


DECLARATION OF THE COTTAGES AT HOBBLE CREEK, Plat A

A Mountain Home Development

Recitals:

- A. T & M Development, L.C., is the Declarant under the Declaration of Covenants, Conditions and Restrictions of The Cottages at Hobble Creek (hereafter the "Cottages CC&Rs") which were recorded with the Utah County Recorder on 29 November 1999 as entry 124110.
- B. Records in the Office of the Utah County Recorder document that T & M Development does not own any lots in The Cottages at Hobble Creek as of 29 December 2016.
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- C. Consistent with the Enabling Declaration provided for in section 3.2 of the Cottages CC&Rs recorded 29 November 1999 entry 124110 and the First Amendment recorded with the Utah County Recorder on 28 November 2006 as entry 159542, ". . . this exclusive right of the Declarant to appoint the Trustees shall terminate four (4) months after 90% of the Lots in the final phase of the Project have been conveyed by Declarant."
- D. There has been no planning and development of "future development" since the Declarant took a ten (10) year hiatus from planning and development and because Utah County Community Development recognizes The Cottages at Hobble Creek as a "stand alone community" and "parcels 16:040:043 and 16:040:0045 are not part of The Cottages at Hobble Creek Mountain Home Development, Plat A."
- E. As provided in Section 2 of Article Three of the Bylaws, special meetings of the Members may be called at any time ". . . upon written request of the Members who are entitled to vote at least thirty-three percent (33%) of all of the votes of the membership." Sixty-

seven percent (67%) of the members sent written request to call a special meeting.

F. As provided in Section 3 of Article Three of the Bylaws, written notice of the 29 May 2017 special meeting was mailed to all members/owners stating that a special meeting was being called by Members for the purpose of electing a new Board.

G. At the 29 May 2017 Special Meeting, 34 out of 35 Members/Owners voted for Benjamin Lakey, Dion Barron and Brent Olsen to serve on the Board of Trustees for The Cottages at Hobble Creek Community Association.

For and in consideration of the foregoing recitals, effective immediately, The Cottages at Hobble Creek Community Association current members of the Board of Trustees are:

- 1. Benjamin Lakey
- 2. Dion Barron
- 3. Brent Olsen

Dated and signed on this 5 day of September, 2017

The Cottage at Hobble Creek Community Association, Inc. a Utah nonprofit corporation

By: Dion Barron

Dion Barron, Board of Trustee

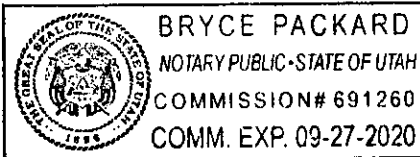
Brent Olsen

Brent Olsen, Board of Trustee

The foregoing instrument was duly acknowledged before me this 5 day of September 2017 by Dion Barron and Brent Olsen, Board of Trustees of The Cottages at Hobble Creek Community Association, Inc., a Utah nonprofit corporation, on behalf of such Association.

Bryce Packard

Notary Public



LEGAL DESCRIPTION
EXHIBIT A

ENT 86653:2017 PG 3 of 6

Commencing at a point located North $02^{\circ} 47' 53''$ East along the Section line 1828.94 feet from the Southwest corner of Section 3, Township 7 South, Range 4 East, Salt Lake Base and Meridian; thence North $02^{\circ} 47' 53''$ East 880.36 feet; thence North $02^{\circ} 16' 00''$ West 396.83 feet; thence South $29^{\circ} 47' 00''$ East 3114.41 feet; thence South $63^{\circ} 00' 00''$ West 334.63 feet; thence South $20^{\circ} 22' 48''$ East 529.67 feet; thence South $06^{\circ} 45' 24''$ East 309.67 feet; thence South $19^{\circ} 57' 37''$ East 107.58 feet; thence South $06^{\circ} 45' 55''$ East 191.43 feet; thence South $34^{\circ} 58' 07''$ East 226.07 feet; thence South $39^{\circ} 46' 05''$ East 288.74 feet; thence South $51^{\circ} 43' 03''$ East 132.17 feet; thence South $28^{\circ} 41' 10''$ East 59.75 feet; thence South $53^{\circ} 03' 16''$ East 236.27 feet; thence South $78^{\circ} 55' 45''$ East 24.56 feet; thence South $87^{\circ} 43' 35''$ East 75.89 feet; thence South $58^{\circ} 34' 14''$ East 214.49 feet; thence South $04^{\circ} 15' 24''$ West 110.67 feet; thence along the arc of a 341.00 foot radius curve to the right 27.43 feet (chord bears North $60^{\circ} 55' 50''$ East 27.42 feet); thence North $63^{\circ} 14' 06''$ East 109.50 feet; thence along the arc of a 241.00 foot radius curve to the right 29.98 feet (chord bears North $66^{\circ} 47' 55''$ East 29.96 feet); thence South $24^{\circ} 54' 28''$ East 56.31 feet; thence along the arc of a 185.00 foot radius curve to the left 28.19 feet (chord bears South $67^{\circ} 35' 59''$ West 28.16 feet); thence South $63^{\circ} 14' 06''$ West 109.50 feet; thence along the arc of a 285.00 foot radius curve to the left 92.80 feet (chord bears South $53^{\circ} 54' 24''$ West 92.39 feet); thence South $14^{\circ} 40' 04''$ West 497.30 feet; thence North $89^{\circ} 36' 27''$ West 295.42 feet; thence South $63^{\circ} 39' 24''$ West 84.36 feet; thence South $54^{\circ} 31' 14''$ West 127.72 feet; thence South $79^{\circ} 30' 21''$ West 88.09 feet; thence South $66^{\circ} 42' 47''$ West 198.61 feet; thence South $63^{\circ} 34' 06''$ West 203.12 feet; thence South $56^{\circ} 55' 26''$ West 272.12 feet; thence North $29^{\circ} 20' 44''$ West 320.68 feet; thence North $23^{\circ} 58' 58''$ East 156.65 feet; thence South $55^{\circ} 22' 05''$ West 37.94 feet; thence along the arc of a 122.00 foot radius curve to the left 120.60 feet (chord bears South $27^{\circ} 07' 22''$ West 115.75 feet); thence South $01^{\circ} 11' 42''$ East 75.24 feet; thence along the arc of a 527.98 foot radius curve to the right 66.93 feet (chord bears South $02^{\circ} 26' 12''$ West 66.89 feet); thence South $06^{\circ} 04' 06''$ West 105.88 feet; thence along the arc of a 472.08 foot radius curve to the left 61.29 feet (chord bears South $02^{\circ} 20' 55''$ West 61.25 feet); thence South $01^{\circ} 22' 15''$ East 123.83 feet; thence along the arc of a 528.00 foot radius curve to the right 151.23 feet (chord bears South $06^{\circ} 50' 02''$ West 150.71 feet); thence South $15^{\circ} 02' 20''$ West 123.80 feet; thence along the arc of a 178.00 foot radius curve to the right 118.66 feet (chord bears South $34^{\circ} 08' 10''$ West 116.47 feet); thence South $53^{\circ} 14' 00''$ West 160.25 feet; thence along the arc of a 122.00 foot radius curve to the left 137.13 feet (chord bears South $21^{\circ} 06' 20''$ West 130.02 feet); thence South $11^{\circ} 02' 51''$ East 125.88 feet; thence along the arc of a 124.00 foot radius curve to the left 42.10 feet (chord bears South $20^{\circ} 46' 25''$ East 41.90 feet); thence South $30^{\circ} 30' 00''$ East 83.26 feet; thence South $60^{\circ} 15' 02''$ West 39.94 feet; thence along the arc of a 597.28 foot radius curve to the left 16.06 feet (chord bears South $59^{\circ} 56' 14''$ West 16.06 feet); thence North $30^{\circ} 30' 00''$ West 82.62 feet; thence along the arc of a 180.00 foot radius curve to the right 61.11 feet (chord bears North $20^{\circ} 46' 25''$ West 60.82 feet); thence North $11^{\circ} 02' 51''$ West 125.83 feet; thence along the arc of a 178.00 foot radius curve to the right 200.07 feet (chord bears North $21^{\circ} 06' 20''$ East 189.70 feet); thence North $53^{\circ} 14' 00''$ East 160.17 feet; thence along the arc of a 122.00 foot radius curve to the left 81.33 feet (chord bears North $34^{\circ} 08' 10''$ East 79.83 feet); thence North $15^{\circ} 02' 20''$ East 123.80 feet; thence along the arc of a 472.00 foot radius curve to the left 135.19 feet (chord bears North $06^{\circ} 50' 02''$ East 134.72 feet); thence North $01^{\circ} 22' 15''$ West 123.83 feet; thence along the arc of a 528.08 foot radius curve to the right 68.56 feet (chord bears North $02^{\circ} 20' 55''$ East 68.52 feet); thence North $06^{\circ} 04' 06''$ East 105.88 feet; thence along the arc of a 471.98 foot radius curve to the left 59.83 feet (chord bears North $02^{\circ} 26' 12''$ East 59.79 feet); thence North $01^{\circ} 11' 42''$ West 75.24 feet; thence along the arc of a 178.00 foot radius curve to the right 175.95 feet (chord bears North $27^{\circ} 07' 22''$ East 168.87 feet); thence North $55^{\circ} 22' 05''$ East 107.48 feet; thence

ENT ~~21110 OR 220110-17~~

along the arc of a 222.00 foot radius curve to the left 52.76 feet (chord bears North 48° 33' 36" East 52.63 feet); thence along the arc of a 35.00 foot radius curve to the left 30.73 feet (chord bears North 16° 36' 06" East 29.75 feet); thence along the arc of a 50.00 foot radius curve to the right 50.59 feet (chord bears North 20° 26' 09" East 48.46 feet); thence along the arc of a 35.00 foot radius curve to the left 17.24 feet (chord bears North 35° 18' 21" East 17.07 feet); thence North 21° 11' 28" East 49.79 feet; thence along the arc of a 1040.95 foot radius curve to the right 147.57 feet (chord bears North 25° 15' 08" East 147.45 feet); thence along the arc of a 35.00 foot radius curve to the left 36.25 feet (chord bears North 00° 21' 36" West 34.65 feet); thence along the arc of a 50.00 foot radius curve to the right 123.90 feet (chord bears North 40° 57' 14" East 94.54 feet); thence along the arc of a 35.00 foot radius curve to the left 48.77 feet (chord bears North 72° 01' 25" East 44.92 feet); thence North 32° 06' 21" East 190.51 feet; thence along the arc of a 260.00 foot radius curve to the left 309.97 feet (chord bears North 02° 02' 40" West 291.93 feet); thence North 36° 11' 48" West 299.23 feet; thence along the arc of a 1515.01 foot radius curve to the right 309.85 feet (chord bears North 30° 20' 21" West 309.31 feet); thence South 73° 56' 00" West 7.74 feet; thence North 16° 04' 00" West 378.27 feet; thence North 03° 30' 45" West 126.36 feet; thence North 26° 56' 20" West 288.33 feet; thence North 10° 42' 18" West 314.43 feet; thence North 28° 06' 28" West 658.75 feet; thence North 19° 41' 37" West 288.61 feet; thence North 63° 33' 25" West 217.13 feet; thence North 44° 36' 47" East 34.85 feet; thence North 44° 54' 34" West 100.02 feet; thence North 09° 23' 45" West 138.16 feet; thence North 50° 19' 01" East 215.67 feet; thence North 41° 20' 20" West 450.43 feet to the point of beginning.

EXHIBIT "B"

ENT ~~24110 BK 5284 PG 173~~Description of the Additional Land

COMMENCING AT A POINT LOCATED SOUTH 00°06'49" EAST ALONG THE SECTION LINE 963.87 FEET AND EAST 921.42 FEET FROM THE NORTHWEST CORNER OF SECTION 10, TOWNSHIP 7 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 73°56'00" EAST 280.64 FEET; THENCE NORTH 16°04'00" WEST 60.80 FEET; THENCE ALONG THE ARC OF A 1515.01 FOOT RADIUS CURVE TO THE LEFT 371.14 FEET (CHORD BEARS SOUTH 29°10'48" EAST 370.22 FEET); THENCE SOUTH 36°11'48" EAST 299.23 FEET; THENCE ALONG THE ARC OF A 260.00 FOOT RADIUS CURVE TO THE RIGHT 309.97 FEET (CHORD BEARS SOUTH 02°02'40" EAST 291.93 FEET); THENCE SOUTH 32°06'21" WEST 296.89 FEET; THENCE ALONG THE ARC OF A 1015.04 FOOT RADIUS CURVE TO THE LEFT 193.35 FEET (CHORD BEARS SOUTH 26°38'58" WEST 193.05 FEET); THENCE SOUTH 21°11'33" WEST 66.51 FEET; THENCE ALONG THE ARC OF A 235.00 FOOT RADIUS CURVE TO THE RIGHT 140.18 FEET (CHORD BEARS SOUTH 38°16'50" WEST 138.11 FEET); THENCE SOUTH 55°22'05" WEST 107.49 FEET; THENCE ALONG THE ARC OF A 165.00 FOOT RADIUS CURVE TO THE LEFT 163.11 FEET (CHORD BEARS SOUTH 27°07'27" WEST 156.55 FEET); THENCE SOUTH 01°11'42" EAST 75.23 FEET; THENCE ALONG THE ARC OF A 484.98 FOOT RADIUS CURVE TO THE RIGHT 61.48 FEET (CHORD BEARS SOUTH 02°26'10" WEST 61.44 FEET); THENCE SOUTH 06°04'04" WEST 105.89 FEET; THENCE ALONG THE ARC OF A 515.08 FOOT RADIUS CURVE TO THE LEFT 66.90 FEET (CHORD BEARS SOUTH 02°20'50" WEST 66.85 FEET); THENCE SOUTH 01°22'15" EAST 123.80 FEET; THENCE ALONG THE ARC OF A 485.00 FOOT RADIUS CURVE TO THE RIGHT 138.91 FEET (CHORD BEARS SOUTH 06°50'02" WEST 138.44 FEET); THENCE SOUTH 15°02'20" WEST 59.02 FEET; THENCE SOUTH 34°17'14" WEST 98.79 FEET; THENCE SOUTH 62°58'40" WEST 134.09 FEET; THENCE ALONG THE ARC OF A 235.00 FOOT RADIUS CURVE TO THE LEFT 245.55 FEET (CHORD BEARS SOUTH 40°25'30" WEST 234.53 FEET); THENCE NORTH 35°33'16" WEST 199.31 FEET; THENCE NORTH 35°44'04" WEST 919.82 FEET; THENCE NORTH 35°26'52" WEST 1158.19 FEET; THENCE NORTH 54°33'58" EAST 581.54 FEET; THENCE SOUTH 86°14'38" EAST 50.00 FEET; THENCE SOUTH 88°40'06" EAST 799.95 FEET; THENCE NORTH 41°56'34" EAST 397.44 FEET TO THE POINT OF BEGINNING.

AREA = 2,912,661 SQ.FT. OR 66.87 ACRES

EXHIBIT "B"
22.73 ACRE PARCEL

ENT ~~86653:2017~~ DR ~~528470-176~~

COMMENCING AT A POINT LOCATED SOUTH 00°06'49" EAST ALONG THE SECTION LINE 2353.63 FEET AND EAST 1152.32 FEET FROM THE NORTHWEST CORNER OF SECTION 10, TOWNSHIP 7 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 23°58'58" WEST 156.65 FEET; THENCE SOUTH 29°20'44" EAST 320.68 FEET; THENCE NORTH 56°55'26" EAST 272.12 FEET; THENCE NORTH 63°34'06" EAST 203.12 FEET; THENCE NORTH 66°42'47" EAST 198.61 FEET; THENCE NORTH 79°30'21" EAST 88.09 FEET; THENCE NORTH 54°31'14" EAST 127.72 FEET; THENCE NORTH 63°39'24" EAST 84.36 FEET; THENCE SOUTH 89°36'27" EAST 295.42 FEET; THENCE NORTH 14°40'04" EAST 497.30 FEET; THENCE ALONG THE ARC OF 285.00 FOOT RADIUS CURVE TO THE RIGHT 92.80 FEET (CHORD BEARS N 53°54'24" E 92.39 FEET); THENCE NORTH 63°14'06" EAST 109.50 FEET; THENCE ALONG THE ARC OF A 185.00 FOOT RADIUS CURVE TO THE RIGHT 28.19 FEET (CHORD BEARS N 67°35'59" E 28.16 FEET); THENCE SOUTH 24°54'28" EAST 143.31 FEET; THENCE SOUTH 63°15'00" EAST 28.00 FEET; THENCE SOUTH 26°45'00" WEST 107.96 FEET; THENCE ALONG THE ARC OF A 572.98 FOOT RADIUS CURVE TO THE LEFT 207.27 FEET (CHORD BEARS S 16°23'15" W 206.14 FEET); THENCE SOUTH 06°01'31" WEST 48.51 FEET; THENCE ALONG THE ARC OF A 221.86 FOOT RADIUS CURVE TO THE RIGHT 187.90 FEET (CHORD BEARS S 30°17'15" W 182.33 FEET); THENCE ALONG THE ARC OF A 541.26 FOOT RADIUS CURVE TO THE LEFT 201.45 FEET (CHORD BEARS S 43°53'15" W 200.29 FEET); THENCE ALONG THE ARC OF A 322.90 FOOT RADIUS CURVE TO THE RIGHT 234.86 FEET (CHORD BEARS S 54°03'45" W 229.72 FEET); THENCE SOUTH 74°54'00" WEST 216.14 FEET; THENCE ALONG THE ARC OF A 573.00 FOOT RADIUS CURVE TO THE LEFT 383.39 FEET (CHORD BEARS S 55°47'04" W 376.27 FEET); THENCE SOUTH 36°37'01" WEST 102.61 FEET; THENCE SOUTH 36°37'00" WEST 58.50 FEET; THENCE ALONG THE ARC OF A 850.00 FOOT RADIUS CURVE TO THE RIGHT 196.67 FEET (CHORD BEARS S 43°14'42" W 196.23 FEET); THENCE SOUTH 49°47'59" WEST 142.06 FEET; THENCE ALONG THE ARC OF A 3500.12 FOOT RADIUS CURVE TO THE LEFT 146.61 FEET (CHORD BEARS S 48°36'00" W 146.60 FEET); THENCE SOUTH 47°24'00" WEST 104.18 FEET; THENCE ALONG THE ARC OF A 1200.01 FOOT RADIUS CURVE TO THE RIGHT 197.75 FEET (CHORD BEARS S 52°07'15" W 197.52 FEET); THENCE SOUTH 56°50'30" WEST 146.82 FEET; THENCE SOUTH 58°19'02" WEST 128.75 FEET; THENCE NORTH 30°30'00" WEST 83.26 FEET; THENCE ALONG THE ARC OF A 124.00 FOOT RADIUS CURVE TO THE RIGHT 42.10 FEET (CHORD BEARS N 20°46'25" W 41.90 FEET); THENCE NORTH 11°02'51" WEST 125.88 FEET; THENCE ALONG THE ARC OF A 122.00 FOOT RADIUS CURVE TO THE RIGHT 137.13 FEET (CHORD BEARS N 21°06'20" E 130.02 FEET); THENCE NORTH 53°14'00" EAST 160.25 FEET; THENCE ALONG THE ARC OF A 178.00 FOOT RADIUS CURVE TO THE LEFT 118.66 FEET (CHORD BEARS N 34°08'10" EAST 116.47 FEET); THENCE NORTH 15°02'20" EAST 123.80 FEET; THENCE ALONG THE ARC OF A 528.00 FOOT RADIUS CURVE TO THE LEFT 151.23 FEET (CHORD BEARS N 06°50'02" E 150.71 FEET); THENCE NORTH 01°22'15" WEST 123.83 FEET; THENCE ALONG THE ARC OF A 472.08 FOOT RADIUS CURVE TO THE RIGHT 61.29 FEET (CHORD BEARS N 02°50'50" EAST 61.25 FEET); THENCE NORTH 06°04'06" EAST 105.88 FEET; THENCE ALONG THE ARC OF A 527.98 FOOT RADIUS CURVE TO THE LEFT 66.93 FEET (CHORD BEARS N 02°26'12" E 66.89 FEET); THENCE NORTH 01°11'42" WEST 75.24 FEET; THENCE ALONG THE ARC OF A 122.00 FOOT RADIUS CURVE TO THE RIGHT 120.60 FEET (CHORD BEARS N 27°07'22" E 115.75 FEET); THENCE NORTH 55°22'05" EAST 37.94 FEET TO THE POINT OF BEGINNING.

AREA = 990,104 SQ.FT. OR 22.73 ACRES