

WHEN RECORDED, RETURN TO:
3688 East Campus Drive, Suite 101
Eagle Mountain, UT 84005

ENT 42160:2014 PG 1 of 3
Jeffery Smith
Utah County Recorder
2014 Jun 20 10:31 AM FEE 50.00 BY SS
RECORDED FOR Richards, Kimble & Winn, P.C.
ELECTRONICALLY RECORDED

**SUPPLEMENTAL
DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS
FOR BROADMOOR PARK PUD PHASE 2**

THIS SUPPLEMENTAL DECLARATION is made on the date below by Edge Land 12, L.L.C., a Utah limited liability company.

RECITALS

A. Edge Land 12, L.L.C., is Declarant under the Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Broadmoor Park, an Expandable Residential Planned Unit Development recorded September 16, 2013, as Entry No. 91626:2013 in the Utah County Recorder's Office ("Declaration"). Declarant is the owner and developer of Broadmoor Park PUD, Phase 2, Utah County, Utah (the "Development");

B. Under Article II, Section 2.2 of the Declaration, Declarant has the right to add Lots to the Project;

C. Declarant desires to annex property into the Project. The annexed land shall be known as Phase 2 as described in Exhibit "A" and the plat recorded November 27, 2013 as Entry No. 109399:2013 in the Utah County Recorder's Office.

NOW THEREFORE, Declarant hereby declares as follows:

1. All defined terms as used in this Supplemental Declaration shall have the same meaning as those set forth and defined in the Declaration, unless a definition is given to the term in this Supplemental Declaration.
2. The real property described in Exhibit "A" and situated in Lehi City, Utah County, Utah, is hereby submitted to the provisions of the Declaration and, pursuant thereto, is hereby annexed in to the Project and is to be held, transferred, sold, conveyed, and occupied as a part of the Property, subject to the following:

RESERVING UNTO DECLARANT, however, such easements and rights of ingress and egress over, across, through, and under the said property and any improvements (including buildings) now or hereafter constructed thereon as may be reasonably necessary for Declarant (in a manner which is reasonable and not inconsistent with the provisions of the Declaration): (i) to construct and complete the Project, and to do all things reasonably necessary or proper in connection therewith; (ii) to construct and complete on the Additional Property, or any portion thereof, such improvements as Declarant shall determine to build in its sole discretion (and whether or not the Additional Property or any portion thereof has been or hereafter will be added to the Project); (iii) to amend the existing Project as to the number of lots, lot sizes, and units to be built upon the land, as permitted by the laws of the State of Utah and Utah County and the zoning requirements of Lehi City; and (iv) to improve portions of the said property with such other or additional improvements, facilities, or landscaping designed for the use and enjoyment of all Owners as Declarant may reasonably determine to be appropriate. If, pursuant to all foregoing reservations, the said property or any improvement thereon is traversed or partially occupied by a permanent improvement or utility line, a perpetual easement for such improvement or utility line shall exist. With the exception of such perpetual easements, the reservations hereby effected shall, unless sooner terminated in accordance with their terms, expire 7 years after the date on which this Supplemental Declaration or any subsequent supplemental declarations are recorded, whichever is later. Declarant may add land and subject it to the Declaration in its discretion for 7 years from the date this Supplemental Declaration or any subsequent supplemental

declarations are recorded, whichever is later.

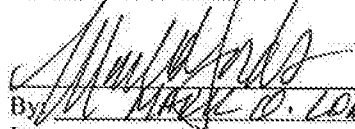
THE FOREGOING IS SUBJECT TO all liens for current and future taxes, assessments, and charges imposed or levied by governmental or quasi-governmental authorities; all Patent reservations and exclusions; all mineral reservations of record and rights incident thereto; all instruments of record which affect the above-described real property or any portion thereof, including, without limitation, any mortgage or deed of trust (and nothing in this paragraph shall be deemed to modify or amend such mortgage or deed of trust); all visible easements and rights-of-way; all easements and rights-of-way, encroachments, or discrepancies shown on, or revealed by, a plat or otherwise existing, an easement for each and every pipe, line, cable, wire, utility line, or similar facility which traverses or partially occupies the said real property at such time as construction of all improvements is complete; and all easements necessary for ingress to egress from, maintenance of, and replacement of all such pipes, lines, cable, wires, utility lines, and similar facilities.

- 3. The Declaration as previously amended and supplemented shall remain unchanged and, together with this Supplemental Declaration shall constitute the Declaration of Covenants, Conditions and Restrictions for the Project as further expanded by the annexation of the Additional Property.
- 4. Declarant reserves all Declarant rights, as stated in the Declaration, including Class B voting membership.
- 5. This Supplemental Declaration shall be recorded in the Utah County Recorder's Office to accompany the Plat Map entitled Phase 2, Broadmoor Park recorded as Entry No. 109399:2013, located in Lehi City, Utah County, Utah, executed and acknowledged by Declarant, and accepted by Lehi City.

IN WITNESS WHEREOF, Declarant has executed this instrument the day and year first set forth above.

DECLARANT

By: Edge Land 12, L.L.C.

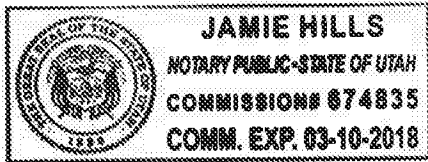

By: MARK O. LORDS

Its: _____

Dated: _____

STATE OF UTAH)
)
) :ss.
)
County of Salt Lake)

On this 16 day of June, 2014, personally appeared before me Mark Lords, who being by me duly sworn, did say that he is the agent of Declarant, authorized to execute this Declaration.




NOTARY PUBLIC

EXHIBIT "A"
LEGAL DESCRIPTION

LOTS 31 – 66 AND LOTS 101-126, BROADMOOR PARK PUD PHASE 2, ACCORDING TO THE OFFICIAL PLAT MAP THEREOF ON RECORD IN THE UTAH COUNTY RECORDER'S OFFICE, STATE OF UTAH.

Parcel ID Nos.: 35:647:0031 – 35:647:0066 and 35:647:0101 – 35:647:0126