

13
L-10



**Amendment to the
Bylaws of The Ledges of St. George Master Owners Association, a Utah non-profit
corporation**

This is an Amendment to the Bylaws of The Ledges of St. George Master Owners Association (hereafter "Bylaws"), which amendment shall be effective upon Declarant's execution of the same. The real property affected by the Bylaws is more particularly described in **Exhibit A**.

Pursuant to Article 15.2 of the Bylaws, Declarant hereby amends Article 13 of the Bylaws.

Amendment

Article 13 of the Bylaws is amended in its entirety to read as follows:

13.a The Association shall maintain at its office during normal business hours, for the inspection and copying by any Owner, current copies of the Declaration, Articles, Bylaws, Rules, and ACC regulations. At the Association's option, this information may be placed on the Association's web page.

13.b The Association has followed a Records Request Policy since 2012 that is hereby adopted in this Declaration. Under the Records Request Policy:

- (i) The Association will provide, in its normal course, the most recent annual financial statement, if any, and its most recently published financial statement, if any (these documents may be one and the same). These may be made available to Owners via the Association's website as well as provided at the Association's annual meeting;
- (ii) Upon written request, the Association will provide copies of any service contracts of the Association; and
- (iii) The Association will consider specific requests for additional records on a case-by-case basis and will first determine whether the request conflicts with the Association's Records Request Policy in any way.

13.c Pursuant to subpart 13(b) above, the Association shall, upon an Owner's reasonable request, provide the following types of records for inspection and copying to the requesting Owner only and at the Owner's expense: (i) regular and special meeting minutes of the Association for the preceding three years; (ii) current Association management contract(s); (iii) state and federal tax returns for the preceding three years; (iv) reserve account statements for the preceding three years; (v) for the past two years, Association invoices (excluding attorney invoices); (vi) any resolutions of the board; (vii) records of any LHOA Board decisions, if any, without a meeting for the preceding three years; (viii) all written communications to all members generally as members (not individually) for the preceding three years; (ix) a list of names and addresses for all current members of the Board; (x) a copy of the Association's most recent

annual report delivered to the Division of Utah Corporations pursuant to Utah Code Ann. § 16-16a-1607 as amended; (xi) Current balance on account and payment history for the requesting Owner.

13.d To request any record not listed above in subparts 13(a) through (c), an Owner must state in writing a proper purpose for the request, which must be reasonably related to that Owner's interest as a member of the Association. If the Board reasonably believes that the Owner will use the requested information for any other purpose or is not brought in good faith or that production of the information may reasonably jeopardize the privacy (financial or otherwise) of other Owners, the Association may deny the request, or in the alternative, insist that the information be provided only after a court of competent jurisdiction has ruled on the matter (whether by stipulation or otherwise) and issued an order limiting the use and dissemination of the information to be produced. By requesting and receiving the records provided under this subpart (d), the Owner agrees not to use the records for any unlawful purpose or to vex, harass or intimidate Board members or any Owner, and that the information shall not be disseminated to third parties, creditors, or the like. The Owner further agrees to indemnify, defend, and hold the Association, its board members, officers, and its managing agent, and their respective successors, heirs, and assigns, harmless from any claim made or damage sustained by any person or entity arising from, related to, or concerning any inspection, use, or receipt of copies of the Association records provided under this subpart (d). This indemnification shall include attorney's fees and costs incurred by the Association, its Board members and officers and managing agents and their successors, heirs and assigns as it may relate in any way to the records requested and produced. The receiving Owner's written agreement to indemnify, defend and hold harmless as stated above shall be a precondition to delivery of any information requested under this subpart (d). The Association shall have an automatic lien against the Owner's Unit in the amount of the indemnity obligation. The Association may decline to respond to a record request that fails to state a proper purpose or has no proper purpose, including bad faith requests that are vexatious, harassing, or unduly burdensome.

13.e A requesting Owner shall pay, as a precondition to delivery of any requested information, all fees associated with a records or information request under any subpart of this Section 13(e), including but not limited to, any professional fees such as accounting fees and attorney's fees incurred at the Board's sole discretion, bookkeeping fees, office personnel time billed at current rates, and any costs incurred for the management company, and all costs.

Except as amended herein, all other existing provisions of the Bylaws and amendments thereto shall remain the same.

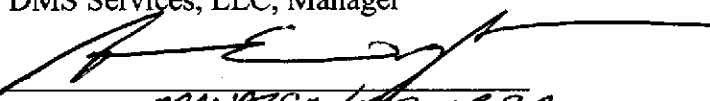
(Signatures on Next Page)

IN WITNESS WHEREOF, the undersigned, as the Declarant herein, has hereunto set its hand
this 1st day of June, 2015.

DECLARANT

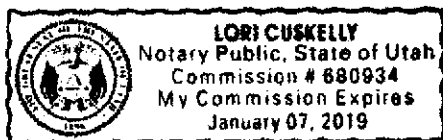
Valderra Development, LLC
By: Valderra Investment Partners, LLC,
Manager

By: DMS Services, LLC, Manager

By: 
Its: MANAGER/MEMBER

STATE OF UTAH)
) ss.
COUNTY OF WASHINGTON)

The foregoing instrument was acknowledged before me this 1st day of June, 2015 by
Alan E. wright as the Manager/Member of DMS Services, LLC, which is the
manager of Valderra Investment Partners, LLC, which is the manager of Valderra Development,
LLC.





Notary Public
Residing at: _____

EXHIBIT A – LEGAL DESCRIPTION

LEDGES OF ST. GEORGE PHASE 1 AMENDED
LEDGES OF ST. GEORGE PHASES 2, 4, 5, 6, 7, 8, AND 10
ESTATES AT VALDERRA PHASE 1
ESTATES AT VALDERRA PHASE 2
VILLAS AT VALDERRA PHASE 1

PARCEL 1: (Phase 1 - Amended)

Basis of bearing is South 88°40'34" East between the North Quarter Corner and the Northeast Corner of Section 27, Township 41 South, Range 16 West, Salt Lake Base and Meridian.

Beginning at a point being South 88°49'15" East, along the section line 496.04 feet; and North 01°10'45" East, 406.44 feet from the Northeast Corner of Section 27, Township 41 South, Range 16 West, Salt Lake Base and Meridian; and running thence North 20°58'26" East, 212.99 feet; said point being on the southerly boundary of an existing public street; thence along said public street the following five (5) courses: thence North 80°50'19" East, 127.01 feet; to a point of a 383.00 foot radius curve to the right; thence 235.44 feet along said curve through a central angle of 35°13'18" (chord that bears South 81°33'02" East, 231.75 feet); thence South 63°56'23" East, 380.27 feet to a point on a 2528.00 foot radius curve to the left; thence 452.15 feet along said curve through a central angle of 10°14'52" (chord bears South 69°03'49" East, 451.55 feet); to a point on a non-tangent 20.00 foot radius curve to the left; thence 30.96 feet along said curve through a central angle of 88°41'04" (chord bears South 61°28'13" West, 27.96 feet); thence South 17°07'41" West 36.56 feet to a point on a 175.00 foot radius curve to the right; thence 85.72 feet along said curve through a central angle of 28°03'51" (chord bears South 31°09'36" West, 84.86 feet); thence South 47°56'16" East, 39.84 feet; thence South 00°29'21" East, 128.58 feet; thence South 76°10'20" West, 71.94 feet; thence South 89°30'39" West, 70.00 feet; thence North 87°32'21" West, 97.97 feet; thence North 63°55'49" West, 429.09 feet; thence North 61°22'59" West, 227.42 feet; thence North 69°01'34" West, 210.00 feet; thence North 20°58'26" East, 11.09 feet; thence North 69°01'34" West, 140.00 feet to the point of beginning.

LESS AND EXCEPTING THEREFROM all public streets within THE LEDGES OF ST. GEORGE - PHASE 1 AMENDED Subdivision.

PARCEL 2: (Phase 2)

Basis of bearing is South 88°40'34" East between the North Quarter Corner and the Northeast Corner of Section 27, Township 41 South, Range 16 West, Salt Lake Base and Meridian.

Beginning at a point being South 88°40'34" East, 2450.42 feet and North 01°19'26" East, 102.56 feet from the North Quarter Corner of Section 27, Township 41 South, Range 16 West, Salt Lake Base and Meridian; thence North 86°02'56" West, 120.00 feet; thence North 89°23'15" West, 120.20 feet; thence South 67°00'04" West, 84.02 feet; thence South 59°46'25" West, 222.11 feet; thence South 41°55'22" West, 221.47 feet; thence South 38°16'32" West, 107.46 feet; thence South 28°08'56" West, 107.81 feet; thence South 32°33'27" West, 220.00 feet; thence South 22°58'40" West, 99.00 feet; thence South 19°40'14" West, 126.86 feet; thence North 61°33'28" West, 155.43 feet; thence South 28°26'32" West, 12.25 feet to a point on a 15.00 foot radius curve to the left; thence 24.08 feet along said curve through a central angle of 91°58'52" (chord bears South 17°32'54" East, 21.58 feet); thence South 26°27'40" West, 30.00 feet; thence North 63°32'20" West, 70.04 feet; thence North 26°27'40" East, 30.00 feet to a point on non-tangent a 15.00

foot radius curve to the left; thence 21.05 feet along said curve through a central angle of 80°25'19" (chord bears North 76°15'00" East, 19.37 feet); thence North 67°35'54" West, 125.38 feet; thence North 24°37'12" East, 119.86 feet; thence North 10°31'54" East, 114.44 feet; thence North 11°49'05" West, 63.72 feet; thence North 11°07'19" West, 130.25 feet; thence North 05°39'15" West, 131.95 feet; thence North 10°58'56" East, 134.54 feet; thence North 11°34'21" East, 116.44 feet; thence North 05°14'44" East, 108.84 feet; thence North 02°14'20" East, 219.16 feet; thence North 12°44'55" East, 140.78 feet; thence North 36°51'12" East, 45.12 feet to a point on a non-tangent 270.00 foot radius curve to the right; thence 17.76 feet along said curve through a central angle of 03°46'09" (chord bears North 51°15'43" West, 17.76 feet); to a point on a 105.00 foot radius curve to the left; thence 86.04 feet along said curve through a central angle of 46°57'06" (chord bears North 72°51'12" West, 83.66 feet); thence North 09°26'09" East, 103.66 feet; thence North 35°10'45" East, 160.50 feet; thence South 54°49'15" East, 262.17 feet; thence South 49°20'55" East, 118.54 feet; thence South 54°49'15" East, 118.00 feet; thence South 58°13'45" East, 108.74 feet; thence South 62°04'43" East, 240.36 feet; thence South 73°09'33" East, 86.75 feet; thence South 80°41'39" East, 118.52 feet; thence South 74°33'09" East, 120.41 feet; thence South 86°02'56" East, 110.00 feet; thence South 03°57'04" West, 111.37 feet thence South 09°44'02" West, 41.60 feet; thence South 03°57'04" West, 108.24 feet to the point of beginning.

PARCEL 3: (Phase 4)

Basis of bearing is South 88°40'34" East between the North Quarter Corner and the Northeast Corner of Section 27, Township 41 South, Range 16 West, Salt Lake Base and Meridian.

Beginning at a point being South 88°40'34" East, 1176.50 feet; and North 01°19'26" East, 635.46 feet from the North Quarter Corner of Section 27, Township 41 South, Range 16 West, Salt Lake Base and Meridian; and running thence North 62°45'57" West 230.62 feet; thence North 27°14'03" East 85.00 feet; thence North 20°03'03" East 65.51 feet; thence North 14°22'14" East 107.13 feet; thence North 22°53'18" East 92.16 feet; thence North 86°49'48" East 53.36 feet; thence South 40°22'07" East 146.59 feet; thence South 48°45'04" East 113.29 feet to a point on a Westerly boundary of "THE LEDGES OF ST. GEORGE - PHASE 2"; and running thence along said LEDGES PHASE 2 the following two (2) courses: thence South 35°10'45" West 160.50 feet; thence South 09°26'09" West 103.66 feet to a point on a 105.00 foot radius curve to the left; thence 45.42 feet along said curve through a central angle of 24°46'56" (chord bears South 71°16'47" West, 45.06 feet) to the point of beginning.

PARCEL 4: (Phase 5)

A parcel of land lying in the Southeast Quarter (SE¼), of Section 22 and the Northeast Quarter (NE¼), of Section 27, Township 41 South, Range 16 West, Salt Lake Base and Meridian, more particularly described as follows:

Commencing at a brass cap marking the North Quarter (N¼) of said Section 22; thence South 88°40'34" East along the Section line 725.89 feet; thence North 280.56 feet to the real point of beginning; thence North 69°11'54" West 132.72 feet; thence South 16°46'24" West 137.30 feet; thence South 73°13'36" East 13.37 feet; thence South 16°46'24" West 168.00 feet; thence North 82°43'56" West 78.16 feet; thence South 43°18'48" West 250.67 feet; thence South 59°34'42" West 95.29 feet; thence South 72°58'16" West 94.85 feet; thence South 45°18'23" West 65.14 feet; thence South 13°22'50" West 260.01 feet; thence South 01°34'23" East 58.03 feet; thence South 46°56'19" West 132.76 feet to a point of curvature of a 155.00-foot radius curve to the left; thence Southeasterly a distance of 29.59 feet along the arc of said curve, having a central angle of 10°56'17", subtended by a chord that bears South 54°17'08" East 29.55 feet; thence South 59°45'17" East 38.85 feet; thence South 30°14'43" West 40.00 feet; thence South 22°38'34" West, 136.38 feet; thence South 14°20'43" West 244.71 feet; thence South 26°27'34" West 144.10 feet; thence North 72°17'10" West 61.36 feet; thence North 78°17'25" West 313.46 feet; thence

North 25°18'56" East 164.71 feet; thence North 16°51'01" East 173.11 feet; thence North 24°07'24" East 197.59 feet; thence North 16°52'50" East 259.74 feet; thence North 12°35'59" East 233.17 feet; thence North 13°58'55" East 201.86 feet; thence North 71°41'59" East 278.438 feet; thence North 44°50'46" East 293.21 feet; thence North 02°02'59" West 98.32 feet; thence North 09°49'49" East 177.63 feet; thence North 65°43'49" East 123.79 feet; thence North 80°34'40" East 262.50 feet; thence North 45°15'32" East 35.55 feet; thence South 45°50'36" East 135.72 feet; thence South 84°16'34" East 38.44 feet; thence North 86°23'03" East 129.66 feet; thence North 43°16'41" East, 96.01 feet; thence South 60°27'20" East 145.36 feet to a point of curvature of a 145.00-foot radius curve to the right; thence Northeasterly a distance of 29.06 feet along the arc of said curve, having a central angle of 11°28'55", subtended by a chord that bears North 40°08'30" East 29.01 feet to a point of curvature of a 25.00-foot radius curve to the left; thence Northeasterly a distance of 8.88 feet along the arc of said curve having a central angle of 20°21'17", subtended by a chord that bears North 35°42'19" East 8.83 feet; thence South 62°45'57" East 46.71 feet to a point of curvature of a 105.00-foot radius curve to the left; thence Southwesterly a distance of 58.01 feet along the arc of said curve, having a central angle of 31°39'16", subtended by a chord that bears South 43°03'41" West 57.28 feet; thence South 27°14'03" West 62.23 feet to a point of curvature of a 195.00-foot radius curve to the right; thence Southwesterly a distance of 154.21 feet along the arc of said curve, having a central angle of 45°18'35", subtended by a chord that bears South 49°53'21" West, 150.22 feet; thence South 17°27'22" East 107.52 feet; thence South 25°34'14" West 125.18 feet; thence North 62°53'12" West 101.39 feet; thence South 89°46'56" West 82.61 feet; thence North 77°40'58" West, 90.15 feet to the point of beginning.

PARCEL 5: (Phase 6)

A Parcel of land lying in the North Half (N½) of Section 27, Township 41 South, Range 16 West, Salt Lake Base and Meridian, Washington County, Utah, more particularly described as follows:

Commencing at a brass cap monumenting the Northeast Corner of said Section 27; thence North 88°40'34" West, a distance of 2364.78 feet along the Section Line; thence South 151.35 feet to the real point of beginning:

Thence South 39°59'07" East 187.17 feet; thence South 58°48'50" East 44.98 feet; thence South 89°18'28" East 139.32 feet; thence North 78°58'02" East 121.99 feet; thence South 11°01'58" East 79.60 feet; thence North 78°58'02" East 40.00 feet; thence North 79°21'49" East 138.98 feet; thence South 14°39'39" East 110.60 feet; thence South 20°05'15" East 121.55 feet; thence South 40°47'39" East 212.04 feet; thence North 77°22'08" East 8.54 feet to a point of curvature of a non-tangent 199.48 foot radius curve to the right; thence Northeasterly a distance of 73.04 feet along the arc of said curve, having a central angle of 20°58'46", subtended by a chord that bears North 83°43'38" East 72.63 feet to a point on the West boundary of Silver Cloud Drive Dedication; thence South 12°44'21" West 50.63 feet along said boundary to a point of curvature of a non-tangent 149.32 foot radius curve to the left; thence Northwesterly a distance of 52.62 feet along the arc of said curve, having a central angle of 20°11'23", subtended by a chord that bears North 87°21'20" West 52.34 feet; thence South 77°22'08" West 8.05 feet; thence South 14°57'18" West 87.36 feet; thence South 37°04'01" West 150.48 feet; thence North 46°03'54" West 140.04 feet to a point of curvature of a non-tangent 170.00 foot radius curve to the right; thence Southwesterly a distance of 3.59 feet along the arc of said curve, having a central angle of 1°12'38", subtended by a chord that bears South 43°19'47" West 3.59 feet; thence South 43°56'06" West 39.63 feet; thence North 46°03'54" West 40.00 feet; thence North 52°47'57" West 150.85 feet; thence North 46°17'55" West 161.24 feet; thence North 78°25'15" West 146.92 feet; thence North 82°31'59" West 146.88 feet; thence South 25°23'35" West 130.24 feet; thence South 08°53'11" West 68.65 feet; thence South 07°50'21" East 46.66 feet; thence South 88°54'35" West 139.84 feet to a point of curvature of a non-tangent 170.00 foot radius curve to the right; thence Southeasterly a distance of 26.75 feet along the arc of said curve, having a central angle of 09°00'59", subtended by a chord that bears South 09°20'55" East 26.72 feet; thence South 04°50'25" East 51.28 feet;

thence South 85°09'35" West 40.00 feet; thence North 82°13'00" West 197.47 feet to a point on the West boundary of THE Ledges of St. George, Phase 5; thence along said West boundary the following 11 courses: 1) North 14°20'43" East 38.99 feet; 2) thence North 22°38'34" East 136.38 feet; 3) thence North 30°14'43" East 40.00 feet; 4) thence North 59°45'17" West 38.85 feet to a point of curvature of a 155.00 foot radius curve to the right; 5) thence Northwesterly a distance of 29.59 feet along the arc of said curve, having a central angle of 10°56'17", subtended by a chord that bears North 54°17'08" West 29.55 feet; 6) thence North 46°56'19" East 132.76 feet; 7) thence North 01°34'23" West 58.03 feet; 8) thence North 13°22'50" East 260.01 feet; 9) thence North 45°18'23" East 65.14 feet; 10) thence North 72°58'16" East 94.85 feet; 11) thence North 59°34'42" East 95.29 feet to the point of beginning.

PARCEL 6: (Phase 7)

A parcel of land lying in the South One-half (S½) of Section 23, and the North One-half (N½) of Section 26, Township 41 South, Range 16 West, Salt Lake Base and Meridian, Washington County, Utah, more particularly described as follows:

Commencing at a brass cap monumenting the Southwest corner of said Section 23; thence South 88°49'15" East a distance of 1983.47 feet along the section line; thence North 230.48 feet to the real point of beginning; thence along the Southerly boundary of Ledges Parkway, a 72.00 foot wide existing public street the following Three (3) courses: thence Southeasterly a distance of 384.68 feet along the arc of a 2528.00 foot radius curve to the left curve having a central angle of 8°43'07" and a chord that bears South 85°09'24" East a distance of 384.31 feet; thence South 89°30'58" East a distance of 235.90 feet to a point of curvature of a 478.00 foot radius tangent curve to the left; thence Northeasterly a distance of 298.27 feet along the arc of said curve having a central angle of 35°45'07" and a chord that bears North 72°36'29" East a distance of 293.45 feet; thence North 35°16'05" West a distance of 71.00 feet to a point of curvature of a 407.00 foot radius non-tangent curve to the right; thence Northeasterly a distance of 8.95 feet along the arc of said curve having a central angle of 1°15'37" and a chord that bears North 54°06'06" East a distance of 8.95 feet to a point of curvature of a 543.00 foot radius tangent curve to the right; thence Northeasterly a distance of 129.00 feet along the arc of said curve having a central angle of 13°36'41" and a chord that bears North 60°16'38" East a distance of 128.69 feet; thence North 67°04'59" East a distance of 174.33 feet to a point of curvature of a 454.00 foot radius tangent curve to the right; thence Southeasterly a distance of 436.79 feet along the arc of said curve having a central angle of 55°07'27" and a chord that bears South 85°21'18" East a distance of 420.14 feet; thence South 57°47'34" East a distance of 65.61 feet to a point of curvature of a 384.00 foot radius tangent curve to the left; thence Southeasterly a distance of 204.77 feet along the arc of said curve having a central angle of 30°33'11" and a chord that bears South 73°04'10" East a distance of 202.35 feet; thence South 88°20'45" East a distance of 33.85 feet; thence South 01°39'15" West a distance of 70.00 feet; thence North 88°20'45" West a distance of 33.85 feet to a point of a curvature of a 454.00 foot radius reverse curve to the right; thence Northeasterly a distance of 142.95 feet along the arc of said curve having a central angle of 18°02'28" and a chord that bears North 79°19'31" West a distance of 142.36 feet; thence South 07°30'19" East a distance of 134.40 feet; thence South 82°29'41" West, a distance of 305.00 feet; thence South 80°23'52" West, a distance of 130.41 feet; thence South 73°15'08" West, a distance of 144.28 feet; thence South 54°01'42" West, a distance of 136.59 feet; thence South 61°58'22" West, a distance of 86.50 feet; thence South 70°25'56" West, a distance of 78.35 feet; thence South 75°06'47" West, a distance of 81.72 feet; thence South 81°57'16" West, a distance of 91.17 feet; thence South 88°25'47" West, a distance of 74.41 feet; thence North 89°18'40" West, a distance of 142.00 feet; thence North 89°00'54" West, a distance of 71.00 feet; thence North 85°34'39" West, a distance of 65.14 feet; thence South 88°07'04" West, a distance of 88.24 feet; thence North 83°30'09" West, a distance of 84.50 feet; thence North 78°14'18" West, a distance of 86.71 feet; thence North 18°08'10" East, a distance of 121.63 feet to a point of curvature of a 175.00 foot radius curve to the right; thence Northwesterly a distance of 198.41 feet along the arc of said curve having a central angle of 64°57'43" and a chord that bears North 30°01'41" West a distance of 187.96 feet; thence North 02°27'10" East a distance of 11.46 feet to a point of curvature of a 20.00 foot radius curve to the left; thence Northwesterly a distance of 29.06 feet along the arc of said curve having a central angle of 83°15'01" and a chord that bears North 39°10'20" West a distance of 26.57 feet to the real point of beginning.

LESS AND EXCEPTING THEREFROM all public streets within THE LEDGES OF ST. GEORGE - PHASE 7" Subdivision.

PARCEL 7: (Phase 8)

A parcel of land lying in the Southeast Quarter of Section 22, and the Northeast Quarter of Section 27, Township 41 South, Range 16 West, Salt Lake Base and Meridian, Washington County, Utah, more particularly described as follows:

Commencing at a Brass Cap monumenting the Northeast Corner of said Section 27; thence North 88°40'34" West a distance of 2364.78 feet along the Section Line; thence South 151.35 feet to the real point of beginning:

Thence North 43°18'48" East a distance of 250.67 feet; thence South 82°43'56" East a distance of 78.16 feet; thence North 16°46'24" East a distance of 168.00 feet; thence North 73°13'36" West a distance of 13.37 feet; thence North 16°46'24" East a distance of 137.30 feet; thence South 69°11'54" East a distance of 132.72 feet; thence South 77°40'58" East a distance of 90.15 feet; thence North 89°46'56" East a distance of 82.61 feet; thence South 62°53'12" East a distance of 79.95 feet; thence South 25°29'41" West a distance of 112.27 feet; thence South 19°44'10" West a distance of 102.48 feet; thence South 10°44'31" West a distance of 130.03 feet; thence South 01°07'54" East a distance of 111.78 feet; thence South 11°01'58" East a distance of 120.96 feet; thence South 79°21'49" West a distance 138.98 feet; thence South 78°58'02" West a distance of 40.00 feet; thence North 11°01'58" West a distance of 79.60 feet; thence South 78°58'02" West a distance of 121.99 feet; thence North 89°18'28" West a distance of 139.32 feet; thence North 58°48'50" West a distance of 44.98 feet; thence North 39°59'07" West a distance of 187.17 feet to the real point of beginning.

PARCEL 8: (Phase 10)

A parcel of land lying in the North One-Half (N½) of Section 27, Township 41 South, Range 16 West, Salt Lake Base and Meridian, Washington County, Utah, more particularly described as follows:

Commencing at a brass cap monumenting the Northeast Corner of said Section 27; thence North 88°40'34" West a distance of 2337.54 feet along the Section line; thence South 620.72 feet to the real point on the existing boundary line of the LEDGES "PHASE 6", said point being the real point of beginning; thence along the existing said boundary line of the LEDGES "PHASE 6" the following 8 courses: 1) South 82°31'59" East 146.88 feet; 2) South 78°25'15" East 146.92 feet; 3) South 46°17'55" East 161.24 feet; 4) South 52°47'57" East 150.85 feet; 5) South 46°03'54" East 40.00 feet; 6) North 43°56'06" East 39.63 feet to a point of curvature of a 170.00-foot radius curve to the left; 7) thence Northeasterly a distance of 3.59 feet along the arc of said curve, having a central angle of 01°12'38", subtended by a chord that bears North 43°19'47" East 3.59 feet; 8) South 46°03'54" East 140.04 feet; thence South 40°35'05" West 135.19 feet; thence South 35°55'14" West, 123.05 feet; thence South 32°41'04" West 140.00 feet; thence South 26°23'34" West 127.51 feet; thence South 25°50'43" West 137.28 feet; thence South 26°58'45" West 174.35 feet; thence South 28°54'25" West 108.53 feet; thence South 35°15'35" West 98.36 feet; thence North 46°52'14" West 792.98 feet; thence South 88°47'25" East 50.45 feet; thence North 34°57'11" West 39.19 feet; thence North 72°17'10" West 143.26 feet to a point on the existing boundary line of the LEDGES "PHASE 5"; thence along said boundary line the following 2 courses: 1) North 26°27'34" East 144.11 feet; 2) North 14°20'43" East, 205.73 feet to a point on the existing boundary line of the LEDGES "PHASE 6"; thence along the said boundary line the following 8 courses: 1) South 82°13'00" East 197.46 feet; 2) North 85°09'35" East 40.00 feet; 3) North 04°50'25" West 51.28 feet to a point of curvature of a 170.00-foot radius curve to the left; 4) thence Northwesterly a distance of 26.75 feet along the arc of said curve, having a central angle of 09°00'59", subtended by a chord that bears North 09°20'55" West, 26.72 feet; 5) North 88°54'35" East, 139.84 feet; 6) North 07°50'21" West 46.66 feet; 7) North 08°53'11" East 68.66 feet; 8) North 25°23'35" East 130.24 feet to the point of beginning.

Parcel 9: (Estates at Valderra Phase 1)

Beginning at a point North 88°40'34" West, 1418.66 feet along the Section line and South, 766.17 feet from the Northeast corner of Section 27, T41S, R16W, SLB&M, said point being on the Southerly right-of-way line of Silver Cloud Drive as filed in the office of the Washington County Recorder as Document #20100030137, running thence along said Southerly right-of-way line the following two (2) courses: South 63°32'20" East, 66.53 feet; thence South 63°09'53" East, 253.23 feet; thence leaving said right-of-way line and running South 26°50'08" West, 67.80 feet; thence South 10°22'46" West, 105.50 feet; thence South 06°03'57" West, 179.46 feet; thence South 10°57'30" West, 97.35 feet; thence South 21°01'57" West, 82.49 feet; thence South 27°23'21" West, 177.57 feet; thence South 15°02'52" West, 90.68 feet; thence North 72°31'50" West, 134.55 feet; thence South 17°24'05" West, 93.91 feet to the point of curvature of a 480.00 foot radius curve to the left; thence Southwesterly 90.14 feet along the arc of said curve through a central angle of 10°45'36" to the point of curvature of a 620.00 foot radius reverse curve; thence Southwesterly 253.04 feet along the arc of said curve through a central angle of 23°23'04" to the point of curvature of a 180.00 foot radius reverse curve; thence Southwesterly 159.34 feet along the arc of said curve through a central angle of 50°43'12"; thence South 20°41'39" East, 143.12 feet to the point of curvature of a 542.93 foot radius curve to the right; thence Southeasterly 240.71 feet along the arc of said curve through a central angle of 25°24'09"; thence South 04°42'30" West, 248.33 feet to the point of curvature of a 520.53 foot radius curve to the left; thence Southerly 80.56 feet along the arc of said curve through a central angle of 08°52'04"; thence South 85°50'26" West, 40.00 feet to the point of curvature of a 5.00 foot radius curve concave Northeasterly, radius point bears South 85°50'26" West; thence Northwesterly 7.63 feet along the arc of said curve through a central angle of 87°27'59"; thence South 88°22'27" West, 93.27 feet to the point of curvature of a 130.00 foot radius curve to the left; thence Southwesterly 218.03 feet along the arc of said curve through a central angle of 96°05'34" to the point of curvature of a 180.00 foot radius compound curve; thence Southeasterly 95.61 feet along the arc of said curve through a central angle of 30°25'58"; thence South 37°49'13" East, 128.97 feet to the point of curvature of a 520.00 foot radius curve to the right; thence Southeasterly 261.71 feet along the arc of said curve through a central angle of 28°50'11"; thence South 08°59'02" East, 43.99 feet to the point of curvature of a 180.00 foot radius curve to the left; thence Southeasterly 119.56 feet along the arc of said curve through a central angle of 38°03'25"; thence South 47°02'27" East, 123.75 feet to the point of curvature of a 370.00 foot radius curve to the right; thence Southerly 37.49 feet along the arc of said curve through a central angle of 05°48'18"; thence South 41°14'09" East, 232.89 feet to the point of curvature of a 180.00 foot radius curve to the left; thence Southeasterly 40.64 feet along the arc of said curve through a central angle of 12°56'08"; thence South 54°10'16" East, 4.62 feet to the point of curvature of a 130.00 foot radius curve to the left; thence Southeasterly 177.65 feet along the arc of said curve through a central angle of 78°17'52"; thence South 42°28'08" East, 40.00 feet; thence South 56°33'07" East, 33.53 feet; thence South 22°25'33" West, 54.86 feet; thence South 55°00'00" East, 165.66 feet; thence South 08°06'18" East, 290.76 feet; thence South 54°56'10" West, 103.06 feet; thence North 32°05'14" West, 345.29 feet; thence North 73°04'27" West, 354.33 feet; thence North 36°24'56" West, 516.91 feet; thence North 30°37'55" West, 713.22 feet; thence North 23°45'59" East, 395.77 feet; thence North 00°39'35" West, 657.00 feet; thence North 68°47'07" East, 123.62 feet; thence South 80°35'29" East, 135.27 feet; thence South 20°41'39" East, 98.24 feet; thence South 86°45'30" East, 35.65 feet to a point on the arc of a 220.00 foot radius curve to the right (radius point bears South 79°06'36" East); thence Northerly 73.48 feet along the arc of said curve through a central angle of 19°08'09" to the point of curve of a 580.00 foot radius reverse curve; thence Northeasterly 236.72 feet along the arc of said curve through a central angle of 23°23'04" to the point of curve of a 520.00 foot radius reverse curve; thence Northeasterly 97.66 feet along the arc of said curve through a central angle of 10°45'36"; thence North 17°24'05" East, 76.84 feet; thence North 66°13'32" West, 169.50 feet; thence North

29°41'50" East, 31.84 feet; thence North 26°39'47" East, 299.91 feet; thence North 26°11'59" East, 111.83 feet; thence North 05°38'42" East, 92.06 feet; thence North 17°28'50" East, 116.01 feet; thence North 05°31'22" East, 202.75 feet to the point of beginning.

Parcel 10A, 10B & 10C: (Estates at Valderra Phase 2)

Parcel 10A:

Beginning at the Southeast corner of lot 110 of the Estates at Valderra as recorded in the Official Records of the Washington County Recorder's Office, said point being North 88°40'34" West 1526.73 feet along the Section line and South 0°00'00" East 1637.10 feet from the Northeast corner of Section 27, Township 41 South, Range 16 West, Salt Lake Base and Meridian and running thence South 17°24'05" West 76.85 feet along the West right of way line of Petroglyph Drive to the point of a 520.00 foot radius curve to the left; thence Southwesterly through a central angle of 10°45'37" and 97.66 feet along the arc of said curve to the point of a 580.00 foot radius reverse curve to the right; thence Southwesterly through a central angle of 10°24'11" and 105.31 feet along the arc of said curve; thence North 73°22'16" West 17.38 feet; thence North 75°52'53" West 53.43 feet; thence North 78°09'34" West 32.15 feet; thence North 83°31'58" West 15.32 feet; thence North 88°06'20" West 14.43 feet; thence South 76°38'45" West 28.13 feet; thence South 69°58'34" West 11.62 feet; thence South 74°56'57" West 22.95 feet; thence South 82°46'18" West 12.96 feet; thence South 87°57'52" West 32.28 feet; thence North 87°46'48" West 17.04 feet; thence South 88°52'49" West 23.59 feet; thence South 81°48'55" West 23.09 feet; thence South 70°30'00" West 23.75 feet; thence South 73°18'39" West 11.98 feet; thence South 88°44'21" West 6.08 feet; thence North 27°51'30" East 27.88 feet; thence North 37°09'58" East 70.51 feet; thence North 64°40'40" East 40.24 feet; thence North 37°33'16" East 91.24 feet; thence North 29°41'50" East 203.27 feet to the Southwest corner of said lot 110; thence South 66°13'32" East 169.50 feet to the point of beginning.

Parcel 10B:

Beginning at the Southeast corner of lot 105 of the Estates at Valderra as recorded in the Official Records of the Washington County Recorder's Office, said point being North 88°40'34" West 1355.06 feet along the Section line and South 0°00'00" East 1669.20 feet from the Northeast corner of Section 27, Township 41 South, Range 16 West, Salt Lake Base and Meridian and running thence North 72°31'50" West 134.55 feet to the Southwest corner of said lot 105; thence South 17°24'05" West 93.91 feet along the East right of way line of Petroglyph Drive to the point of a 480.00 foot radius curve to the left; thence Southwesterly through a central angle of 10°45'37" and 90.15 feet along the arc of said curve to the point of a 620.00 foot radius reverse curve to the right; thence Southwesterly through a central angle of 8°49'29" and 95.49 feet along the arc of said curve; thence leaving Petroglyph Drive and running South 74°42'07" East 115.50 feet; thence North 46°48'55" East 68.01 feet; thence North 69°33'11" East 41.10 feet; thence North 45°12'17" East 50.26 feet; thence North 7°57'54" West 57.66 feet; thence North 33°31'47" West 36.09 feet; thence North 14°24'05" West 68.18 feet; thence North 15°02'52" East 12.24 feet to the point of beginning.

Parcel 10C:

Beginning at a point on the West right of way line of Petroglyph Drive said point being North 88°40'34" West 1594.63 feet along the Section line and South 0°00'00" East 1918.83 feet from the Northeast corner of Section 27, Township 41 South, Range 16 West, Salt Lake Base and Meridian and running thence North 73°22'16" West 17.00 feet; thence North 75°52'53" West 53.01 feet; thence North 78°09'34" West 31.48 feet; thence North 83°31'58" West 14.45 feet; thence North 88°06'20" West 12.69 feet; thence South

76°38'45" West 26.21 feet; thence South 69°58'34" West 11.47 feet; thence South 74°56'57" West 24.07 feet; thence South 82°46'18" West 14.10 feet; thence South 87°57'52" West 33.11 feet; thence North 87°46'48" West 17.12 feet; thence South 88°52'49" West 22.68 feet; thence South 81°48'55" West 21.48 feet; thence South 70°30'00" West 23.01 feet; thence South 73°18'39" West 13.58 feet; thence South 88°44'21" West 13.00 feet;; thence South 27°51'30" West 113.49 feet to the Northwest corner of lot 111 of the Estates at Valderra as recorded in the official records of the Washington County Recorder's Office; thence along said boundary for the following six courses: North 68°47'07" East 123.62 feet; thence South 80°35'29" East 135.27 feet; thence South 20°41'39" East 98.24 feet; thence South 86°45'30" East 35.65 feet to the Northeast corner of said lot 111, said point being on a 220.00 foot radius curve to the right (bearing to radius point is South 79°06'36" East); thence Northeasterly through a central angle of 19°08'09" and 73.48 feet along the arc of said curve to the point of a 580.00 foot radius reverse curve to the left; thence Northeasterly through a central angle of 12°05'33" and 122.41 feet along the arc of said curve to the point of beginning.

Parcel 11: (Villas at Valderra Phase 1)

Beginning at a point North 88°40'34" West 1160.76 feet along the section line and South 0°00'00" East 3810.37 feet from the Northeast corner of Section 27, Township 41 South, Range 16 West, Salt Lake Base and Meridian and running thence South 67°50'50" East 135.21 feet to a point on a 170.00 foot radius curve to the right (bearing to radius point is North 70°06'49" w); thence Southwesterly through a central angle of 9°13'08" and 27.35 feet along the arc of said curve to a point of tangency; thence South 29°06'19" West 3.00 feet to the point of a 130.00 foot radius curve to the right; thence Southwesterly through a central angle of 18°24'56" and 41.78 feet along the arc of said curve to a boundary corner on the estates at valderra; said point being the point of a 130.00 foot compound curve to the right; thence along the boundary of the Estates at Valderra for the following 15 courses: thence Northwesterly through a central angle of 78°17'52" and 177.65 feet along the arc of said curve to a point of tangency; thence North 54°10'16" West 4.62 feet to the point of a 180.00 foot radius curve to the right; thence Northwesterly through a central angle of 12°56'08" and 40.64 feet along the arc of said curve to a point of tangency; thence North 41°14'09" West 232.89 feet to the point of a 370.00 foot radius curve to the left; thence Northwesterly through a central angle of 5°48'18" and 37.49 feet along the arc of said curve; thence North 47°02'27" West 123.75 feet to the point of a 180.00 foot radius curve to the right; thence Northwesterly through a central angle of 38°03'25" and 119.56 feet along the arc of said curve; thence North 8°59'02" West 43.99 feet to the point of a 520.00 foot radius curve to the left; thence Northwesterly through a central angle of 28°50'11" and 261.71 feet along the arc of said curve; thence North 37°49'13" West 128.97 feet to the point of a 180.00 foot radius curve to the right; thence Northeasterly through a central angle of 30°25'58" and 95.61 feet along the arc of said curve to the point of a 130.00 foot radius compound curve to the right; thence Northeasterly through a central angle of 96°05'34" and 218.03 feet along the arc of said curve to a point of tangency; thence North 88°22'27" East 93.27 feet to the point of a 5.00 foot radius curve to the right; thence Northeasterly through a central angle of 87°27'59" and 7.63 feet along the arc of said curve; thence North 85°50'26" East 40.00 feet on a radial bearing to a point on a 520.53 foot radius curve to the left; thence Southeasterly through a central angle of 15°22'41" and 139.71 feet along the arc of said curve; thence South 70°27'45" West 132.30 feet; thence South 54°39'31" West 30.46 feet; thence South 35°18'53" East 143.64 feet; thence South 87°05'38" East 60.49 feet; thence South 0°11'14" West 104.97 feet; thence South 32°16'53" East 154.99 feet; thence South 25°41'21" West 20.67 feet; thence South 32°16'53" East 114.26 feet; thence South 48°01'59" East 227.82 feet; thence South 36°38'30" East 118.53 feet to the point of beginning.

SG-LOSG-1-CA
SG-LOSG-2-CA
SG-LOSG-4-CA
SG-LOSG-5-CA

SG-LOSG-6-CA
SG-LOSG-7-CA
SG-LOSG-8-CA
SG-LOSG-10-CA
SG-EAV-1-CA
SG-EAV-2-CA
SG-VLLV-1-CA