

When Recorded, Mail To:

Edge Homes  
480 West 800 North, Suite 200  
Orem, UT 84057

ENT **81085:2015** PG 1 of 5  
**Jeffery Smith**  
**Utah County Recorder**  
2015 Sep 03 11:05 AM FEE 99.00 BY EO  
RECORDED FOR Provo Land Title Co.  
ELECTRONICALLY RECORDED

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

TALUS RIDGE  
Saratoga Springs, Utah  
Plat "B"

THIS SUPPLEMENTAL DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS (this "Supplemental Declaration") is made this 1 day of September, 2015, by WASATCH LAND COMPANY, a Utah corporation ("Declarant").

**RECITALS**

A. Declarant previously executed and recorded that certain Declaration of Easements, Covenants, Conditions and Restrictions dated May 12, 2014, recorded on May 15, 2015, as Entry No. 41790:2015 of the Official Records of Utah County, State of Utah (the "Public Records") (the "Declaration"). The Declaration pertains to certain real property commonly known as Canyon Hills and more particularly described on Exhibit A attached hereto and incorporated herein by this reference ("Phase 1"). 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 Land by recordation of a Supplemental Declaration.

C. Declarant owns certain real property ("Phase 5") and more particularly described on Exhibit B attached hereto and incorporated herein by this reference and depicted on a subdivision plat recorded in the Public Records.

D. Pursuant to Article III of the Declaration, Declarant and Owner desire to annex Phase 8 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 8 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 5 is and shall continue to be held, conveyed, hypothecated, encumbered, leased, rented, 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 5 shall have and be subject to all the rights, powers, and responsibilities of Owners under the provisions of the Declaration.

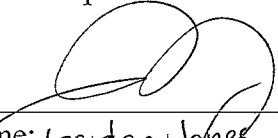
2. GENERAL PROVISIONS

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.

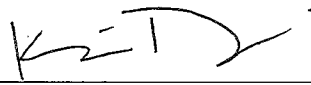
EXECUTED by each of Declarant and Owner on the day and year first above written.

WASATCH LAND COMPANY,  
a Utah corporation

By   
Name: Gordon Jones  
Title: President

STATE OF UTAH )  
: ss.  
COUNTY OF UTAH )

The foregoing instrument was acknowledged before me this 31 day of August, 2015, by Gordon Jones, President of Wasatch Land Company, a Utah corporation.

  
NOTARY PUBLIC  
Residing at: Lehi, UT

My Commission Expires:  
3/24/19

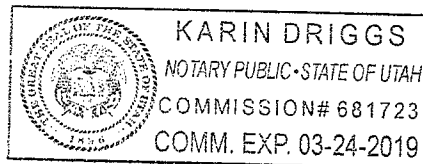


EXHIBIT A

Description of Plat "A"

Lots 1 through 31 inclusive, PLAT "A" , Talus Ridge, Residential Subdivision, Saratoga Springs, Utah, according to the official plat thereof on file in the office of the Utah County Recorder, Utah.

(53:511:0001 through 53:511:0031 inclusive)

A PORTION OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 712, PLAT "G", SUNRISE MEADOWS SUBDIVISION ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE UTAH COUNTY RECORDER, SAID POINT BEING LOCATED N89°54'00"E ALONG THE SECTION LINE 1324.69 FEET AND S0°19'04"W 1327.12 FEET FROM THE NORHTWEST CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE ALONG THE SOUTHERN BOUNDARY OF PLAT "G" AND PLAT "F" SUNRISE MEADOWS SUBDIVISION N89°53'54"E 1327.40 FEET TO THE QUARTER SECTION LINE; THENCE S0°11'59"W ALONG THE QUARTER SECTION LINE 649.41 FEET; THENCE S89°53'35"W 928.31 FEET; THENCE N9°47'30"E 180.86 FEET; THENCE N60°06'11"W 159.73 FEET; THENCE N39°41'18"W 67.35 FEET; N68°24'00"W 159.08 FEET; THENCE N4°54'54"E 94.40 FEET; THENCE ALONG THE ARC OF A 261.50 FOOT RADIUS NON-TANGENT CURVE (RADIUS BEARS: S14°17'59"W) TO THE LEFT 65.73 FEET THROUGH A CENTRAL ANGLE OF 14°24'09" (CHORD N82°54'05"W 65.56 FEET); THENCE S89°53'49"W 42.20 FEET; THENCE N0°19'04"E 178.47 FEET TO THE POINT OF BEGINNING

CONTAINS: ±16.65 ACRES  
# OF LOTS: 31

## EXHIBIT B

## Description of Plat "B"

A PORTION OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N89°54'00"E ALONG THE SECTION LINE 1177.66 FEET FROM THE NORTHWEST CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE N89°54'00"E ALONG SAID SECTION LINE AND THE SOUTH LINE OF SAGE HILL PLAT "A" SUBDIVISION 147.04 FEET TO THE WEST LINE OF PLAT "I", "H", AND "G" OF SUNRISE MEADOWS AND PLAT "A" OF TALUS RIDGE SUBDIVISION 1505.59 FEET; THENCE S89°53'49"W 230.78 FEET; THENCE S0°06'11"E 94.09 FEET; THENCE S89°53'49"W 125.92 FEET; THENCE S82°30'34"W 56.52 FEET; THENCE N89°40'56"W 100.01 FEET; THENCE S0°19'09"W 205.93 FEET; THENCE S11°53'31"E 168.09 FEET; THENCE S89°53'35"W 51.08 FEET; THENCE N11°53'31"W 163.00 FEET; THENCE N0°19'09"E 311.53 FEET; THENCE N0°19'16"E 77.00 FEET; THENCE S89°53'49"W 84.89 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT 23.67 FEET THROUGH A CENTRAL ANGLE OF 90°25'20" (CHORD: N44°53'31"W 21.29 FEET); THENCE N0°19'09"E 199.44 FEET; THENCE ALONG THE ARC OF A 328.00 FOOT RADIUS CURVE TO THE LEFT 219.90 FEET THROUGH A CENTRAL ANGLE OF 38°24'48" (CHORD: N18°53'15"W 215.81 FEET); THENCE N38°05'39"W 194.28 FEET; THENCE ALONG THE ARC OF A 172.00 FOOT RADIUS CURVE TO THE RIGHT 115.64 FEET THROUGH A CENTRAL ANGLE OF 38°31'14" (CHORD: N18°50'02"W 113.47 FEET); THENCE N0°25'35"E 73.66 FEET; THENCE ALONG THE ARC OF A 172.00 FOOT RADIUS CURVE TO THE RIGHT 124.18 FEET THROUGH A CENTRAL ANGLE OF 41°21'53" (CHORD: N21°06'32"E 121.50 FEET); THENCE N41°47'28"E 114.08 FEET; THENCE S48°12'32"E 66.87 FEET; THENCE N89°54'00"E 160.00 FEET; THENCE N0°19'04"E 39.19 FEET; THENCE N40°49'13"E 638.92 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±22.63 ACRES

# OF LOTS: 49

Also described as:

Lots 232 through 280 inclusive, Plat "B", Talus Ridge, Saratoga Springs, Utah, according to the official plat thereof on file in the office of the Utah County Recorder, Utah.

TOGETHER WITH all easements, rights-of-way, and other appurtenances and rights incident to, appurtenant to, or accompanying the above-described parcel of real property, whether or not the same are reflected on a Plat.

RESERVING UNTO DECLARANT, however, such easements and rights of ingress and egress over, across, through, and under the said property and any improvements 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 this Declaration): (i) to construct and complete each of the buildings and Units and all of the other improvements described in this Declaration or in a Plat, and to do all things reasonably necessary or proper in connection therewith; and (ii) to improve portions of the said property with such other or additional improvements, facilities, or landscaping designed for the use and enjoyment of all the Owners as Declarant may reasonably determine to be appropriate. If, pursuant to the 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 ten (10) years after the date on which this Declaration is recorded in the Public Records.

ALL OF 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 (and nothing in this paragraph shall be deemed to modify or amend such mortgage); 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 Development 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; AND TO EACH OF THE EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN THIS DECLARATION.