

**SUPPLEMENTARY DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS OF RIDGEVIEW TOWNHOMES, A PLANNED UNIT
DEVELOPMENT**

THIS SUPPLEMENTARY DECLARATION of Covenants, Conditions and Restrictions of Ridgeview Townhomes, A Planned Unit Development (the "Supplementary Declaration") is made by Perry Multifamily, Inc., a Utah corporation hereinafter referred to as "Perry" or the "Declarant". All capitalized terms not otherwise defined herein shall have the meanings ascribed to them in that certain Declaration of Covenants, Conditions and Restrictions of Easements for Ridgeview Townhomes A Planned Unit Development dated November 9, 2018 and recorded in the office of the county recorder for Utah County, State of Utah as Entry No: 14584:2019 as amended (the "Declaration")

WITNESSETH

WHEREAS pursuant to Article XIV of the Declaration, the Declarant is empowered and authorized to annex into the coverage of the Declaration the Additional Land as contemplated in the Declaration;

WHEREAS Declarant is the owner of a parcel of property located in the City of Lehi, Utah County, State of Utah, more particularly described as:

See **EXHIBIT A** attached hereto and incorporated herein by this reference (the "Additional Land");

WHEREAS Declarant has determined to add such Additional Land to the Property in accordance with the Declaration and the terms of this Supplementary Declaration, such Additional Land being eligible for addition to the Property pursuant to the terms of the Declaration and such Additional Land as shall be considered Additional Land pursuant to the terms of the Declaration;

NOW THEREFORE, Perry hereby declares, for the purpose of protecting the value and desirability of the Additional Land and the Property, that all of the Additional Land, including the Lots and the Common Areas included in the Additional Land, shall be held, sold and conveyed subject to the provisions of the Declaration and the terms of this Supplementary Declaration and that the Declaration and this Supplementary Declaration shall be binding on all parties, their heirs, successors and assigns, having any right, title or interest in the Additional Land, the Lots, the Common Areas or any part thereof, and shall inure to the benefit of each owner thereof.

1. Merger with Declaration and Interpretation of Supplementary Declaration. This Supplementary Declaration shall merge with and become a part of the Declaration upon its recording in the office of the Utah County Recorder. This Supplementary Declaration shall be considered to be an addition to the Declaration and shall not be construed to alter or change any provision of the Declaration unless otherwise specifically stated herein.

(signature page follows)

ENT86442:2021 PG 1 of 3
Andrea Allen
Utah County Recorder
2021 May 07 11:21 AM FEE 0.00 BY SW
RECORDED FOR Meridian Title Company
ELECTRONICALLY RECORDED

IN WITNESS WHEREOF, the undersigned persons, being the Declarant, have hereunto set their hand this 10 day of June, 2020.

DECLARANT:

PERRY MULTIFAMILY, INC.,
A Utah corporation

By: *William O. Perry, IV*
William O. Perry, IV, its President

STATE OF UTAH)
)ss.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me by William O. Perry, IV, the President of the Declarant.

Cherissa Percival
NOTARY PUBLIC

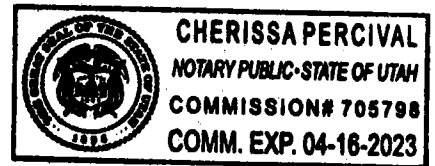


EXHIBIT A

Lots 201 through 234 of the Ridgeview Townhomes Phase 2 Subdivision plat, as recorded in the official records of the Utah County Recorder,

TOGETHER WITH,

The Common Area and Limited Common Area which are appurtenant to said Lots and are shown on RIDGEVIEW TOWNHOMES PHASE 2 Subdivision, according to the Official Plat thereof on file in the Office of the Utah County Recorder and further defined in Article I, Section 11 and Article I Section 24 of the Declaration. The Common Area and Limited Common Area contain approximately 2.96 acres.

Parcel 11-030-0162