

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.
- 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

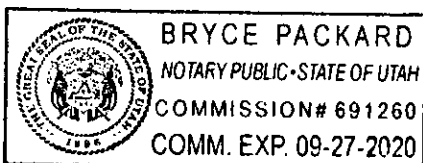
By: Dion Barron

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

This Declaration is being recorded to correct a previous recording entry 86653 of 2017 which had Exhibit B attached in error.

LEGAL DESCRIPTION
EXHIBIT A

Commencing at a point located North 02° 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° 47' 53" East 880.36 feet; thence North 02° 16' 00" West 396.83 feet; thence South 29° 47' 00" East 3114.41 feet; thence South 63° 00' 00" West 334.63 feet; thence South 20° 22' 48" East 529.67 feet; thence South 06° 45' 24" East 309.67 feet; thence South 19° 57' 37" East 107.58 feet; thence South 06° 45' 55" East 191.43 feet; thence South 34° 58' 07" East 226.07 feet; thence South 39° 46' 05" East 288.74 feet; thence South 51° 43' 03" East 132.17 feet; thence South 28° 41' 10" East 59.75 feet; thence South 53° 03' 16" East 236.27 feet; thence South 78° 55' 45" East 24.56 feet; thence South 87° 43' 35" East 75.89 feet; thence South 58° 34' 14" East 214.49 feet; thence South 04° 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° 55' 50" East 27.42 feet); thence North 63° 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° 47' 55" East 29.96 feet); thence South 24° 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° 35' 59" West 28.16 feet); thence South 63° 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° 54' 24" West 92.39 feet); thence South 14° 40' 04" West 497.30 feet; thence North 89° 36' 27" West 295.42 feet; thence South 63° 39' 24" West 84.36 feet; thence South 54° 31' 14" West 127.72 feet; thence South 79° 30' 21" West 88.09 feet; thence South 66° 42' 47" West 198.61 feet; thence South 63° 34' 06" West 203.12 feet; thence South 56° 55' 26" West 272.12 feet; thence North 29° 20' 44" West 320.68 feet; thence North 23° 58' 58" East 156.65 feet; thence South 55° 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° 07' 22" West 115.75 feet); thence South 01° 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° 26' 12" West 66.89 feet); thence South 06° 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° 20' 55" West 61.25 feet); thence South 01° 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° 50' 02" West 150.71 feet); thence South 15° 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° 08' 10" West 116.47 feet); thence South 53° 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° 06' 20" West 130.02 feet); thence South 11° 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° 46' 25" East 41.90 feet); thence South 30° 30' 00" East 83.26 feet; thence South 60° 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° 56' 14" West 16.06 feet); thence North 30° 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° 46' 25" West 60.82 feet); thence North 11° 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° 06' 20" East 189.70 feet); thence North 53° 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° 08' 10" East 79.83 feet); thence North 15° 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° 50' 02" East 134.72 feet); thence North 01° 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° 20' 55" East 68.52 feet); thence North 06° 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° 26' 12" East 59.79 feet); thence North 01° 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° 07' 22" East 168.87 feet); thence North 55° 22' 05" East 107.48 feet; thence

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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.