

SUPPLEMENTAL DECLARATION
OF EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS

MOUNTAIN HEIGHTS AT ROSECREST
A Planned Unit Development
Herriman, Utah
Phase 4

THIS SUPPLEMENTAL DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS (this "Supplemental Declaration") is made this 29 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 September 9, 2014, recorded on September 9, 2014, as Entry No. 11910505 in Book 10258 at Page 9852 of the Official Records of Salt Lake County, State of Utah (the "Official Records"), as supplemented by that certain Supplemental Declaration of Easements, Covenants, Conditions and Restrictions dated November 14, 2014, recorded on November 17, 2014 as Entry No. 11946251, in Book 10274, at Page 9004 of the Official Records, and that certain Supplemental Declaration of Easements, Covenants, Conditions and Restrictions dated April 24, 2015, recorded on April 27, 2015 as Entry No. 12038608, in Book 10318, at Page 3867 of the Official Records (collectively the "Declaration"). The Declaration pertains to certain real property commonly known as Mountain Heights at Rosecrest and more particularly described on Exhibit A attached hereto and incorporated herein by this reference ("Phases I, II and III"). 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 Property by recordation of a Supplemental Declaration.

C. Declarant owns certain real property ("Phase 4") and more particularly described on Exhibit B attached hereto and incorporated herein by this reference and depicted on a subdivision plat recorded at the Office of the Recorder of Salt Lake County, State of Utah.

D. Pursuant to Article III of the Declaration, Declarant desires to annex Phase 4 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 4 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 4 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 4 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 on the day and year first above written.

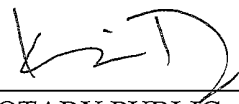
WASATCH LAND COMPANY,
a Utah corporation

By 
Name: Gordon Jones
Title: President

STATE OF UTAH)
 : ss.
COUNTY OF UTAH)

The foregoing instrument was acknowledged before me this 29 day of September, 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 Phases I, II and III

That certain real property, located in Salt Lake County, State of Utah and more particularly described as follows:

Phase I

Lots 1-17, M3 At Rosecrest Phase 1, recorded in the Salt Lake County Recorder's Office on August 19, 2014 as Entry No. 11899427, Book 2014P, Page 212.

Phase II

Lots 18-47, Mountain Heights At Rosecrest Phase 2, recorded in the Salt Lake County Recorder's Office on November 12, 2014 as Entry No. 11944474, Book 2014P, Page 282.

Phase III

Lots 48-70, Mountain Heights At Rosecrest Phase 3, recorded in the Salt Lake County Recorder's Office on April 17, 2015 as Entry No. 12032264, Book 2015P, Page 96.

EXHIBIT B

Description of Phase 4

That certain real property, located in Salt Lake County, State of Utah and more particularly described as follows:

Beginning at a point located N89°50'17"W along the Section Line 574.49 feet and South 1642.53 from the Southeast Corner of Section 1, Township 4 South, Range 2 West, Salt Lake Base and Meridian; thence S14°46'19"W 78.17 feet; thence S14°46'19"W 36.00 feet; thence S75°13'41"E 4.31 feet; thence S11°53'39"W 78.10 feet; thence N75°13'41"W 154.76 feet; thence N83°24'39"W 133.49 feet; thence N75°13'41"W 180.33 feet; thence S81°11'58"W 36.00 feet; thence along the arc of a 1641.00 foot radius non-tangent curve (radius bears:S81°11'58"W) to the left 9.43 feet through a central angle of 0°19'46" (chord: N8°57'55"W 9.43 feet); thence S80°52'03"W 83.00 feet; thence along the West and North property line the following (4) courses: thence along the arc of a 1558.00 foot radius non-tangent curve (radius bears:S80°52'13"W) to the left 127.13 feet through a central angle of 4°40'31" (chord: N11°28'03"W 127.10 feet); thence N13°48'19"W 181.28 feet; thence N3°55'28"E 44.05 feet; thence along the arc of a 955.00 foot radius non-tangent curve (radius bears:S8°21'32"E) to the right 193.44 feet through a central angle of 11°36'20" (chord: N87°26'38"E 193.11 feet); thence S3°22'43"W 119.00 feet; thence along the arc of a 836.00 foot radius non-tangent curve (radius bears:S3°13'40"W) to the right 2.27 feet through a central angle of 0°09'21" (chord: S86°41'39"E 2.27 feet); thence S86°36'59"E 54.09 feet; thence S14°46'19"W 57.75 feet; thence S79°53'38"E 41.25 feet; thence S81°08'19"E 24.02 feet; thence S75°36'53"E 60.00 feet; thence S86°15'15"W 183.39 feet; thence S75°18'36"E 132.01 feet to the point of beginning.

Contains: ±3.39 acres

Also described as Lots 71-99, Mountain Heights At Rosecrest Phase 4, recorded in the Salt Lake County Recorder's Office on ~~June~~ 9/11/15, 2015 as Entry No. 2130243, Book 2015D, Page 213.