

**SUPPLEMENTAL DECLARATION**  
**OF EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS**

MOUNTAIN HEIGHTS AT ROSECREST  
A Planned Unit Development  
Herriman, Utah  
Phase III

THIS SUPPLEMENTAL DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS (this "Supplemental Declaration") is made this 24 day of April, 2015, by WASATCH LAND COMPANY, a Utah corporation ("Declarant"), and EDGE LAND 15, LLC, a Utah limited liability company ("Owner").

**RECITALS**

A. Declarant previously executed and recorded that certain Declaration of Easements, Covenants, Conditions and Restrictions dated September 9, 2014, recorded on September 9, 2014, as Entry No. 11910505 in Book 10258 at Page 9852 of the Official Records of Salt Lake County, State of Utah (the "Official Records"), as supplemented by that certain Supplemental Declaration of Easements, Covenants, Conditions and Restrictions dated November 14, 2014, recorded on November 17, 2014 as Entry No. 11946251, in Book 10274, at Page 9004 of the Official Records (collectively the "Declaration"). The Declaration pertains to certain real property commonly known as Mountain Heights at Rosecrest and more particularly described on Exhibit A attached hereto and incorporated herein by this reference ("Phases I and II"). All real property subject to the Declaration from time to time is referred to herein as the "Development". Capitalized terms used but not otherwise defined herein shall have the meanings given them in the Declaration.

B. Article III of the Declaration provides that the Declarant thereunder may annex into the Development any Additional Property by recordation of a Supplemental Declaration.

C. Owner owns certain real property ("Phase III") and more particularly described on Exhibit B attached hereto and incorporated herein by this reference and depicted on a subdivision plat recorded at the Office of the Recorder of Salt Lake County, State of Utah.

D. Pursuant to Article III of the Declaration, Declarant and Owner desire to annex Phase III into the Development and subject it to all the provisions of the Declaration, except as expressly set forth herein.

**1. ANNEXATION**

As of the date on which this Supplemental Declaration is recorded, all property included within Phase III is annexed into the Development and subjected to the provisions of the Declaration, all of which are hereby incorporated into this Supplemental Declaration as if such provisions were fully set forth herein, pursuant to Article III of the Declaration, and the parties hereto hereby declare that all of the property included within Phase III is and shall continue to be held, conveyed, hypothecated, encumbered, leased, used, occupied, and improved subject

to the limitations, covenants, conditions, restrictions, and easements set forth in the Declaration, as the Declaration may be amended from time to time, all of which are declared and agreed to be in furtherance of a general plan established for the preservation of the values of Lots and Common Areas within the Development, and for the maintenance of any private roadways, sidewalks, open spaces, and all other Common Areas therein, if any. The Owner of each Lot within Phase III shall have and be subject to all the rights, powers, and responsibilities of Owners under the provisions of the Declaration.

**2. GENERAL PROVISIONS**

2.1 The provisions of this Supplemental Declaration shall continue in effect for so long as the Declaration continues in effect.

2.2 This Supplemental Declaration as well as any amendment hereto and any valid action or directive made pursuant thereto, shall be binding on each party hereto and on the Owners and their heirs, grantees, tenants, successors, and assigns.

**EXECUTED** by each of Declarant and Owner on the day and year first above written.

WASATCH LAND COMPANY,  
a Utah corporation

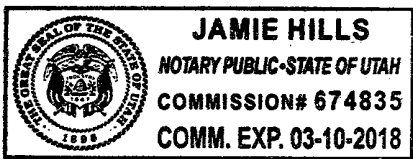
By [Signature]  
Name: GORDON JONES  
Title: PRESIDENT

STATE OF UTAH            )  
  : ss.  
COUNTY OF UTAH        )

The foregoing instrument was acknowledged before me this 24 day of April, 2015, by Gordon Jones, President of Wasatch Land Company, a Utah corporation.

[Signature]  
NOTARY PUBLIC  
Residing at: Provo, Utah

My Commission Expires:  
3/10/2018



EDGE LAND 15, LLC,  
a Utah limited liability company

By [Signature]  
Name: GORDON JONES  
Title: MANAGER

STATE OF UTAH            )  
                                      : ss.  
COUNTY OF UTAH        )

The foregoing instrument was acknowledged before me this 24 day of April, 2015, by Gordon Jones, Manager of Edge Land 15, LLC, a Utah limited liability company.

[Signature]  
NOTARY PUBLIC  
Residing at: PROVO, Utah

My Commission Expires:  
3/10/2018

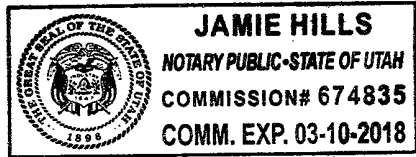


EXHIBIT A

Description of Phases I and II

That certain real property, located in Salt Lake County, State of Utah and more particularly described as follows:

Phase I

Lots 1-17, M3 At Rosecrest Phase 1, recorded in the Salt Lake County Recorder's Office on August 19, 2014 as Entry No. 11899427, Book 2014P, Page 212.

Phase II

Lots 18-47, Mountain Heights At Rosecrest Phase 2, recorded in the Salt Lake County Recorder's Office on November 12, 2014 as Entry No. 11944474, Book 2014P, Page 282.

EXHIBIT B

Description of Phase III

That certain real property, located in Salt Lake County, State of Utah and more particularly described as follows:

Beginning at a point located N89°50'17"W along the Section Line 443.26 feet and South 1850.65 from the Southeast Corner of Section 1, Township 4 South, Range 2 West, Salt Lake Base and Meridian; thence S8°12'28"W 6.10 feet; thence S3°47'31"W 54.59 feet; thence S0°37'25"E 54.59 feet; thence S5°02'22"E 54.59 feet; thence S9°27'18"E 54.59 feet; thence S13°52'15"E 54.59 feet; thence S18°17'11"E 65.58 feet; thence S21°20'22"E 46.85 feet; thence S67°07'54"W 4.25 feet; thence S22°52'06"E 133.93 feet; thence S67°07'54"W 45.00 feet; thence S22°52'06"E 54.23 feet; thence along the South property line N85°32'20"W 359.21 feet; thence along the East property line N14°46'19"E 189.50 feet; thence S89°54'36"E 76.87 feet; thence N0°53'20"E 84.30 feet; thence S83°33'42"W 33.48 feet; thence along the arc of a 165.50 foot radius curve to the right 5.12 feet through a central angle of 1°46'23" (chord: S84°26'54"W 5.12 feet); thence N4°39'55"W 36.00 feet; thence N11°25'05"W 78.70 feet; thence North 80.67 feet; thence N75°13'41"W 1.21 feet; thence N14°46'19"E 114.00 feet; thence S75°12'41"E 56.43 feet; thence S84°00'12"E 36.00 feet; thence along the arc of a 790.00 foot radius non-tangent curve (radius bears: S84°00'12"E) to the right 6.85 feet through a central angle of 0°29'48" (chord: N6°14'42"E 6.85 feet); thence S83°30'24"E 81.68 feet to the point of beginning.

Contains ±3.11 acres

Also described as Lots 48-71, Mountain Heights At Rosecrest Phase 3, recorded in the Salt Lake County Recorder's Office on November \_\_\_\_\_, 2014 as Entry No. \_\_\_\_\_, Book \_\_\_\_\_, Page \_\_\_\_\_.