

WHEN RECORDED PLEASE RETURN TO:

Dennis M. Astill
7730 S Union Park Avenue
Sandy, Utah 84047

ENT10373:2019 PG 1 of 4
Jeffery Smith
Utah County Recorder
2019 Feb 07 11:11 AM FEE 59.00 BY SW
RECORDED FOR Old Republic Title (Draper)
ELECTRONICALLY RECORDED

**DECLARATION
OF COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR POD 7 VINEYARD HOMESTEADS DEVELOPMENT,
TOWN OF VINEYARD, UTAH COUNTY, UTAH**

THIS DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR "POD 7, VINEYARD HOMESTEADS" located in Town of Vineyard, Utah County, Utah (the "Declaration") is made as of this 16th day of April, 2018, by VINEYARD HOMESTEADS DEVELOPMENT 2012, LLC, DBA PVH DEVELOPMENT, LLC (the "Declarant").

RECITALS

WHEREAS, Declarant is the owner of certain real property in Town of Vineyard, Utah County, Utah, known as the Vineyard Homesteads Development;

WHEREAS, Declarant recorded that certain Declaration of Restrictive Covenants For The Homesteads at Vineyard, dated May 20, 2014 and recorded as Instrument No. 36066:2014, Official Records of Utah County Recorder, State of Utah ("Homesteads Master Declaration"), which allowed for annexation of additional property;

WHEREAS, Declarant is the owner of the Property described herein;

WHEREAS, the Homesteads Master Declaration was amended by that First Amendment dated November 3, 2014, which amendment was recorded on November 5, 2014, as Instrument No. 79702:2014, Official Records of Utah County Recorder, State of Utah;

WHEREAS, the Declarant intends to sell to various purchasers fee title to part or all of the Property, subject to the following covenants, conditions, restrictions, easements and limitations herein set forth which are hereby declared to be for the benefit and burden of the Property, their successors and assigns, to the extent determined by Declarant and set forth herein;

NOW, THEREFORE, in consideration of the foregoing Recitals, which are incorporated herein and declared to be true and correct, Declarant hereby executes this Declaration of Protective Covenants.

This Declaration incorporates by reference the Homesteads Master Declaration in its entirety as if fully set forth herein. The Property shall hereafter be part of and subject to the Homesteads Master Declaration, as amended. As such, all of the Property shall be owned, conveyed, hypothecated, encumbered, used, occupied and improved subject to the Homesteads Master Declaration. The easements, covenants, conditions, restrictions and charges described in


the Homesteads Master Declaration shall run with the Property and shall be binding on all parties having or acquiring any right, title or interest in the Property or any part thereof and shall inure to the benefit and burden of Declarant, and each Owner thereof, the same as if the Homesteads Master Declaration, as amended, was fully incorporated herein. The Declarant shall have all rights and duties as the Declarant under the Homesteads Master Declaration in relation to the Property.

Affects Tax Parcel: **18:020:0021 and 18:020:0022**

IN WITNESS WHEREOF, the Declarant has caused this Declaration to be executed by its duly authorized officers on the 18th day of April, 2018.

DECLARANT:

VINEYARD HOMESTEADS DEVELOPMENT 2012, LLC,
DBA PVH DEVELOPMENT, LLC
By: Pro Management Utah, LLC
Its: Manager



Glen R. Pettit, Manager

STATE OF UTAH)
 SS:
COUNTY OF SALT LAKE)

On this 18th day of April, 2018, before me, JEFFREY R. MERRILL, a notary public, personally appeared Glen R. Pettit, personally known to me or proved on the basis of satisfactory evidence to be the person whose name is subscribed to in this document, and acknowledged he executed the same as the Manager for Pro Management Utah, LLC, a Delaware limited liability company, as the Manager for VINEYARD HOMESTEADS DEVELOPMENT 2012, LLC, dba PVH DEVELOPMENT, LLC a Utah limited liability company, for and on behalf of said company.



Notary Public

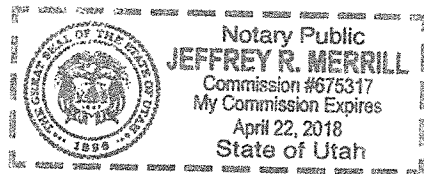


EXHIBIT A

POD 7, VINEYARD HOMESTEADS DEVELOPMENT

LEGALLY DESCRIBED AS FOLLOWS:

Tax Parcel No. 18:020:0021
(east)

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 17 AND THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN.

BEGINNING AT A POINT BEING LOCATED SOUTH 89°38'03" WEST 850.31 FEET FROM THE WEST QUARTER CORNER OF SECTION 17 OF SAID TOWNSHIP AND RANGE (BASIS OF BEARING AS MEASURED BETWEEN THE FOUND UTAH COUNTY BRASS CAP MONUMENT MARKING THE EAST QUARTER CORNER SECTION 17 AND THE WEST QUARTER CORNER OF SECTION 17) AND SOUTH 1240.42 FEET;

THENCE SOUTH 73°43'10" EAST 28.00 FEET; THENCE NORTH 16°16'50" EAST 14.50 FEET TO A POINT OF CURVATURE WITH A 21.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE CONTINUING 32.99 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" ;THENCE SOUTH 73°43'10" EAST 19.83 FEET TO A POINT OF CURVATURE WITH A 1273.00 FOOT RADIUS CURVE TO THE LEFT; THENCE CONTINUING 599.66 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°59'23"; THENCE NORTH 79°17'28" EAST 194.43 FEET TO A POINT OF CURVATURE WITH A 26.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE CONTINUING 41.72 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 91°56'33" TO A POINT OF CURVATURE OF A 1471.50 FOOT RADIUS COMPOUND CURVE TO THE RIGHT; THENCE CONTINUING 111.40 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°20'15" (CHORD BEARS SOUTH 06°35'51" EAST 111.37 FEET; THENCE SOUTH 04°25'44" EAST 81.87 FEET TO A POINT OF CURVATURE WITH A 1971.50 FOOT RADIUS CURVE TO THE RIGHT; THENCE CONTINUING 152.39 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°25'44"; THENCE SOUTH 179.65 FEET; THENCE SOUTH 06°14'40" WEST 110.32 FEET; THENCE SOUTH 95.33 FEET TO A POINT OF CURVATURE WITH A 26.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE CONTINUING 40.84 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE 90°00'00"; THENCE WEST 4.00 FEET; THENCE SOUTH 56.00 FEET; THENCE EAST 5.00 FEET TO A POINT OF CURVATURE WITH A 26.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE CONTINUING 40.84 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00"; THENCE SOUTH 68.94 FEET; THENCE SOUTH 89°45'29" WEST 1024.46 FEET; THENCE NORTH 0°14'18" WEST 406.95 FEET; THENCE NORTH 01°41'50" EAST 40.54 FEET; THENCE NORTH 07°47'29" EAST 87.00 FEET; THENCE NORTH 14°06'39" EAST 45.35 FEET; THENCE NORTH 16°16'50" EAST 346.19 FEET TO THE POINT OF BEGINNING.

Tax Parcel No. 18:020:0022
(west)

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN. BEGINNING AT A POINT BEING LOCATED SOUTH 89°38'03" WEST 1722.20 FEET FROM THE WEST QUARTER CORNER OF SECTION 17 OF SAID TOWNSHIP AND RANGE (BASIS OF BEARING AS MEASURED BETWEEN THE FOUND UTAH COUNTY BRASS CAP MONUMENT MARKING THE EAST QUARTER CORNER SECTION 17 AND THE WEST QUARTER CORNER OF SECTION 17) AND SOUTH 1096.22 FEET; THENCE NORTH 88°58'59" EAST 269.22 FEET; TO A POINT OF CURVATURE A 1477.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 445.90 FEET THROUGH A CENTRAL ANGLE OF 17°17'51" (CHORD BEARING SOUTH 82°22'05" EAST 444.21 FEET); THENCE SOUTH 73°43'10" EAST 130.57 FEET; TO A POINT OF A 21.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHEASTERLY 32.99 FEET ALONG THE ARC SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" (CHORD BEARING SOUTH 28°43'10" EAST 29.70 FEET); THENCE SOUTH 16°16'50" WEST 14.50 FEET; THENCE SOUTH 73°43'10" EAST 28.00 FEET; THENCE SOUTH 16°16'50" WEST 346.19 FEET; THENCE SOUTH 14°06'39" WEST 45.35 FEET; THENCE SOUTH 07°47'29" WEST 87.00 FEET; THENCE SOUTH 01°42'04" WEST 40.54 FEET; THENCE SOUTH 00°14'19" EAST 406.95 FEET; THENCE SOUTH 89°45'29" WEST 723.20 FEET; THENCE NORTH 20°44'55" WEST 73.33 FEET; THENCE NORTH 01°04'01" WEST 967.97 FEET TO A POINT OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHEASTERLY 23.58 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°03'00" (CHORD BEARING NORTH 43°57'29" EAST 21.22 FEET) TO THE POINT OF BEGINNING.