

When Recorded Return To:  
Boyer Holbrook Residential, LC  
101 South 200 East, Ste 200  
Salt Lake City, Utah 84111

**SUPPLEMENT TO MASTER DECLARATION  
OF COVENANTS, CONDITIONS, AND RESTRICTIONS  
FOR HOLBROOK FARMS  
PLAT D, PHASE 1  
IN  
LEHI, UTAH**

58-005-0079  
58-005-0080

This Supplement to Master Declaration of Covenants, Conditions, and Restrictions for Holbrook Farms Plat D, Phase 1, located in Lehi, Utah County, Utah, is made and executed by Boyer Holbrook Residential, LC, a Utah limited liability company (“Declarant”) with a registered address of 101 South 200 East, Ste 200 Salt Lake City, Utah 84111.

**RECITALS**

**WHEREAS**, that certain Master Declaration of Covenants, Conditions, and Restrictions, and Reservation of Easements for Holbrook Farms was recorded with the County Recorder for Utah County, Utah on March 3, 2017, as Entry No. 21346:2017 (the “Master Declaration”) for the Holbrook Farms development project (the “Project”);

**WHEREAS**, the Master Declaration provides that the Project may be developed in phases and additional land may be annexed into and made part of the Project and made subject to the Master Declaration;

**WHEREAS**, the Master Declaration further provides that said phases and/or additional land may be made subject to additional restrictions, conditions or covenants imposed on a Unit or Owner as part of a discrete phase or neighborhood developed within the Project (collectively, “Additional Covenants”) by Declarant’s recording of a Supplement to Declaration;

**WHEREAS**, Declarant is the record fee owner of certain real property located in Utah County, Utah more specifically described in Exhibit “A” hereto and incorporated herein by this reference (the “Holbrook Farms Plat D, Phase 1 Property”);

**WHEREAS**, Declarant desires to develop the Holbrook Farms Plat D, Phase 1 Property to include additional Units and other improvements of a less significant nature;

**WHEREAS**, a final plat for the Holbrook Farms Plat D, Phase 1 Property has been or will be recorded with the County Recorder for Utah County; and

**WHEREAS**, Declarant now intends that this Holbrook Farms Plat D, Phase 1 Property shall be subject to and burdened and benefited by the Master Declaration.

### **SUPPLEMENT TO DECLARATION**

**NOW, THEREFORE**, for the reason recited above, and for the benefit of the Project and the Owners therein, Declarant hereby executes this Supplement to the Master Declaration of Covenants, Conditions, and Restrictions, and Reservation of Easements for Holbrook Farms (this "Supplement to Master Declaration").

1. Legal Description. The real property defined herein as the Holbrook Farms Plat D, Phase 1 Property is more fully described in Exhibit "A" hereto. The Holbrook Farms Plat D, Phase 1 Property shall be and hereby is submitted to the provisions of the Master Declaration. Said land and the Units thereon shall be held, transferred, sold, conveyed, and occupied subject to the provisions of the Master Declaration, as it may be further supplemented or amended from time to time.

2. Annexation. Consistent with the rights and authority reserved to Declarant in the Master Declaration, the Holbrook Farms Plat D, Phase 1 Property shall be and hereby is annexed into the Project and made subject to the Master Declaration, which, upon recordation of this instrument shall constitute and effectuate the expansion of the Project making the Holbrook Farms Plat D, Phase 1 Property subject to the powers, rights, duties, functions, and jurisdiction of the Holbrook Farms Master Association (the "Master Association") and Master Association Design Guidelines.

3. Common Area. As reflected on the plat for Holbrook Farms Plat D, Phase 1, Parcel C is designated as Common Area to be owned and maintained by the Master Association.

4. Description of the Project, as Supplemented by this Supplement to Master Declaration. The initial plat(s) for Holbrook Farms Plat A Phases 1, 2, and 7, collectively, included 119 Units. The Holbrook Farms Plat A, Phase 6A Plat, as amended, added an additional 20 Units (Lots 601 through 620). The Holbrook Farms Plat A, Phase 4 Plat added an additional 52 Units (Lots 401 through 452). The Holbrook Farms Plat A, Phase 8 Plat added an additional 55 Units (Lots 801 through 855). The Holbrook Farms Plat A, Phase 5A Plat added an additional 19 Units (Lots 501 through 519). The Holbrook Farms Plat A, Phase 6B Plat added an additional 6 Units (Lots 621 through 626). The Holbrook Farms Plat B, Phase 1 Plat added an additional 51 Units (Lots 101 through 151). The Holbrook Farms Plat A, Phase 3 Plat added an additional 18 Units (Lots 301 through 318). The Holbrook Farms Plat B, Phase 3 Plat added an additional 76 Units (Lots 301 through 376). The Holbrook Farms Plat A, Phase 9 Plat added an additional 41 Units (Lots 901 through 941). The Holbrook Farms Plat B, Phase 2 Plat added an additional 73 Units (Lots 201 through 273). The Holbrook Farms Plat B, Phase 5 Plat added an additional 11 Units (Lots 501 through 511). The Holbrook Farms Plat B, Phase 6 Plat added an additional 26 Units (Lots 2601 through 2626). The Holbrook Farms Plat B, Phase 4 Plat added an additional 57 Units (Lots 401 through 457). The Holbrook Farms Plat F added an additional 94 Units (Lots 6001 through 6094). The Holbrook Farms Plat D, Phase 1 Plat added an additional 57 Units

(Lots 5001 through 5057), and upon recording of this Supplement to Master Declaration, the total number of Units in the Project will be 775 Units.

5. Covenants, Conditions and Restrictions Run with the Land. This Supplement to Declaration and the Terms and Conditions established herein are binding on each Owner and his/her/their assigns and successors in interest and are intended to and shall run with the land.

[Remainder of this page intentionally left blank. Signature page follows]

Dated this 6 day of JANUARY, 2021.

BOYER HOLBROOK RESIDENTIAL, LC

By: [Signature]

Name: PAUL D. KELLEY

Its: MANAGER

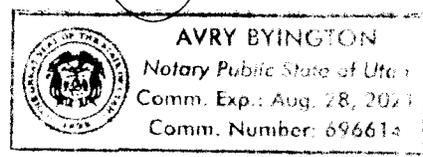
STATE OF UTAH )  
 ) SS  
COUNTY OF Salt Lake )

On this 6, day of January, 2021, personally appeared before me Paul D. Kelley, whose identity is personally known to me, or proven on the basis of satisfactory evidence and who by me duly sworn/affirmed, did say that he/she is the duly authorized representative of the corporation and that said document was signed by him/her on behalf of said corporation with all necessary authority, and acknowledged to me that said corporation executed the same.

[Signature]  
Notary Public

My commission expires:

8/28/2021



**EXHIBIT A  
LEGAL DESCRIPTION**

A portion of the SE1/4 of Section 35, Township 4 South, Range 1 West, Salt Lake Base and Meridian, Lehi, Utah, more particularly described as follows:

Beginning at a point located S89°57'58"W along the Section line 2,518.51 feet and North 16.50 feet from the Southeast Corner of Section 35, T4S, R1W, SLB&M; thence S89°57'58"W parallel to the Section line 108.19 feet; thence N00°10'17"E parallel to the Section line 1,310.80 feet to the 1/16th (40 acre) line; thence N89°53'50"E along the 1/16th (40 acre) line 524.37 feet; thence S18°26'58"E 105.40 feet; thence N89°53'50"E 101.67 feet; thence S00°06'10"E 66.00 feet; thence Southwesterly along the arc of a non-tangent curve to the left having a radius of 15.00 feet (radius bears: S00°06'10"E) a distance of 28.37 feet through a central angle of 108°20'52" Chord: S35°43'24"W 24.32 feet; thence S18°27'02"E 200.13 feet; thence along the arc of a curve to the left with a radius of 15.00 feet a distance of 0.29 feet through a central angle of 1°07'25" Chord: S19°00'44"E 0.29 feet; thence N89°53'50"E 124.15 feet; thence S18°32'59"E 69.59 feet; thence S89°53'50"W 103.51 feet; thence along the arc of a curve to the left with a radius of 15.00 feet a distance of 28.33 feet through a central angle of 108°13'05" Chord: S35°47'17"W 24.30 feet; thence S18°27'02"E 200.53 feet; thence along the arc of a curve to the left with a radius of 15.00 feet a distance of 0.29 feet through a central angle of 01°07'25" Chord: S19°00'44"E 0.29 feet; thence N89°53'50"E 129.96 feet; thence S18°33'00"E 69.58 feet; thence S89°53'50"W 756.31 feet; thence along the arc of a curve to the right with a radius of 61.00 feet a distance of 53.84 feet through a central angle of 50°34'14" Chord: N64°49'03"W 52.11 feet; thence S89°53'50"W 114.07 feet; thence S00°10'17"W 12.12 feet; thence Southerly along the arc of a non-tangent curve to the right having a radius of 520.00 feet (radius bears: N89°46'29"W) a distance of 37.26 feet through a central angle of 04°06'18" Chord: S02°16'40"W 37.25 feet; thence S04°21'56"W 38.60 feet; thence Southerly along the arc of a non-tangent curve to the left having a radius of 491.00 feet (radius bears: S85°38'44"E) a distance of 35.94 feet through a central angle of 04°11'37" Chord: S02°15'28"W 35.93 feet; thence S00°10'17"W 15.20 feet; thence along the arc of a curve to the left with a radius of 468.00 feet a distance of 93.20 feet through a central angle of 11°24'35" Chord: S05°32'01"E 93.04 feet; thence S11°14'18"E 207.85 feet; thence along the arc of a curve to the right with a radius of 532.00 feet a distance of 103.53 feet through a central angle of 11°08'59" Chord: S05°39'49"E 103.36 feet; thence S00°05'20"E 42.03 feet; thence along the arc of a curve to the left with a radius of 15.00 feet a distance of 23.55 feet through a central angle of 89°56'42" Chord: S45°03'41"E 21.20 feet; thence S00°02'02"E 19.50 feet to the point of beginning.

Contains: 12.68 acres+/-