

**SUPPLEMENTAL DECLARATION
OF
AMENDED AND RESTATED
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
THE RIDGE TOWNHOMES
PLANNED RESIDENTIAL UNIT DEVELOPMENT (P.R.U.D.)
(Phase 3)**

THIS SUPPLEMENTAL DECLARATION OF AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE RIDGE TOWNHOMES PLANNED RESIDENTIAL UNIT DEVELOPMENT (P.R.U.D.) (Phase 3) (“**Supplemental Declaration**”) is made as of _____, 2017 by RETREAT UTAH DEVELOPMENT CORPORATION, a Utah corporation (“**Declarant**”).

RECITALS

- A. On July 17, 2015, the Declarant executed that certain Amended and Restated Declaration of Covenants, Conditions and Restrictions for The Ridge Townhomes Planned Residential Unit Development (P.R.U.D.), which was recorded in the Weber County Recorder’s Office on July 17, 2015 as Entry No. 2746352 (the “**Declaration**”).
- B. The Declaration was recorded against the Property (as defined in the Declaration), which comprises Phase 1 of the Project.
- C. Pursuant to Article 21 of the 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 subdivision plat 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.
- D. 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**”).
- E. Declarant desires to annex the Annexed Property into the Project such that the Annexed Property will establish and comprise Phase 3 of the Project.
- F. Prior to the recordation of this Supplemental Declaration, Declarant has recorded or will record in the Recorder’s Office a subdivision plat describing the Annexed Property and the Lots 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 Phase 3. Declarant declares that the Annexed Property is hereby annexed into the Project (as Phase 3 of the Project) 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 Declaration, as may be amended from time to time.

3. Rights and Benefits. The entirety of the Annexed Property, including without limitation, any and all Lots/Units and Common Areas and Common Improvements 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 Declaration or as provided by law. Each and every provision of the 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 any person 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. Lot Boundaries. The boundaries of each Lot in Phase 3 of the Project are identified by, and identical to, the boundaries of the entire lower level of each Unit as depicted on the Lower Level Floor Plan of that certain diagram attached to and made part of this Supplemental Declaration as Exhibit "B", and that diagram of the Lower Level Floor Plan on Sheet 6 of that certain Plat Map entitled "The Ridge Townhomes Phase 3, a Planned Residential Unit Development (P.R.U.D.)" which Declarant has recorded, or will record, in the Recorder's Office (the "Phase 3 Plat Map"). If there are any discrepancies between the Lot/Unit boundaries as shown on the diagram attached hereto as Exhibit "B" versus those Lot/Unit boundaries shown on the Phase 3 Plat Map, then the Lot/Unit boundaries shown on the Phase 3 Plat Map will prevail.

5. Suspended Unit Areas. The Suspended Unit Areas for the Units located in Phase 3 of the Project are depicted in the Main Level Floor Plan of the diagram attached hereto as Exhibit "B".

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 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 Declaration, has executed this Supplemental Declaration as of the date set forth below.

RETREAT UTAH DEVELOPMENT CORPORATION,
a Utah corporation

By: _____

Name: John Lewis

Title: _____

Date: _____

STATE OF UTAH)
 : ss)
COUNTY OF _____)

On this _____ day of _____, in the year 2017, before me _____
_____ a notary public, personally appeared _____ (name of
document signer), proved on the basis of satisfactory evidence to be the person(s) whose
name is subscribed to this instrument, and acknowledged he executed the same.

Witness my hand and official seal

_____ Notary Public

Exhibit "A"
to
Supplemental Declaration of
Amended and Restated Declaration of Covenants, Conditions and Restrictions
for The Ridge Townhomes Planned Residential Unit Development (P.R.U.D.)
(Phase 3)

LEGAL DESCRIPTION OF ANNEXED PROPERTY
(PHASE 3 OF RIDGE TOWNHOMES)

A PART OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY MOST CORNER OF THE RIDGE TOWNHOMES PHASE 1 BEING LOCATED SOUTH 89°09'42" EAST 1091.39 FEET ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER AND SOUTH 0°00'00" EAST 131.97 FEET FROM THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER; RUNNING THENCE SOUTH 85°41'53" EAST 501.78 FEET TO THE EXTENSION OF THE SOUTHERLY BOUNDARY OF ELKHORN SUBDIVISION, PHASE 2, LOTS 24 THROUGH 28 AMENDED; THENCE ALONG SAID BOUNDARY LINE AND ITS EXTENSION SOUTH 89°07'48" EAST 256.48 FEET TO THE WESTERLY BOUNDARY OF EAGLES LANDING AT WOLF CREEK SUBDIVISION PHASE 1; THENCE ALONG SAID BOUNDARY ALONG THE ARC OF A CURVE TO THE LEFT 54.77 FEET, HAVING A RADIUS OF 40.00 FEET, A CENTRAL ANGLE OF 78°27'04", AND WHICH CHORD BEARS SOUTH 0°32'31" WEST 50.59 FEET; THENCE SOUTH 0°00'00" WEST 167.52 FEET; THENCE NORTH 90°00'00" WEST 329.11 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 48.42 FEET, HAVING A RADIUS OF 430.00 FEET, A CENTRAL ANGLE OF 6°27'06", AND WHICH CHORD BEARS NORTH 86°46'27" WEST 48.39 FEET; THENCE NORTH 83°32'54" WEST 63.71 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 62.67 FEET, HAVING A RADIUS OF 447.77 FEET, A CENTRAL ANGLE OF 8°01'11", AND WHICH CHORD BEARS NORTH 87°33'29" WEST 62.62 FEET; THENCE SOUTH 87°37'13" WEST 102.35 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 55.14 FEET, HAVING A RADIUS OF 230.00 FEET, A CENTRAL ANGLE OF 13°44'12", AND WHICH CHORD BEARS NORTH 85°30'41" WEST 55.01 FEET; THENCE SOUTH 33°34'58" WEST 189.46 FEET; THENCE NORTH 65°54'37" WEST 381.87 FEET; THENCE NORTH 67°23'30" WEST 106.53 FEET TO THE EASTERLY BOUNDARY OF SAID RIDGE TOWNHOMES PHASE 1; THENCE ALONG SAID BOUNDARY THE FOLLOWING TWO (2) COURSES: (1) NORTH 22°36'29" EAST 73.07 FEET; (2) NORTH 55°54'27" EAST 32.08 FEET TO THE SOUTHERLY BOUNDARY OF THE RIDGE TOWNHOMES PHASE 2; THENCE ALONG SAID BOUNDARY THE FOLLOWING SEVEN (7) COURSES: (1) SOUTH 77°03'57" EAST 120.62 FEET; (2) SOUTH 86°56'20" EAST 93.96 FEET; (3) SOUTH 78°56'27" EAST 55.93 FEET; (4) SOUTH 89°13'42" EAST 26.79 FEET; (5) NORTH 62°48'50" EAST 48.19 FEET; (6) NORTH 42°52'45" EAST 60.00 FEET; (7) NORTH 47°07'15" WEST 49.98 FEET TO THE BOUNDARY OF SAID RIDGE TOWNHOMES PHASE 1; THENCE ALONG SAID BOUNDARY NORTH 42°52'41" EAST 89.68 FEET TO THE POINT OF BEGINNING. CONTAINING 5.89 ACRES, MORE OR LESS.

Exhibit "B"
to
Supplemental Declaration of
Amended and Restated Declaration of Covenants, Conditions and Restrictions
for The Ridge Townhomes Planned Residential Unit Development (P.R.U.D.)
(Phase 3)

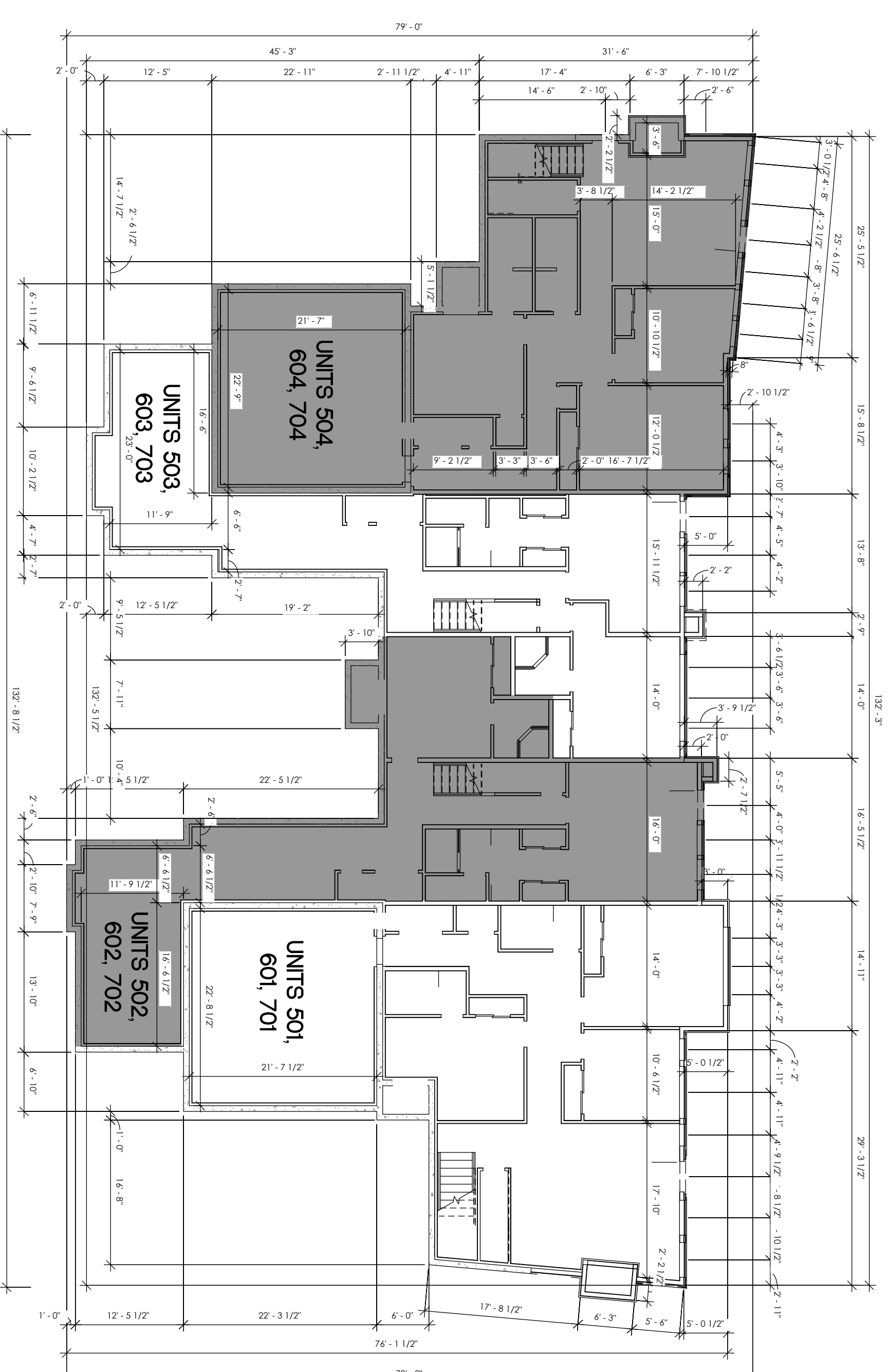
Diagram Depicting
Lot Boundaries and Suspended Unit Areas

[see attached diagram consisting of one (1) page]

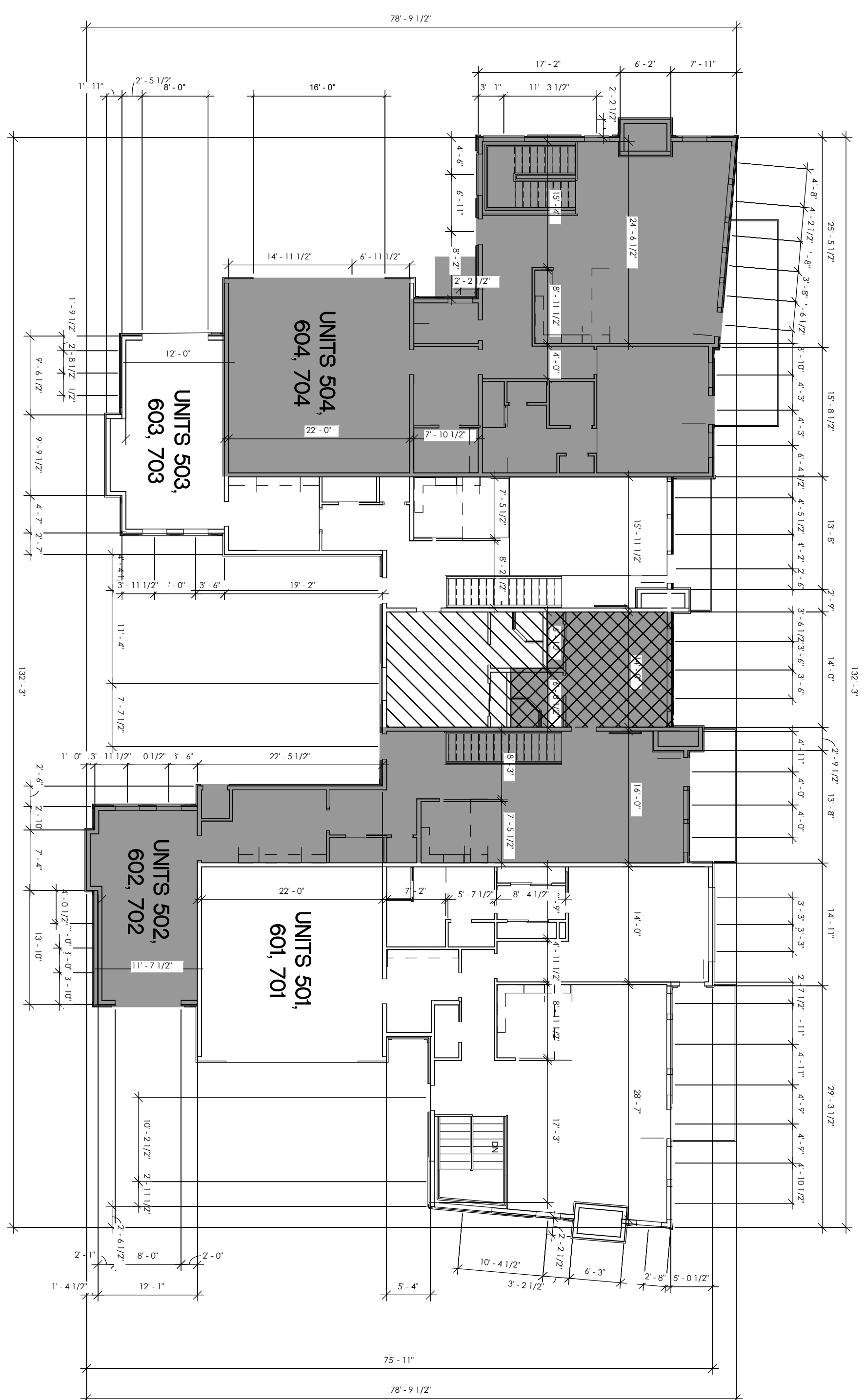
EXHIBIT "B"

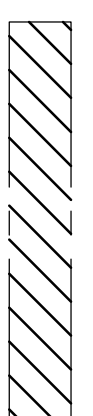



THE RIDGE TOWNHOMES PHASE 3

A PLANNED RESIDENTIAL UNIT DEVELOPMENT (P.R.U.D.)
 PART OF THE NORTHEAST 1/4 OF SECTION 27
 T7N, R1E, SLB & M, US SURVEY
 WEBER COUNTY, UTAH
 MAY 2017



LOWER LEVEL FLOOR PLAN



-  SUSPENDED UNIT 503/603/703 AREA
-  ABOVE UNIT 502/602/702
-  SUSPENDED UNIT 502/602/702/ AREA
-  ABOVE UNIT 503/603/703

NOTE: EACH LOT IS IDENTIFIED BY THE BOUNDARIES OF THE ENTIRE LOWER LEVEL OF EACH UNIT AS DEPICTED ON THE LOWER LEVEL FLOOR PLAN.

SURVEYORS CERTIFICATE

I, Klint H. Whitney, do hereby certify that I am a licensed professional land surveyor in the state of Utah and that I hold certificate no. 8227228 in accordance with Title 58, Chapter 2, of the Professional Engineers and Land Surveyors Act. I further certify that I have read the above plat and the accompanying survey data and have verified all measurements, that the reference monuments shown on this record of survey plat are located as indicated and are sufficient to retrace or reestablish this survey, and that the information shown herein is sufficient to accurately establish the lateral boundaries of the herein described tract of real property.

SIGNED THIS 1ST DAY OF JUNE, 2017.

PROFESSIONAL LAND SURVEYOR
 Klint H. Whitney
 6/1/17
 8227228
 Klint H. Whitney, P.L.S. NO. 8227228

OWNER:
 RIDGE UTAH DEVELOPMENT CORPORATION
 JOHN L. LEWIS
 5718 NORTH WOLF CREEK DRIVE
 EDEN, UTAH 84310
 801-430-1507
 SEE RECORD OF SURVEY # 5332



GARDNER ENGINEERING
 CIVIL-LAND PLANNING
 MUNICIPAL-LAND SURVEYING
 5159 SOUTH 1160 EAST
 OFFICE: 801.476.0202 FAX: 801.476.0066

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