



Kevin Jacobs
Salt Lake County Assessor

Chris Stavros
Chief Deputy Assessor

April 29, 2019

The Salt Lake County Council
Attn: Richard Snelgrove
2001 South State Street N2-200
Salt Lake City, UT 84190-1010

Re: 2018 Delinquent taxes
Parcel No: 27-10-326-009
Name: South Jordan City

Honorable Council Chair Richard Snelgrove,

We recommend that you reduce the 2018 taxes \$68.94 to \$-0- on the above referenced parcel.

This parcel was dedicated to South Jordan City on the plat for Pearl Cove phase 3 PUD recorded on 11/14/17.

If you agree with this recommendation, please notify the Salt Lake County Treasurer's office to abate (refund, if paid) property taxes as indicated plus penalty and interest.

Respectfully,

Kevin Jacobs
Salt Lake County Assessor
Chris Stavros
Chief Deputy Assessor

DC/kh
enclosures

TU 27-10-326-009-0000 ***** 2018 ASSESSMENT DATA ***** 04/16/2019 COMPLETED
 AFJS HOLDINGS LLC DIST 38 TAX CALCULATIONS 373
 LOC 9937 S ELLIE LN NEXT + LAND 5,600
 ATT GARBAGE MTG HOLDER 0000 + BUILDINGS 0
 WEED/DEMO - ALTERNATE 0000 = FULL MARKET VAL 5,600
 SPEC IMP - APPENDIX YR 0000 - GREENBLT REDUCT 0
 ATT PERS PROP - BNKRPT YEAR 0000 - EXEMPT REDUCTN 0
 TX SALE X BOFE - BNKRPT CHAP - STATUTE REDUCT 0
 PRINT P PUP - MH BNK CASE - RESIDENT EXEMPT 0
 TAX RELIEF = TAXABLE VALUE 5,600
 LOC CB 0.00 VETERN 0 = VET/BLND EXEMPT 0
 ST CB 0.00 BLIND 0 = RESIDUAL VALUE 5,600
 INDGNT 0.00 BRD LT 0.00 * TAX RATE .0123100
 DISABL 0.00 C/B BL 0.00 = COMPUTED TAXES 68.94
 HRDHP 0.00 BL DATE 00/00/0000 + RETURNED CHECK 0.00
 COLLECTIONS = TOTAL CHARGES 68.94
 PREPAY 0.00 MPP - TAX RELIEF 0.00
 PAYMNT 0.00 RUN 0000 - PREPAYMENTS 0.00
 PENALTY 0.00 MACH 000 = TOTAL DUE 68.94
 RET CK FEE PAID 0.00 TRAN 0 - COLLECTIONS 0.00
 RECEIPT DATE 00/00/0000 NUMBR 0 = BALANCE DUE 68.94
 COLLECTION MODIFICATION 00/00/0000
 BY OFFICE REASON

Deeded to South Jordan City Plat recorded
 11/14/17

When recorded mail to:
Hardrock Homes, LLC
4567 South Holladay Blvd.
Holladay, Utah 84717

12686954
12/27/2017 11:24:00 AM \$33.00
Book - 10633 Pg - 4395-4396
ADAM GARDINER
Recorder, Salt Lake County, UT
INTEGRATED TITLE INS SERVICES
BY: eCASH, DEPUTY - EF 2 P.

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

For

PEARL COVE SUBDIVISION PHASE 3 P.U.D.

This DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS is made this 17th day of December 2017 by AFJS HOLDINGS, L.L.C., a Utah limited liability company ("AFJS") referred to herein as "Declarant".

RECITALS:

- A. Declarant is the owner/developer of the following described real property (hereinafter referred to as the "Property") more particularly described as follows:
- Lots 301 through 321 and Parcel A, Pearl Cove Subdivision Ph 3 P.U.D., according to the official plat thereof on file and of record in the office of the Salt Lake County Recorder.
- Parcel Identification Numbers 27-10-301-019 through 27-10-304-027, 27-10-308-007 through 27-10-301-010 and 27-10-326-008 through 27-10-326-014.
- B. Declarant previously recorded that certain Declaration of Covenants, Conditions and Restrictions for Pearl Cove Subdivision South Jordan, Utah on the 13th day of July 2016 as Entry No. 12319436 of official records.
- C. Due to clerical error, the property described above was inadvertently omitted from the Exhibit "A" attached to said Declaration of Covenants, Conditions and Restrictions for Pearl Cove Subdivision South Jordan recorded as Entry No. 12319436.
- D. Declarant intends to develop or has developed a residential subdivision on the Property. Declarant will develop and convey all the lots within the subdivision subject to the protective covenants, conditions and restrictions set forth in this Declaration and also set forth in that previous Declaration of Covenants, Conditions and Restrictions for Pearl Cove Subdivision South Jordan recorded as Entry No. 12319436, which Covenants, Conditions and Restrictions shall be deemed to be running with the land and mutually burdening and benefitting each of the Lots within the Subdivision.

DECLARATION:

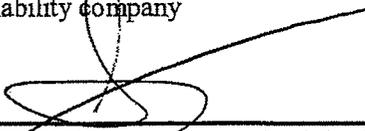
DECLARANT HEREBY DECLARES that all of the Lots within the property shall be held, sold, conveyed, encumbered, leased, used, occupied and improved subject to the protective covenants, restrictions, definitions, equitable servitudes and all other terms and conditions contained in that certain Declaration of Covenants, Conditions and Restrictions for Pearl Cove Subdivision South Jordan, Utah recorded July 13, 2016 as Entry No. 12319436 of official records which are and were created for the mutual benefit of all of the Owners in all three phases of Pearl Cove Subdivision.

The Declaration of Covenants, Conditions and Restrictions for Pearl Cove Subdivision South Jordan, Utah recorded July 13, 2016 as Entry No. 12319436 of official records are intended to, and shall in all cases run with the title of the land, and be binding upon the successors, assigns, heirs, lien holders, and any other party holding any interest in the Lots, and shall inure to the benefit of all other Lots located within the Property. Said Declaration of Covenants, Conditions and Restrictions for Pearl Cove Subdivision shall be binding upon the Declarant as well as its successors in interest, and may be enforced by the Declarant or by an Owner.

Notwithstanding the foregoing, no provision of this Declaration of Covenants, Conditions and Restrictions shall prevent the Declarant from exercising any rights that are reserved to the Declarant in Article V of said Declaration of Covenants, Conditions and Restrictions for Pearl Cove Subdivision.

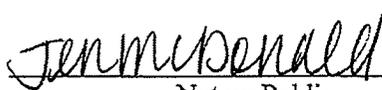
Executed this 19th day of December 2017

AFJS HOLDINGS, L.L.C., a Utah limited liability company


By: J J Sorensen, Managing Member

State of Utah
County of Salt Lake

On the 19th day of December 2017, personally appeared before me J J Sorensen, who by me duly sworn did say that he is Managing Member of AFJS Holdings, L.L.C., a Utah limited liability company the signer of the within instrument, who duly acknowledged to me that he executed the same.


Notary Public

My Commission Expires: 1/12/19
Residing At: Salt Lake, Ut.

