

FIRST ADDENDUM TO AMENDED MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

[The Crossings at Lake Creek]

THIS FIRST ADDENDUM TO AMENDED MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (this "Addendum") is made as of the ___ day of December, 2018 (the "Effective Date"), by WASATCH COMMUNITIES, INC., a Utah corporation and its subsidiaries and assigns, including THE CROSSINGS AT LAKE CREEK I, LLC, a Utah limited liability company, THE CROSSINGS AT LAKE CREEK 10, LLC, a Utah limited liability company, THE CROSSINGS AT LAKE CREEK, LLC, a Utah limited liability company, THE CROSSINGS AT LAKE CREEK PH, XIV, LLC, a Utah limited liability company, JOHN GALT ENTERPRISES, LLC, a Utah limited liability company, TLC INVESTMENT ENTERPRISES, LLC, a Utah limited liability company, and TRACEY CANNON, an individual, all known collectively as "Declarant".

WITNESSETH:

WHEREAS, Declarant entered that certain Amended Master Declaration of Covenants, Conditions and Restrictions for The Crossings at Lake Creek dated February 26, 2015 (the "Declaration") and had the Declaration recorded in the Official Records of Wasatch County, Utah on February 27, 2015 as Entry No. 409447 in Book No. 1123, Pages 1516-1578; and

WHEREAS, Declarant is under contract to sell a 5-acre portion of the Property subject to the Declaration for the development of a religious meetinghouse; and

WHEREAS the Declaration does not currently account for property owned and operated as a religious meetinghouse;

NOW, THEREFORE, Declarant hereby covenants, agrees and declares the following in addition to, and as an addendum to the Declaration:

ARTICLE XVII

RELIGIOUS MEETINGHOUSES

17.01 **Limited Application.** Notwithstanding anything in the Governing Documents to the contrary, any portion of Property owned by a church or religious entity (including Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-day Saints, a Utah corporation sole "CPB" and its affiliated entities) which portion of the Property is operated as a religious meetinghouse or other religious facility and is specifically not a Dwelling as defined in the Declaration, shall be subject to the conditions, covenants and restrictions contained within the Declaration only to a limited degree as set forth herein. All church or religious meeting house construction shall reasonably comply with the architectural style and construction standards set forth for Dwellings within the Property and shall follow the approval process of the Architectural Committee of Crossing at Lake Creek. In addition, such church or religious entity owners shall maintain and keep their portions of the Property in good repair and cleanliness consistent with the landscaping and appearance requirements of this Declaration. Notwithstanding the foregoing, such religious meetinghouse portions of the Property shall otherwise not be subject or bound to the remaining conditions, covenants or restrictions set forth in the Declaration and in particular as they apply to homes or Dwellings within the Property and CPB or other church or religious entities shall not be obligated to pay Association dues, Assessments, Fees, or to be part of or take part in the Association.

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(signature page to FIRST ADDENDUM TO AMENDED MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS)

DATED this 11th day of December 2018.

WASATCH COMMUNITIES, INC.

By: Tracey M Cannon
Tracey M. Cannon, President

TLC INVESTMENT ENTERPRISES, LLC

By: Tracey M Cannon
Tracey M. Cannon, Manager

THE CROSSINGS AT LAKE CREEK 1, LLC

By: Tracey M Cannon
Tracey M. Cannon, Manager

CLOVERSTONE FUNDING, LLC

By: Tracey M Cannon
Tracey M. Cannon, Manager

THE CROSSINGS AT LAKE CREEK 10, LLC

By: Tracey M Cannon
Tracey M. Cannon, Manager

JOHN GALT ENTERPRISES, LLC

By: Tracey M Cannon
Tracey M. Cannon, Manager

THE CROSSINGS AT LAKE CREEK, LLC as amended to be THE CROSSINGS AT LAKE CREEK PH. XIV, LLC

By: Tracey M Cannon
Tracey M. Cannon, Manager

TRACEY M. CANNON, individually,

Tracey M Cannon
Tracey M. Cannon

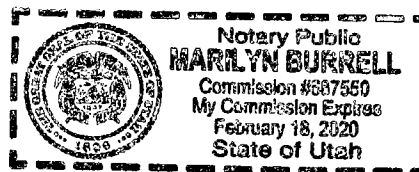
ACKNOWLEDGMENT

STATE OF UTAH)
County of Summit):SS.

On the 11 day of December, 2018, personally appeared before me the, undersigned Notary Public, in and for said County of Summit, in said State of Utah, Tracey M. Cannon, the Manager for THE CROSSINGS AT LAKE CREEK 1, LLC; Manager for CLOVERSTONE FUNDING, LLC; Manager for THE CROSSINGS AT LAKE CREEK 10, LLC; Manager for JOHN GALT ENTERPRISES, LLC; Manager for THE CROSSINGS AT LAKE CREEK, LLC as amended to be THE CROSSINGS AT LAKE CREEK PH. XIV, LLC and Tracey M. Cannon, individually, signer(s) of the above **FIRST ADDENDUM TO AMENDED MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS**, who duly acknowledged to me that she freely and voluntarily and for each entity and individual and for the uses and purposes therein mentioned.

Marilyn Burrell
NOTARY PUBLIC

My Commission Expires: 2-18-2020
Residing at: Park City, UT



Ent 409447 Bk 1123 Pg 1574

PARCEL OF LAND LOCATED IN SECTION 3, TOWNSHIP 4 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, WASATCH COUNTY, UTAH DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST BOUNDARY OF THE CROSSINGS AT LAKE CREEK PHASE NO. 1 AS RECORDED IN THE WASATCH COUNTY RECORDER'S OFFICE AS ENTRY #281252 BK 743 PG 598-657, SAID POINT BEING SOUTH 89°48'13" WEST, 6.69 FEET ALONG THE NORTH SECTION LINE FROM THE NORTH QUARTER CORNER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE ALONG THE BOUNDARY OF SAID CROSSINGS AT LAKE CREEK PHASE NO. 1 THE FOLLOWING FOURTEEN (14) COURSES: 1) SOUTH 00°10'58" WEST, 694.43 FEET; 2) SOUTH 00°03'02" WEST, 640.01 FEET; 3) SOUTH 88°44'46" EAST, 1037.75 FEET; 4) SOUTH 89°02'56" EAST, 436.10 FEET; 5) NORTH 89°41'24" EAST, 1198.84 FEET; 6) SOUTH 00°05'29" EAST, 370.26 FEET; 7) SOUTH 89°56'57" WEST, 1.19 FEET; 8) SOUTH 00°03'08" EAST, 454.36 FEET; 9) WEST, 203.73 FEET; 10) NORTH, 124.00 FEET; 11) WEST, 275.00 FEET; 12) SOUTH, 323.76 FEET; 13) SOUTH 56°57'01" WEST, 172.79 FEET; 14) WEST, 464.12 FEET TO A POINT ON THE BOUNDARY OF THE CROSSINGS AT LAKE CREEK PHASE NO. 14 SUBDIVISION AS RECORDED IN THE WASATCH COUNTY RECORDER'S OFFICE AS ENTRY #331765 BK 959 PG 1922-1951; THENCE ALONG THE BOUNDARY LINE OF SAID THE CROSSINGS AT LAKE CREEK PHASE NO. 14 THE FOLLOWING FIVE THE FOLLOWING TWO (2) COURSES: 1) SOUTH, 843.13 FEET; 2) NORTH 89°40'02" WEST, 252.88 FEET; THENCE ALONG AND LEAVING SAID BOUNDARY LINE SOUTH 00°09'02" WEST, 679.23 FEET; THENCE SOUTH 89°49'53" EAST, 0.25 FEET TO THE NORTHWEST CORNER OF SAGE CREEK FARM AMENDED SUBDIVISION AS RECORDED IN THE WASATCH COUNTY RECORDERS OFFICE AS ENTRY #188181 BK 327 PG 116-125; THENCE FOLLOWING THE WEST BOUNDARY LINE OF SAID SAGE CREEK FARM AMENDED SUBDIVISION SOUTH 00°00'57" EAST, 653.90 FEET; THENCE SOUTH 89°43'06" WEST, 492.26 FEET; THENCE NORTH, 288.52 FEET; THENCE SOUTH 89°59'03" WEST, 407.61 FEET; THENCE NORTH, 289.82 FEET; THENCE NORTH 87°10'06" WEST, 60.19 FEET; THENCE SOUTH, 717.96 FEET; THENCE WEST, 689.89 FEET; THENCE NORTH 00°31'08" WEST, 258.08 FEET; THENCE NORTH 89°34'05" WEST, 583.76 FEET TO A POINT ON THE EAST BOUNDARY OF THE CROSSINGS AT LAKE CREEK PHASES 7A AND 8A AS RECORDED IN THE WASATCH COUNTY RECORDER'S OFFICE AS ENTRY #317573 BK 935 PG 1360-1389; THENCE ALONG SAID BOUNDARY OF THE CROSSINGS AT LAKE CREEK PHASES 7A AND 8A THE FOLLOWING SEVEN (7) COURSES: 1) SOUTH 09°21'11" WEST, 1.70 FEET; 2) SOUTH, 348.82 FEET; 3) NORTH 89°48'40" WEST, 236.00 FEET; 4) SOUTH, 348.82 FEET; 5) NORTH 89°49'33" WEST, 965.70 FEET; 6) NORTH 02°38'40" EAST, 14.46 FEET; 7) 18.25 FEET ALONG A 174.96 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS NORTH 00°20'37" WEST, 18.25 FEET); THENCE NORTH 89°49'30" WEST, 45.46 FEET; THENCE NORTH 08°25'00" WEST, 169.83 FEET; THENCE NORTH 11°47'00" EAST 171.00 FEET; THENCE NORTH 17°14'59" EAST, 293.72 FEET; THENCE SOUTH 66°30'26" EAST, 40.48 FEET; THENCE NORTH 23°29'34" EAST, 26.51 FEET; THENCE 93.50 FEET ALONG A 129.40 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS NORTH 02°47'38" EAST, 91.48 FEET); THENCE NORTH 17°54'25" WEST, 162.12 FEET; THENCE 123.77 FEET

ALONG A 252.30 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS NORTH 03°51'13" WEST, 122.53 FEET); THENCE NORTH 10°11'59" EAST, 276.19 FEET; THENCE SOUTH 89°56'33" EAST, 50.01 FEET; THENCE NORTH 00°09'09" EAST, 277.16 FEET; THENCE NORTH 13°53'24" EAST, 92.00 FEET; THENCE NORTH 76°09'17" WEST, 15.23 FEET; THENCE NORTH 17°11'51" EAST, 16.55 FEET; THENCE NORTH 19°01'35" EAST, 151.58 FEET; THENCE NORTH 03°06'46" EAST, 241.47 FEET; THENCE NORTH 08°12'05" EAST, 601.48 FEET; THENCE SOUTH 89°59'38" WEST 945.27 FEET; THENCE NORTH 0°38'45" EAST 620.17 FEET; THENCE SOUTH 89°50'51" EAST 777.27 FEET; THENCE NORTH 0°09'09" EAST 424.73 FEET; THENCE NORTH 89°58'01" EAST 1182.63 FEET TO A POINT ON THE BOUNDARY OF SAID CROSSINGS AT LAKE CREEK PHASE NO. 1; THENCE ALONG SAID BOUNDARY OF CROSSINGS AT LAKE CREEK PHASE NO. 1 THE FOLLOWING FOUR (4) COURSES: 1) NORTH 00°10'01" WEST, 1555.10 FEET; 2) NORTH 00°02'03" WEST, 372.33 FEET; 3) SOUTH 87°14'44" EAST, 331.06 FEET; 4) THENCE 387.95 FEET ALONG A 1061.71 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS SOUTH 76°46'39" EAST, 385.80 FEET); 12) SOUTH 66°18'34" EAST, 15.90 FEET; 13) SOUTH 00°08'04" WEST, 226.29 FEET TO THE POINT OF BEGINNING.

CONTAINS: 326.91± ACRES

Tax SERIAL NO. OWC-1441 and Parcel No. 00-0008-9461