

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

CANYON HILLS  
A PLANNED UNIT DEVELOPMENT  
Lehi, Utah

Phase 4 and Phase 7

This Supplemental Declaration of Easements, Covenants, Conditions, and Restrictions for Canyon Hills, a Planned Unit Development in Lehi, Utah for Phase 4 and Phase 7 is made and executed this 18 day of October, 2016.

**RECITALS**

A. Declarant is the Declarant as identified and set forth in that certain Declaration of Easements, Covenants, Conditions, and Restrictions for Canyon Hills, a Planned Unit Development in Lehi City, Utah, recorded with the Utah County Recorder's Office on May 13, 2014 as Entry Number 31981:2014 ("Declaration").

B. The Declaration pertains to certain real property known as Canyon Hills and more particularly described on Exhibit A attached hereto and incorporated herein by this reference ("Original Property"). 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 to them in the Declaration.

C. Under the terms of the Declaration, Declarant reserved the right to expand the Property by the addition of all or a portion of Additional Land by recordation of a Supplemental Declaration.

D. Declarant own certain real property (Phase 4 and Phase 7) and more particularly described on Exhibit B attached hereto and incorporated herein by this reference and depicted on a subdivision plat recorded with the Utah County Recorder's Office.

E. Declarant desires to annex Additional Land into the Development and subject to it to all the provisions of the Declaration as hereinafter provided for.

**ANNEXATION**

NOW THEREFORE, in consideration of the recitals set forth above, the

Declarant hereby declares and certifies as follows:

1. Submission of Additional Land. Declarant hereby annexes in and submits the following described portion of the Additional Land (herein referred to as "Subject Property") to the Declaration, including, without limitation, the Declaration's terms, conditions, restrictions, covenants, assessments, and easements:

SEE EXHIBIT "B" ATTACHED HERETO

TOGETHER WITH: (i) all buildings, if any, improvements, and structures situated on or comprising a part of the above-described Subject Property, whether now existing or hereafter constructed; (ii) all easements, rights-of-way, and other appurtenances and rights incident to, appurtenant to, or accompanying said Subject Property; and (iii) all articles of personal property intended for use in connection with said Subject Property.

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; any mineral reservations of record and rights incident thereto; all instruments of record which affect the above-described Subject Property or any portion thereof, including, without limitation, any mortgage or deed of trust, The Declaration (as amended, supplemented and/or restated from time to time); all visible easements and rights-of-way; all easements and rights-of-way of record; any easements, rights-of-way, encroachments, or discrepancies shown on or revealed by the 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 above-described Subject Property at such times 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, cables, wires, utility lines, and similar facilities.

RESERVING UNTO DECLARANT, however, such easements and rights of ingress and egress over, across, through, and under the above-described Land and any improvements now or hereafter constructed thereon as may be reasonably necessary for Declarant or for any assignee or successor of Declarant (in a manner which is reasonable and not inconsistent with the provisions of this Declaration): (i) to construct and complete any and all of the other improvements described in the Declaration or in the Map recorded concurrently herewith, and to do all things reasonably necessary or proper in connection therewith; (ii) to construct and complete all of the improvements described in this Declaration or in the Plat recorded concurrently herewith, and to do all

things reasonably necessary or proper in connection therewith; and (iii) to improve portions of the Subject Property with such other or additional improvements, facilities, or landscaping designed for the use and enjoyment of all Owners, as Declarant or as such assignee or successor may reasonably determine to be appropriate. If, pursuant to the foregoing reservations, the above-described Land or any improvement thereon is traversed or partially occupied by a permanent improvement or utility line, a perpetual easement for 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 Supplemental Declaration is filed for record in the Utah County records.

2. Supplemental Map. The real properties described in Paragraph 1, and the improvements to be constructed thereon, all of which are submitted to the terms and conditions of the Declaration, are more particularly set forth on a Supplemental Map pertaining to the same, which Supplemental Map shall be recorded with this Supplemental Declaration.

3. Representations of Declarant. Declarant represents that the annexed real property is part of the Additional Land described in the Declaration.

4. Effective Date. This Supplemental Declaration shall take effect upon being recorded with the Utah County Recorder.


EXECUTED the day and year first written above.

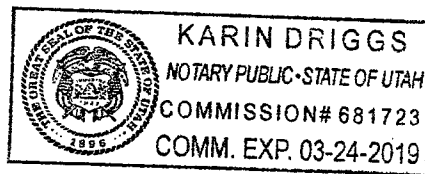
**DECLARANT  
WASATCH LAND COMPANY, a Utah corporation**

By: Stew Madden  
Its Authorized Representative  
Name: Stew Madden  
Title: Manager

STATE OF UTAH )  
 )  
 ) :SS  
COUNTY OF \_\_\_\_\_ )

The execution of the foregoing instrument was acknowledged before me this 25 day of October, 2016 by Steven Maddox an authorized representative of Declarant to sign this document, and who is personally known to me or who has provided an acceptable and adequate identification.

  
\_\_\_\_\_  
NOTARY PUBLIC



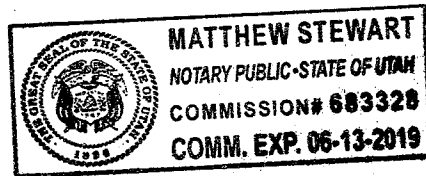
Steve Maddox  
Steve Maddox

State of Utah            )  
                                  :SS  
County of Utah         )

On this 27th day of October, 2016 personally appeared before me Steven Maddox ,  
Whose identity was proved to me on the basis of satisfactory evidence and who by me affirmed, did say that he  
is Authorized Representative the of Wasatch Land Company and that said document was signed by him in  
behalf of said corporation by authority of its bylaws, and said Steven Maddox acknowledged to me that said  
corporation executed the same.

Matthew Stewart Notary Public

Commission Expiration:  
Notary Resides:



**EXHIBIT A  
ORIGINAL PROPERTY  
(Legal Description)**

Lots 101-143, CANYON HILLS PHASE 1 subdivision, according to the official plat thereof recorded at the Utah County Recorder's Office, Utah.

Serial Numbers: 65:406:0101 through 65:406:0143

Lots 201-243, CANYON HILLS PUD PHASE 2 subdivision, according to the official plat thereof recorded at the Utah County Recorder's Office, Utah.

Serial Numbers: 65:411:0201 through 65:411:0243

Lot A, Open Space/Common Area, CANYON HILLS PUD PHASE 2 subdivision, according to the official plat thereof recorded at the Utah County Recorder's Office, Utah.

Serial Number: 65:411:0200

Lots 301-340, CANYON HILLS PUD PHASE 3 subdivision, according to the official plat thereof recorded at the Utah County Recorder's Office, Utah.

Serial Numbers: 65:416:0301 through 65:416:0340

Lot A, Open Space/Common Area, CANYON HILLS PUD PHASE 3 subdivision, according to the official plat thereof recorded at the Utah County Recorder's Office, Utah.

Serial Number: 65:416:0341

Lot B, Open Space/Common Area, CANYON HILLS PUD PHASE 3 subdivision, according to the official plat thereof recorded at the Utah County Recorder's Office, Utah.

Serial Number: 65:416:0342

Lots 501-538, CANYON HILLS PUD PHASE 5 subdivision, according to the official plat thereof recorded at the Utah County Recorder's Office, Utah.

Serial Numbers: 65:443:0501 through 65:443:0538

Lots 601-635, CANYON HILLS PUD PHASE 6 subdivision, according to the official plat thereof recorded at the Utah County Recorder's Office, Utah.

Serial Numbers: 65:460:0601 through 65:460:0635

Parcel A, Common Area, CANYON HILLS PUD PHASE 6 subdivision, according to the official plat thereof recorded at the Utah County Recorder's Office, Utah.

Serial Number: 65:460:0636

Parcel B, Common Area, CANYON HILLS PUD PHASE 6 subdivision, according to the official plat thereof recorded at the Utah County Recorder's Office, Utah.

Serial Number: 65:460:0637

Parcel C, Common Area, CANYON HILLS PUD PHASE 6 subdivision, according to the official plat thereof recorded at the Utah County Recorder's Office, Utah.

Serial Number: 65:460:0638

Lots 801-826, CANYON HILLS PHASE 8 subdivision, according to the official plat thereof recorded at the Utah County Recorder's Office, Utah.

Serial Numbers: 65:437:0801 through 65:437:0826

Open Space, Parcel A, CANYON HILLS PHASE 8 subdivision, according to the official plat thereof recorded at the Utah County Recorder's Office, Utah.

Serial Number: 65:437:0827

**EXHIBIT B  
SUBJECT PROPERTY  
(Legal Description)**

Lot 1, CANYON HILLS PUD PHASE 4 subdivision, according to the official plat thereof recorded at the Utah County Recorder's Office, Utah.

Serial Number: 65:435:0001

Lots 701-721, CANYON HILLS PUD PHASE 7 subdivision, according to the official plat thereof recorded at the Utah County Recorder's Office, Utah

Serial Numbers: 65:449:0701 through 65:449:0721

Lot A, Common Area, CANYON HILLS PUD PHASE 7 subdivision, according to the official plat thereof recorded at the Utah County Recorder's Office, Utah

Serial Number: 65:449:0723