

WHEN RECORDED MAIL TO:

Rosing Davidson Frost
136 Heber Ave, Suite 205
Park City, Utah 84060

File No.: 172629-ETF

**SUPPLEMENT TO DECLARATION OF COVENANTS, CONDITIONS,
AND RESTRICTIONS FOR RIDGEVIEW TOWNHOMES**

(Ridgeview Plat H-1 and Plat H-2)

In Reference to Tax ID Number(s):

51-758-0801 through 51-758-0906
51-759-0902 through 51-759-0929

When Recorded Return To:
Rosing Davidson Frost
136 Heber Ave, Suite 205
Park City, Utah 84060

**SUPPLEMENT
TO
DECLARATION OF
COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR
RIDGEVIEW TOWNHOMES**

(Ridgeview Plat H-1 and Plat H-2)

This supplement to Declaration of Covenants, Conditions, and Restrictions for Ridgeview Townhomes (the “**Supplement**”) is made and executed by Ridgeview Town Investment L.C., a Utah limited liability company with an address of 101 South 200 East, Ste 200, Salt Lake City, Utah 84111 (the “**Declarant**”).

RECITALS

A. The Declaration of Covenants, Conditions, and Restrictions for Ridgeview Townhomes was recorded with the Utah County Recorder on May 13, 2021 as Entry No. 89831:2021 (the “**Declaration**”) for the Ridgeview Townhomes project (the “**Project**”).

B. The Declaration provides that the Declarant may expand the Project and unilaterally record supplements to the Declaration.

C. The Declarant is the record fee owner of certain real property located in Utah County, Utah more specifically described in Exhibit A hereto and incorporated herein by this reference (the “**Ridgeview Townhomes Plat H-1 and Plat H-2 Property**”).

D. Declarant desires to develop the Ridgeview Townhomes Plat H-1 and Plat H-2 Property to include additional Units and other improvements of a less significant nature.

E. The final plats for the Ridgeview Townhomes Plat H-1 and Plat H-2 Property have been recorded with the Recorder for Utah County, Utah (the “**Ridgeview Plat H-1 Plat**” and “**Ridgeview Plat H-2 Plat**”).

F. Declarant now intends that the Ridgeview Townhomes Plat H-1 and Plat H-2 Property and the Lots and Units thereon shall be subject to and burdened by the Declaration.

SUPPLEMENT TO DECLARATION

NOW, THEREFORE, for the reasons recited above, and for the benefit of the Project and the Owners, the Declarant hereby executes this Supplement to the Declaration of Covenants, Conditions, and Restrictions for Ridgeview Townhomes (this "Supplement to Declaration"). Unless otherwise defined herein, capitalized terms are defined in the Declaration.

1. Legal Description. The real property defined herein as the Ridgeview Townhomes Plat H-1 and Plat H-2 Property subject to this instrument is more fully described in Exhibit A hereto.

2. Annexation. Consistent with the rights and authority reserved to Declarant and its assigns in the Declaration, the Ridgeview Townhomes Plat H-1 and Plat H-2 Property shall and hereby is annexed into the Project and made subject to the Declaration, which, upon the recordation of the Ridgeview Plat H-1 Plat and the Ridgeview Plat H-2 Plat and this Supplement to Declaration, shall constitute and effectuate the expansion of the Project making the Ridgeview Townhomes Plat H-1 and Plat H-2 Property subject to the powers, rights, duties, functions, and jurisdiction of the Ridgeview Townhomes Homeowners Association, Inc. (the "Association").

3. Description of the Project, as Supplemented by this Supplement to Declaration. The initial plat for Ridgeview Townhomes contained 96 Units. Upon recording this Supplement to Declaration, the total number of Units in the Project will be 219.

4. Dedication of Private Roads. Consistent with the Declaration, the private roads identified on the Ridgeview Plat H-1 Plat and the Ridgeview Plat H-2 Plat shall be and hereby are dedicated to the Association as part of the Common Area. Upon recording of this instrument, the Association shall have authority over and sole responsibility for the operation, maintenance, repair, and replacement of the private roads as owner thereof.

5. Covenants, Conditions and Restrictions Run with the Land. This Supplement to Declaration and the Terms and Conditions established herein are binding on each Owner and his/her/their assigns and successors in interest and are intended to and shall run with the land.

[Remainder of this page intentionally left blank. Signature page to follow]

RIDGEVIEW TOWN INVESTMENT, L.C.

By: Jacob L. Boyer
Signature

Jacob L. Boyer
Printed

Its: Manager

STATE OF UTAH)
COUNTY OF Salt Lake) ss

On this 24th day of October, 2023, personally appeared before me Jacob L. Boyer, whose identity is personally known to me, or proven on the basis of satisfactory evidence and who by me duly sworn/affirmed, did say that he/she is the duly authorized representative of the company and that said document was signed by him/her on behalf of said company with all necessary authority, and acknowledged to me that said company executed the same.

Amy Byington
Notary Public

My commission expires:
8/28/2025

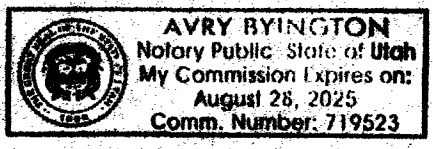


EXHIBIT A
LEGAL DESCRIPTION

Ridgeview Plat H-1, Lots 801 through 901, inclusive, as shown on the official subdivision final plat on file and of record with the County Recorder for Utah County, Utah recorded on October 12, 2023 as Entry No. 67394:2023, and appurtenant Common Area and Facilities.

51-758-0801 through 51-758-0906
Parcel Nos.: _____ and Parcels A through D

Ridgeview Plat H-2, Lots 902 through 925, inclusive, as shown on the official subdivision final plat on file and of record with the County Recorder for Utah County, Utah recorded on October 12, 2023 as Entry No. 67395:2023, and appurtenant Common Area and Facilities.

51-759-0902 through 51-759-0929
Parcel Nos.: _____ and Parcels A through C