as the President of  
Name of Document Signer

Bridges Holding Company, LLC, a Utah limited liability company, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledged he executed the same.

Witness my hand and official seal



[Signature]  
(Signature of Notary)

My Commission Expires: 10 / 24 / 2025

Exhibit "A"  
to  
Supplemental Declaration of  
Amended and Restated Declaration of Covenants, Conditions and Restrictions  
for The Bridges at Wolf Creek (Parkside P.R.U.D. – Phase 3)

**LEGAL DESCRIPTION OF ANNEXED PROPERTY**  
**(PARKSIDE P.R.U.D. – PHASE 3)**

Lots 235 through 250 of Parkside P.R.U.D. Phase 3, which was recorded on July 18, 2023,  
as Entry No. 3291205 in Book 96, Pages 001, 002 of the Official Records  
of the Recorder's Office of Weber County, State of Utah.