

WHEN RECORDED RETURN TO:

HOA Strategies  
262 N. University Ave.  
Farmington, UT 84025

**SECOND AMENDMENT AND SUPPLEMENT TO THE AMENDED AND RESTATED  
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF  
QUAIL RIDGE PLANNED RESIDENTIAL UNIT DEVELOPMENT**

**(Quail Hollow Phase 2)**

This Second Amendment and Supplement to the Amended and Restated Declaration of Covenants, Conditions and Restrictions of Quail Ridge Planned Residential Unit Development ("**Supplemental Declaration**") is executed and adopted by the Quail Ridge Homeowners Association, Inc. (the "**Association**") and DRM Construction, Inc., a Utah corporation.

**RECITALS**

A. This Supplemental Declaration shall modify and supplement the Amended and Restated Declaration of Covenants, Conditions and Restrictions of Quail Ridge Planned Residential Unit Development recorded with the Morgan County Recorder's Office on January 28, 2015 as Entry No. 133956, as amended ("**Declaration**").

B. DRM Construction, Inc. is the owner of the Subject Property (or owner's authorized agent) that is being encumbered by this Supplemental Declaration as set forth on Exhibit A.

C. Under the terms of Section 2.02 of the Declaration, the Association has the right to expand the Property by the annexation of additional land. The Association now desires to add the land located within the Quail Hollow Phase Two plat map as hereinafter provided.

D. Unless otherwise defined herein, capitalized terms shall have the meanings set forth in the Declaration.

E. Pursuant to Article II, Section 2.02 and Article X, Section 10.1 of the Declaration, this Supplemental Declaration was approved by the owner of the land being annexed and the affirmative vote or consent of more than 51% of the Owners.

**ANNEXATION**

**NOW THEREFORE**, in consideration of the recitals set forth above, the Association hereby declares and certifies as follows:

1. Annexation of Additional Land. The Association hereby confirms that all of the real property identified on Exhibit A attached hereto, together with (i) all buildings, improvements, and structures situated on or comprising a part of the above-described real 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 real property; and (iii) all articles of personal property intended for use in connection therewith

(collectively referred to herein as the "Subject Property") is submitted to and properly annexed into the Declaration and the Property.

2. Plat 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 the **QUAIL HOLLOW PHASE TWO** plat map, which plat map is recorded with the County.

3. Submission. The Subject Property shall hereinafter be held, transferred, sold, conveyed, and occupied subject to the covenants, restrictions, easements, charges, and liens set forth in the Declaration and all supplements and amendments thereto.

4. Membership. The Owner of each Lot within the Subject Property shall be a member of the Quail Ridge Homeowners Association, Inc. Voting and the apportionment of the Association's Common Expenses shall be as set forth in the Declaration.

5. Reservation of Association's Rights. Pursuant to the Declaration, all rights concerning the Property and the project reserved to Association in the Declaration are hereby incorporated and reserved to Association with respect to the Subject Property. The exercise of Association's rights concerning such Subject Property shall be governed by the terms, provisions and limitations set forth in the Declaration.

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

**IN WITNESS WHEREOF**, an authorized member of the Association has executed this Supplemental Declaration this 30 day of JULY, 2021 and certifies that such amendment was adopted by more than 51% of the membership.

**QUAIL RIDGE HOMEOWNERS ASSOCIATION, INC.**  
a Utah nonprofit corporation,

By: [Signature]

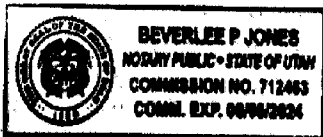
Name: BRENT WARR

Its: PRESIDENT

STATE OF UTAH )  
                          ) ss.  
COUNTY OF Morgan

On the 30 day of July, 2021, personally appeared before me Brent Warr who by me being duly sworn, did say that she/he is an authorized representative of Quail Ridge Homeowners Association, Inc., and that the foregoing Instrument is signed on behalf of said corporation and executed with all necessary authority.

Notary Public: [Signature]



IN WITNESS WHEREOF, the undersigned certifies that they consent to the recording of this Supplemental Declaration against their portion of the Subject Property this 29 day of July, 2021.

Owner: DRM Construction Inc

Signature: [Handwritten Signature]

Name: Ryan Mellott

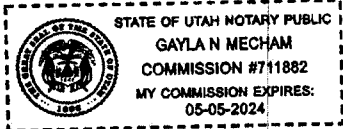
STATE OF UTAH )

COUNTY OF Morgan )

) ss. Its: VP

On the 29 day of July, 2021, personally appeared before me Ryan Mellott who by me being duly sworn, did say that she/he is an authorized representative of DRM Construction Inc, and that the foregoing instrument is signed on behalf of said company and executed with all necessary authority.

Notary Public: [Handwritten Signature]



**EXHIBIT A**  
**SUBJECT PROPERTY LEGAL DESCRIPTION**

All of **QUAIL HOLLOW PHASE TWO**, according to the official plat filed in the office of the Morgan County Recorder as Entry Number 154787.

Including Units 201 through 232 and Common Area

Serial Numbers: **06-QUAIL2-0201** through **06- QUAIL2-0232**

Parcel Numbers: **00-0088-2351** through **00-0088-2382**

More particularly described as:

BEGINNING AT THE NORTHWESTERLY CORNER OF QUAIL HOLLOW PHASE ONE, A PLANNED RESIDENTIAL UNIT DEVELOPMENT, RECORDED AT THE MORGAN COUNTY RECORDERS OFFICE AS ENTRY #89494, SAID POINT ALSO BEING ON THE SOUTHERLY LINE OF GREAT VIEW DRIVE (900 EAST), A STREET DEDICATED ON THE FINAL PLAT OF MAHOGANY RIDGE SUBDIVISION PHASE 3, A PLAT RECORDED AT THE MORGAN COUNTY RECORDERS OFFICE AS ENTRY # 105484, (THE BASIS OF BEARING FOR THIS DESCRIPTION IS NORTH 4°45'21"WEST 1099.49 FEET MEASURED BETWEEN CENTERLINE MONUMENTS IN MAHOGANY RIDGE ROAD (825 NORTH) LOCATED AT GREAT VIEW DRIVE (900 EAST) AND EAGLE VIEW DRIVE (1100 EAST), SAID POINT OF BEGINNING BEING LOCATED SOUTH 00°49'09" EAST ALONG MEASURED SECTION LINE 1359.71 FEET AND WEST 329.26 FEET FROM THE NORTHEAST CORNER OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN, AND RUNNING THENCE SOUTHWESTERLY ALONG THE WESTERLY LINE OF SAID QUAIL HOLLOW PHASE ONE WHEN ROTATED TO SECTION LINE THE FOLLOWING (9) COURSES: (1) SOUTH 19°29'23" WEST 85.90 FEET, (2) SOUTH 35°59'36" WEST 51.45 FEET, (3) SOUTH 20°00'28" WEST 87.36 FEET, (4) SOUTH 21°22'18 WEST 101.55 FEET, (5) SOUTH 21°28'21" WEST 115.45 FEET, (6) SOUTH 13°38'08" EAST 18.75 FEET, (7) 71.71 FEET ALONG THE ARC OF A 191.50 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 21°27'17" (CHORD BEARS SOUTH 00°06'50"WEST 71.29 FEET, (8) SOUTH 62°09'40"WEST 52.59 FEET, AND (9) SOUTH 28°25'09"WEST 49.79 FEET TO THE PROLONGATION OF AN EXISTING WOOD FENCE; THENCE WESTERLY TO AN ALONG AN EXISTING WOOD FENCE THE FOLLOWING (3) CALLS: (1) NORTH 56°44'23"WEST 77.74 FEET, (2) NORTH 58°59'01" WEST 20.62 FEET, AND (3) SOUTH 51°50'03"WEST 11.10 FEET TO THE NORTHERLY LINE OF THE FRANCIS PROPERTY DESCRIBED IN MORGAN COUNTY ENTRY #150262; THENCE NORTH 59°07'23"WEST ALONG THE NORTHERLY LINE OF SAID PROPERTY 54.79 FEET; THENCE SOUTH 35°51'04"WEST ALONG THE WESTERLY LINE OF SAID PROPERTY 115.00 FEET (SOUTH 35°50'00"WEST BY RECORD) TO THE NORTHERLY LINE OF THE STATE ROAD (700 EAST) AS DESCRIBED IN MORGAN COUNTY ENTRY #152005; THENCE NORTH 56°14'09"WEST ALONG THE SOUTHERLY LINE OF SAID DEED AND THE NORTHERLY LINE OF SAID ROAD 9.69 FEET; THENCE NORTH 33°45'51"EAST 7.49 FEET TO THE SOUTHEASTERLY CORNER OF SAID MAHOGANY RIDGE SUBDIVISION PHASE 3, ROTATED TO MEASURED SECTION LINE; THENCE NORTHEASTERLY ALONG THE BOUNDARY OF SAID PHASE 3 AND THE EASTERLY LINE OF SAID GREAT VIEW DRIVE THE FOLLOWING (10) COURSES: (1) 24.96 FEET ALONG THE ARC OF A

15.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 95°19'21" (CHORD BEARS NORTH 11°03'55" WEST 22.18 FEET), (2) NORTH 36°35'45" EAST 9.12 FEET, (3) 23.44 FEET ALONG THE ARC OF A 120.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 11°11'26" (CHORD BEARS NORTH 42°11'25" EAST 23.40 FEET), (4) 224.19 FEET ALONG THE ARC OF A 180.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 71°21'46" (CHORD BEARS NORTH 12°06'14" EAST 209.98 FEET), (5) 100.93 FEET ALONG THE ARC OF A 214.83 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 26°55'02" (CHORD BEARS NORTH 18°36'00" WEST 100.00 FEET), (6) 27.12 FEET ALONG THE ARC OF A 130.23 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 11°55'58" (CHORD BEARS NORTH 14°45'52" EAST 27.07 FEET), (7) NORTH 20°43'51" 129.93 FEET, (8) 155.31 FEET ALONG THE ARC OF A 130.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 68°27'00" (CHORD BEARS NORTH 54°57'21" EAST 146.24 FEET), (9) NORTH 89°10'51" EAST 141.90 FEET, AND (10) SOUTH 85°06'31" EAST 100.48 FEET TO THE POINT OF BEGINNING.  
CONTAINING 147,462 SQ. FT. (3.39 ACRES)