

After Recording Return To:  
Richards Law, PC  
2040 E. Murray-Holladay Rd., Suite 106  
Salt Lake City, UT 84117

ENT 48715:2017 PG 1 of 5  
Jeffery Smith  
Utah County Recorder  
2017 May 19 04:33 PM FEE 4767.00 BY MA  
RECORDED FOR Richards Law, P.C.  
ELECTRONICALLY RECORDED

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**TERMINATION AND CANCELLATION OF  
2010 DECLARATION  
FOR  
THE RANCHES AT EAGLE MOUNTAIN MASTER HOMEOWNER'S  
ASSOCIATION, INC.**

Pursuant to the Ruling and Order from the Fourth District Court of Utah County, state of Utah, filed March 6, 2017 in the matter entitled WILLOW SPRINGS CONDOMINIUM OWNER'S ASSOCIATION, INC. ET. AL., v. THE RANCHES, LC, et al. Case Number 130400686, the Ranches at Eagle Mountain Master Homeowner's Association, Inc. hereby declares that the documents recorded in the Recorder's Office in Utah County, Utah, as set forth below, are hereby terminated, cancelled, and declared null, void and without affect to title.

This document shall be binding against the property described herein as **Exhibit A**.

1. Second Amended and Restated Community Declaration for The Ranches at Eagle Mountain Master Homeowner's Association, Inc. recorded on July 29, 2010, as Entry No. 62695:2010, in the office of the Utah County Recorder, state of Utah.
2. Any and all other documents recorded by the Master Association on title to any Lot or Unit are hereby ordered unenforceable, void, and without binding effect, including the above documents and all other notices that may be recorded by the Master Association against any of the properties within the attached Exhibit A.

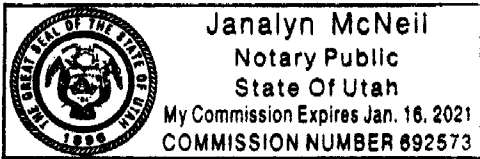
IN WITNESS WHEREOF, The Ranches at Eagle Mountain Master Homeowner's Association, Inc. has caused this Termination and Cancellation as of the 19<sup>th</sup> day of May, 2017.

**THE RANCHES AT EAGLE MOUNTAIN  
MASTER HOMEOWNER'S ASSOCIATION,  
INC.**

By: John Richards  
Its: Attorney

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

On this 19<sup>th</sup> day of May, 2017,  
John Richards personally appeared before me  
and who being by me duly sworn, did say that they are the authorized agents of the  
Association to execute this document.



Janalyn McNeil

**EXHIBIT A**  
**COMMUNITY DECLARATION LEGAL DESCRIPTION**  
**OVERALL BOUNDARY DESCRIPTION**

BEGINNING AT THE SOUTH 1/4 CORNER OF SECTION 25, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN;

RUNNING THENCE N 00°50'24" E 2709.62 FEET; THENCE S 89°31'55" E 1168.94 FEET TO THE SW CORNER OF THE LONE TREE AT CIRCLE FIVE RANCH PLAT "C" SUBDIVISION; THENCE ALONG THE BOUNDARY OF LONE TREE PLAT "C" N 01°39'00" E 611.18 FEET TO THE SW CORNER OF THE LONE TREE AT CIRCLE FIVE RANCH PLAT "G" SUBDIVISION; THENCE ALONG THE BOUNDARY OF LONE TREE PLAT "G" N 01°39'00" E 366.00 FEET TO THE SW CORNER OF THE LONE TREE AT CIRCLE FIVE RANCH PLAT "D" SUBDIVISION; THENCE ALONG THE BOUNDARY OF LONE TREE PLAT "D" N 01°39'00" E 550.00 FEET TO THE SW CORNER OF THE LONE TREE AT CIRCLE FIVE RANCH PLAT "E" SUBDIVISION; THENCE ALONG THE BOUNDARY OF LONE TREE PLAT "E" N 01°39'00" E 240.00 FEET; THENCE N 01°39'00" E 837.69 FEET; THENCE S 89°15'07" E 1461.65 FEET TO THE NE CORNER OF SAID SECTION 25; THENCE S 89°43'21" E 1135.80 FEET; THENCE N 34°16'08" E 74.05 FEET; THENCE N 35°40'00" E 535.26 FEET; THENCE N 08°30'00" W 853.01 FEET; THENCE N 88°19'10" E 1135.46 FEET; THENCE S 00°31'41" W 1279.09 FEET TO THE NW CORNER OF THE RUBY VALLEY AT SADDLE ROCK RANCH PLAT "B" SUBDIVISION, SAID POINT BEING THE N 1/4 CORNER OF SECTION 30, T5S, R1W, SLB&M; THENCE ALONG THE BOUNDARY OF RUBY VALLEY PLAT "B" S 89°18'39" E 1724.80 FEET TO THE NW CORNER OF THE RUBY VALLEY AT SADDLE ROCK RANCH PLAT "A" SUBDIVISION; THENCE ALONG THE BOUNDARY OF RUBY VALLEY PLAT "A" S 89°18'39" E 475.96 FEET; THENCE S 89°18'39" E 559.07 FEET TO THE NE CORNER OF SAID SECTION 30; THENCE N 00°18'58" W 118.44 FEET TO THE SW CORNER OF THE SIMPSON SPRINGS AT RED HAWK RANCH PLAT "A" SUBDIVISION; THENCE ALONG THE BOUNDARY OF SIMPSON SPRINGS PLAT "A" N 00°18'58" W 1621.54 FEET TO THE SW CORNER OF THE KENNEKUK AT RED HAWK RANCH PLAT "A" SUBDIVISION; THENCE ALONG THE BOUNDARY OF KENNEKUK PLAT "A" N 00°18'58" W 678.94 FEET TO THE SW CORNER OF THE STONEBRIDGE SUBDIVISION; THENCE ALONG THE BOUNDARY OF STONEBRIDGE THE FOLLOWING 4 COURSES: (1) N 00°18'58" W 235.26 FEET TO THE W 1/4 CORNER OF SECTION 20, T5S, R1W, SLB&M, (2) N 00°54'13" W 1466.45 FEET, (3) N 89°05'47" E 1131.69 FEET, (4) N 00°14'17" E 1730.92 FEET; THENCE N 00°14'17" E 664.83 FEET TO THE SOUTH R.O.W. LINE OF S.R. 73; THENCE N 89°14'02" E 309.94 FEET; THENCE ALONG THE ARC OF A 5804.7 FOOT RADIUS CURVE TO THE LEFT 1114.39 FEET (CURVE HAS A CENTRAL ANGLE OF 10°59'59" AND A CHORD THAT BEARS N 83°44'03" E 1112.68 FEET); THENCE N 78°14'03" E 31.04 FEET TO THE NW CORNER OF THE EAGLE MOUNTAIN BUSINESS CAMPUS PLAT "A" SUBDIVISION; THENCE ALONG THE BOUNDARY OF EAGLE MOUNTAIN BUSINESS CAMPUS PLAT "A" N 78°14'03" E 1051.67 FEET; THENCE N 78°14'03" E 852.56 FEET TO THE NW CORNER OF THE SPRING VALLEY TOWNHOMES PLAT "A" SUBDIVISION; THENCE ALONG THE BOUNDARY OF SPRING VALLEY

TOWNHOMES PLAT "A" N 78°14'03" E 790.49 FEET; THENCE N 78°14'03" E 121.34 FEET; THENCE S 00°15'56" W 549.78 FEET; THENCE ALONG THE ARC OF A 325.00 FOOT RADIUS CURVE TO THE RIGHT 95.77 FEET (CURVE HAS A CENTRAL ANGLE OF 16°52'59" AND A CHORD THAT BEARS S 08°42'26" W 95.42 FEET) TO THE NW CORNER OF THE NORTHMOOR PHASE 1 SUBDIVISION; THENCE ALONG NORTHMOOR PHASE 1 THE FOLLOWING 4 COURSES: (1) ALONG THE ARC OF A 500.00 FOOT RADIUS CURVE TO THE LEFT 119.89 FEET (CURVE HAS A CENTRAL ANGLE OF 13°44'20" AND A CHORD THAT BEARS S 82°08'38" E 119.61 FEET), (2) S 89°00'48" E 693.94 FEET, (3) S 00°15'56" W 1194.95 FEET, (4) S 33°58'24" W 270.39 FEET TO THE NE CORNER OF THE SOUTHMOOR PHASE 1 SUBDIVISION; THENCE ALONG THE BOUNDARY OF SOUTHMOOR PHASE 1 THE FOLLOWING 7 COURSES: (1) S 33°58'24" W 234.84 FEET, (2) S 56°04'42" E 69.92 FEET, (3) S 33°55'18" W 168.18 FEET, (4) S 03°33'27" E 77.24 FEET, (5) S 33°55'18" W 320.16 FEET, (6) N 56°04'42" W 123.00 FEET, (7) S 33°55'18" W 374.30 FEET; THENCE S 00°12'55" W 1602.18 FEET TO THE E 1/4 CORNER OF SAID SECTION 20; THENCE N 89°17'20" W 1434.55 FEET TO THE NE CORNER OF THE SHOWDOWN @ EAGLE'S GATE @ PRAIRIE GATE RANCH PLAT "B" SUBDIVISION; THENCE ALONG THE BOUNDARY OF SHOWDOWN PLAT "B" SOUTH 532.78 FEET; THENCE SOUTH 1566.86 FEET TO THE NE CORNER OF THE PLUM CREEK CONDOMINIUMS PLAT "A"; THENCE ALONG THE BOUNDARY OF PLUM CREEK CONDOMINIUMS PLAT "A" SOUTH 444.81 FEET; THENCE SOUTH 126.14 FEET; THENCE S 89°02'12" E 538.88 FEET; THENCE S 24°56'35" E 1.83 FEET; THENCE S 27°20'11" E 47.37 FEET; THENCE S 57°17'38" E 197.83 FEET; THENCE S 08°13'29" E 205.40 FEET; THENCE S 67°15'52" E 197.12 FEET; THENCE N 56°02'26" E 94.61 FEET; THENCE S 08°08'51" W 127.18 FEET; THENCE S 50°12'09" E 48.04 FEET; THENCE N 54°39'22" E 113.62 FEET; THENCE N 84°28'44" E 91.65 FEET; THENCE S 61°28'58" E 66.30 FEET; THENCE S 14°21'47" E 108.78 FEET; THENCE N 83°40'59" E 142.21 FEET; THENCE S 01°24'52" E 106.48 FEET; THENCE S 36°37'17" E 218.46 FEET; THENCE S 57°34'13" E 67.83 FEET; THENCE S 33°23'06" E 136.30 FEET; THENCE S 56°31'12" E 155.18 FEET; THENCE N 88°54'29" E 166.94 FEET; THENCE S 33°10'35" W 40.34 FEET; THENCE S 03°43'36" W 215.04 FEET; THENCE N 89°18'58" W 562.05 FEET TO THE EASTERN BOUNDARY OF THE SMITH ROAD RANCH CHURCH PLAT "A" SUBDIVISION; THENCE ALONG THE BOUNDARY OF SMITH ROAD RANCH CHURCH PLAT "A" S 00°37'28" W 186.96 FEET; THENCE S 00°37'28" W 75.00 FEET TO THE NE CORNER OF THE PORTER'S CROSSING PLAT "A" SUBDIVISION; THENCE ALONG THE BOUNDARY OF PORTER'S CROSSING PLAT "A" S 00°37'28" W 345.01 FEET TO THE NE CORNER OF THE PORTER'S CROSSING PLAT "B" SUBDIVISION; THENCE ALONG THE BOUNDARY OF PORTER'S CROSSING PLAT "B" S 00°37'28" W 460.00 FEET TO THE NE CORNER OF THE PORTER'S CROSSING PLAT "C" SUBDIVISION; THENCE ALONG THE BOUNDARY OF PORTER'S CROSSING PLAT "C" THE FOLLOWING 2 COURSES: (1) S 00°37'28" W 254.99 FEET TO THE E 1/4 CORNER OF SECTION 29, T5S, R1W, SLB&M, (2) N 89°22'40" W 90.00 FEET TO THE NE CORNER OF THE FREEMONT SPRINGS PLAT "A" SUBDIVISION; THENCE ALONG THE BOUNDARY OF FREEMONT SPRINGS PLAT "A" S 00°37'04" W 494.99 FEET TO THE NE CORNER OF THE FREEMONT SPRINGS PLAT "B" SUBDIVISION; THENCE ALONG THE BOUNDARY OF FREEMONT SPRINGS PLAT "B" S 00°37'04" W 305.00 FEET TO THE NE CORNER OF THE FREEMONT SPRINGS PLAT "D" SUBDIVISION; THENCE ALONG THE BOUNDARY OF FREEMONT SPRINGS PLAT "D" S

00°37'04" W 522.43 FEET TO THE NORTH BOUNDARY LINE OF THE KIOWA VALLEY PLAT "A" AMENDED SUBDIVISION; THENCE ALONG THE BOUNDARY OF KIOWA VALLEY PLAT "A" THE FOLLOWING 2 COURSES: (1) S 89°23'00" E 90.00 FEET, (2) S 00°37'04" W 645.68 FEET TO THE NE CORNER OF THE KIOWA VALLEY PLAT "C" SUBDIVISION; THENCE ALONG THE BOUNDARY OF KIOWA VALLEY PLAT "C" S 00°37'04" W 268.83 FEET TO THE NE CORNER OF THE KIOWA VALLEY PLAT "B" SUBDIVISION; THENCE ALONG THE BOUNDARY OF KIOWA VALLEY PLAT "B" S 00°37'04" W 407.86 FEET TO THE NE CORNER OF THE KIOWA VALLEY PLAT "D" SUBDIVISION, SAID POINT BEING THE SE CORNER OF SAID SECTION 29; THENCE ALONG THE BOUNDARY OF KIOWA VALLEY PLAT "D" S 00°50'56" W 666.15 FEET TO THE NE CORNER OF THE SUNRISE AT KIOWA PLAT "A" SUBDIVISION; THENCE ALONG THE BOUNDARY OF SUNRISE AT KIOWA PLAT "A" THE FOLLOWING 2 COURSES: (1) S 00°50'56" W 666.15 FEET, (2) N 89°36'27" W 513.65 FEET TO THE SE CORNER OF THE SUNRISE AT KIOWA PLAT "B" SUBDIVISION; THENCE ALONG SUNRISE AT KIOWA PLAT "B" THE FOLLOWING 2 COURSES: (1) N 89°36'27" W 828.16 FEET, (2) N 01°07'06" E 668.76 FEET TO THE SE CORNER OF THE SKYLINE RIDGE PHASE 1A SUBDIVISION; THENCE ALONG THE BOUNDARY OF SKYLINE RIDGE PHASE 1A THE FOLLOWING 3 COURSES: (1) WEST 964.37 FEET, (2) N 08°19'32" E 188.28 FEET, (3) N 21°20'13" W 307.90 FEET; THENCE N 75°37'07" W 360.84 FEET; THENCE N 50°33'36" W 359.75 FEET; THENCE N 87°55'48" W 372.18 FEET; THENCE N 68°11'55" W 217.19 FEET; THENCE N 49°57'01" W 403.93 FEET; THENCE N 27°19'57" W 448.95 FEET; THENCE N 01°06'45" E 461.65 FEET; THENCE N 43°40'04" E 136.29 FEET; THENCE N 59°44'37" W 62.25 FEET; THENCE S 37°46'33" W 453.55 FEET; THENCE S 70°53'37" W 724.58 FEET; THENCE S 15°08'19" W 888.57 FEET; THENCE S 89°59'15" W 68.88 FEET TO THE SW CORNER OF SAID SECTION 29; THENCE N 89°19'31" W 2657.40 FEET TO THE S 1/4 CORNER OF SAID SECTION 30; THENCE S 89°57'05" W 1473.80 FEET; THENCE S 21°53'28" W 42.73 FEET; THENCE N 89°57'33" W 1063.39 FEET TO THE SW CORNER OF SAID SECTION 30; THENCE N 89°36'51" W 2673.83 FEET TO THE POINT OF BEGINNING.

CONTAINS 2,308.63 ACRES