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WHEN RECORDED, RETURN TO:  
Autumn Ridge Development, L.L.C.  
716 E 4500 S #N260  
Murray, Utah 84107

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01/06/2020 11:31 AM \$40.00  
Book - 10881 Pg - 5281-5282  
RASHELLE HOBBS  
RECORDER, SALT LAKE COUNTY, UTAH  
AUTUMN RIDGE DEVELOPMENT, LLC  
716 E 4500 S  
#N260  
MURRAY UT 84107  
BY: MGA, DEPUTY - WI 2 P.

**SUPPLEMENTARY DECLARATION OF  
COVENANTS, CONDITIONS, AND RESTRICTIONS  
FOR  
PEPPERWOOD PHASE 11G  
SALT LAKE COUNTY, UTAH**

THIS SUPPLEMENTARY DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS (this "Supplement") is made this 2<sup>ND</sup> day of OCTOBER, 2019, by Autumn Ridge Development, L.L.C., a Utah limited liability company ("Developer").

**Recitals:**

A. Developer is the owner of the real property in the County of Salt Lake, State of Utah described as:

**Pepperwood Phase 11G, comprised of Lot A and Lots 1132 - 1140**  
(collectively, the "Property").

B. Developer has deemed it desirable to impose a general plan for the improvement and development of said Property and the adoption and establishment of covenants, conditions, and restrictions upon said Property and each and every Lot and portion thereof and upon the use, occupancy, and enjoyment thereof, all for the purpose of enhancing and protecting the value, desirability, and attractiveness of said Property.

C. Pepperwood Homeowner's Association, a non-profit corporation, has been incorporated under the laws of the State of Utah for the purpose of exercising the powers and functions contained herein and in the Original CC&Rs, as hereinafter defined.

D. Developer has delegated and assigned to the Pepperwood Homeowner's Association the powers of maintaining and administering the Common Area (as hereinafter defined) and administering and enforcing the CC&Rs.

E. Developer will convey title to all portions of the Property subject to the CC&Rs.

NOW THEREFORE, Developer hereby covenants, agrees, and declares as follows:

1. The Property described above shall be held, sold, and conveyed subject to the bylaws of the Pepperwood Homeowner's Association and to the Declaration of Covenants, Conditions, and Restrictions adopted for the Pepperwood subdivision on the 11th day of September, 2013, and recorded on the same date as entry number 11722032, in Book 10176, pages

5025-5068. in the Office of the Salt Lake County Recorder (the "Original CC&Rs"), and to the provisions of this Supplement (together with the Original CC&Rs, the "CC&Rs").

2. Pursuant to Section 2.1 of the Original CC&Rs, the Property is hereby annexed into and made a part of the Pepperwood subdivision and is hereby subjected to all of the provisions of the Original CC&Rs and subjected to the jurisdiction and made a part of the Association, except as follows:

- a. Pursuant to Section 11.2(b) of the Original CC&Rs, all Lots comprising the Property are hereby designated by Developer as Irregular Lots.
- b. The minimum depth of front yards on such irregular Lots shall be twenty-five (25) feet from the right-of-way unless the Lot Owner can demonstrate that a hardship would be created by this requirement. Any such hardship shall require written approval of the Architectural Control Committee pursuant to Section 11.2(b) of the Original CC&Rs.

3. Said CC&Rs are hereby declared to be for the benefit of the whole Property and the Owners thereof, their successors and assigns. The CC&Rs, as same may be modified from time to time in accordance with the terms and conditions thereof, shall run with the Property and shall be binding on all parties having or acquiring any right, title, or interest in the Property or any part thereof and shall inure to the benefit of each Owner thereof and are imposed upon said Property and every part thereof.

4. Any capitalized terms used by not defined herein shall have the meaning given to such terms in the CC&Rs.

Developer has executed this instrument as of the day and year written above.

Autumn Ridge Development, L.L.C., a Utah limited liability company

By: David J. Bromley  
David J. Bromley, Manager

State of Utah )  
County of Salt Lake ) ss.

The foregoing instrument was acknowledged before me this 7 day of October, 2019, by David J. Bromley, the manager of Autumn Ridge Development, L.L.C., a Utah limited liability company, for and on behalf of such company.

Janet Farnsworth  
Notary Public, residing at Salt Lake, Utah

