

When Recorded Return To:  
Capitol Apartments, LLC  
Kevin Anglesey  
978 East Woodoak Lane  
Salt Lake City, UT 84117  
(801) 747-7000

**SECOND SUPPLEMENT  
TO  
DECLARATION OF  
COVENANTS, CONDITIONS, AND RESTRICTIONS  
FOR  
HOLBROOK VILLAGE TOWN HOMES  
FOR  
PLAT C, PHASE 2B**

This supplement to Declaration of Covenants, Conditions, and Restrictions for Holbrook Village Town Homes (the "Supplement") is made and executed by Capitol Apartments LLC, a Utah limited liability company with an address of 978 E Woodoak Lane, Salt Lake City, Utah 84117 (the "Declarant").

**RECITALS**

- A. Declarant recorded that certain Declaration of Covenants, Conditions, and Restrictions for Holbrook Village Town Homes with the Office of Recorder for Utah County, Utah on April 1st, 2021, as Entry No. 62238:2021 (the "Declaration").
- B. The Declaration reserves to the Declarant the right and authority to unilaterally expand the Project in accordance with the Declaration.
- C. Declarant is the record owner of certain real property located in Lehi City, Utah County, Utah, more fully described herein (the "Property" or "Holbrook Farms Plat C, Phase 2B").
- D. Declarant desires to further expand the Project to include an additional sixteen (16) Lots, and other improvements of a less significant nature on the Property.
- E. Declarant now intends that the Property and the Lots thereon shall become part of the Project and subject to the Declaration.

**NOW, THEREFORE**, for the reasons recited above, and for the benefit of the Project, Declarant, and Owners, Declarant hereby executes this Supplement to the Declaration of Covenants, Conditions, and Restrictions for Holbrook Village Town Homes for Holbrook Farms Plat C, Phase 2B.

**SUPPLEMENT TO MASTER DECLARATION**

1. Supplement to Definitions. Article I of the Declaration, entitled "Definitions," shall be and hereby is modified to include the following supplemental definitions:

- "Holbrook Farms Plat C, Phase 2B" shall mean and refer to the final plat maps of the Property that have been or will be recorded with the Office of County Recorder for Utah County, Utah contemporaneous with the filing of this Supplement to Declaration.

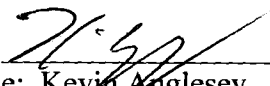
Except as otherwise provided herein, the definitions of capitalized terms contained in the Declaration are incorporated herein by this reference.

2. Annexation. Consistent with the rights and authority reserved to Declarant in the Declaration, the Property shall be and hereby is annexed into the Project and the Holbrook Village Town Homes Association, which is organized and operating as a Utah nonprofit corporation (the "Association"). Recordation of this Supplement to Declaration, together with the Holbrook Farms Plat C, Phase 2B, shall constitute and effectuate further expansion of the Project, making the real property described in Exhibit A and every Owner and Occupant of a Lot thereon subject to the Declaration and the functions, powers, rights, duties, and jurisdiction of the Association.

3. Covenants, Conditions, and Restrictions to Run with the Land. The Covenants, Conditions and Restrictions for the Property and the Lots thereon established by this Supplement to Master Declaration are intended to and shall be binding on the Lots, the respective Owners and their successors in interest and shall run with the land.

**IN WITNESS WHEREOF**, the undersigned has hereunto set its hand to this instrument this 3<sup>RD</sup> day of FEBRUARY, 2023.

DECLARANT:  
Capitol Apartments, LLC.

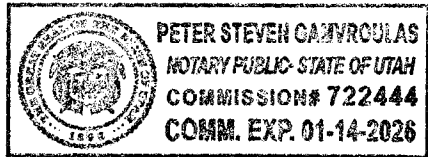
By:   
Name: Kevin Anglesey  
Title: Secretary

STATE OF UTAH                     )  
  ss:  
COUNTY OF SALT LAKE    )

The foregoing instrument was acknowledged before me this 3<sup>RD</sup> day of FEBRUARY, 2023 by Kevin Anglesey, Manager of Capitol Apartments LLC, a Utah limited liability company, and who duly acknowledged to me that said Capitol Apartments LLC executed the same.

  
\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires: 01-14-2026



**EXHIBIT A  
LEGAL DESCRIPTION**

The real property referred to in the foregoing instrument is located in Utah County, Utah and is more particularly described as follows:

Holbrook Farms Plat C Phase 2B, all lots inclusive, as shown on the official subdivision plat on file and of record in the Office of Recorder for Utah County, Utah and recorded on Date October 8<sup>th</sup>, 2021, as Entry No. 173433:2021 and all appurtenant Common Area shown thereon.

\_\_\_\_\_ through \_\_\_\_\_

Parcel Numbers:

Parcel Numbers: