

175898 Book 178

Entry No. 175898 Book 178

RECORDED 12/16/81 at 11:06 AM Page 274

REQUEST of ASSOCIATED TITLE COMPANY

FEE WANDA Y. SPRINGS, SUMMIT CO RECORDER

\$ 5.00 By Wanda Y. Springs

ABSTRACT

SUPPLEMENTARY DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS
FOR SILVER SPRINGS DEVELOPMENT SUBDIVISIONS

2

SUMMIT COUNTY, UTAH

THIS SUPPLEMENTARY DECLARATION made this 9th day of January, 1981, by SSD Partnership, a Utah Partnership, hereinafter referred to as "Declarant."

WITNESSETH:

WHEREAS, Declarant is the owner of the real property in the County of Summit, State of Utah, described as:

Lots 56 through 171, Silver Springs Development, Phase IB, as shown by the official plat thereof recorded in the Office of the Recorder of Summit County, Utah.

WHEREAS, A "Declaration of Covenants, Conditions and Restrictions for Silver Springs Development Subdivisions" was recorded in the Office of the Summit County, State of Utah on the 16th day of July, 1979 as Entry No. 157620, Book M-137, Pages 104 to 121, subjecting certain real property located in the County of Summit, State of Utah, to said covenants and restrictions, and

WHEREAS, Article II of said Declaration provides for the annexation of additional property by the executing and filing of a Supplementary Declaration with the Summit County Recorder's Office, and,

WHEREAS, Declarant now desires to annex the above-described property so that said property shall hereafter be subject to said declaration and the the Homeowner's Association described therein.

NOW THEREFORE, Declarant hereby covenants, agrees and declares that all the real property described hereinabove shall be and is hereby annexed pursuant to Article II of said Declaration to and is subject to all terms and conditions of the Declaration of Covenants, Conditions and Restrictions for Silver Springs Development Subdivisions dated the 6th day of July, 1979, and subject to the functions, powers and jurisdiction of the Silver Springs Homeowner's Association and therefore extending the plan of said Declaration to

Summit County Supplementary Declaration
4/16/79 Book 137 Page 6

BOOK 178 PAGE 274

said real property. All of said lots and properties shall be held, sold and conveyed subject to said declaration and easements which are hereby declared to be for the benefit of the whole tract and of all the property described herein and the owners thereof, their successors and assigns, and all of said lots and property shall hereafter be subject to said Declaration of Covenants, Conditions and Restrictions and the Homeowner's Association described therein. Said covenants, conditions and restrictions and easements shall run with said real property and shall be binding on all parties having or acquiring any right, title or interest in the described real property or any part thereof and shall inure to the benefit of each owner thereof and are imposed upon said real property and every part thereof as a servitude in favor of each and every parcel thereof as the dominant tenement or tenements.

IN WITNESS WHEREOF, Declarant has executed this instrument the date and year first hereinabove written.

SSD PARTNERSHIP

By *Vern C. Hardman, Jr.*
VERN C. HARDMAN, JR., Partner

STATE OF UTAH)
) ss.
COUNTY OF SUMMIT)

On this 9th day of January, 1981, personally appeared before me Vern C. Hardman, Jr., the signer of the above instrument, who duly acknowledged to me that he executed the same as his free act and deed and the free act and deed of SSD PARTNERSHIP, a general partnership under the laws of the State of Utah.

My commission expires:
May 24, 1983
Residing at:
Coalville, Utah

Arline C. Goodero
Notary Public

BOOKM 178 PAGE 275