

WHEN RECORDED RETURN TO:

Mountain Home Development Corporation
3940 N. Traverse Mountain Blvd., #150
Lehi, Utah 84047

MHT-43015

ENT 79412:2014 PG 1 of 5
Jeffery Smith
Utah County Recorder
2014 Nov 04 01:17 PM FEE 18.00 BY SS
RECORDED FOR Metro National Title
ELECTRONICALLY RECORDED

Space above for County Recorder's Use

Parcel No.: 11-013-0153

**SUPPLEMENTAL DECLARATION TO
AMENDED AND RESTATED MASTER DECLARATION OF
COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATION OF
EASEMENTS FOR
TRAVERSE MOUNTAIN
A MASTER PLANNED COMMUNITY**

THIS SUPPLEMENTAL DECLARATION TO AMENDED AND RESTATED MASTER DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATION OF EASEMENTS FOR TRAVERSE MOUNTAIN (this "**Supplemental Declaration**") is made this 23 day of October, 2014, by Mountain Home Development Corporation, a Utah corporation ("**Declarant**").

A. Declarant previously entered into that certain Amended and Restated Master Declaration of Covenants, Conditions, Restrictions and Reservation of Easements for Traverse Mountain, recorded as Entry No. 88194:2007 in the official records of the Utah County Recorder's Office (the "**Official Records**"), as may be amended or supplemented from time to time (the "**Master Declaration**").

B. Section 16.1 of the Master Declaration provides that Declarant may add to the real property encumbered by the Master Declaration all or any portion of certain real property designated as "Annexable Territory" by recording a supplemental declaration encumbering the portion of the Annexable Territory annexed thereby.

C. Declarant hereby desires to add additional property that is within the Annexable Territory (the "**Annexed Property**") as set forth in this Supplemental Declaration, and the Owner of the Annexed Property is agreeable to such annexation pursuant to the terms of this Supplemental Declaration.

D. The Annexed Property is a single parcel of approximately 145.96 acres and is described on Exhibit A attached hereto and incorporated herein.

NOW, THEREFORE, Declarant hereby provides as follows:

1. Defined Terms. Capitalized terms not otherwise defined herein shall have the meaning given them in the Master Declaration.

2. Extension of Comprehensive Plan. The Annexed Property is hereby submitted to all provisions of the Master Declaration and all provisions of the Master Declaration shall apply to the Annexed Property.

3. Description/Phases of Development. The Annexed Property is a single parcel of approximately 145.96 acres no portion of which is designated as a Phase or Phases by this Supplemental Declaration; but Phases may be designated later.

4. Land Classifications. The Annexed Property may be assigned to one or more of the land classifications described in Article XV of the Master Declaration, namely Residential Area, Multi-Family Area, Master Association Property, Common Area, Special Benefit Areas, and Neighborhoods.

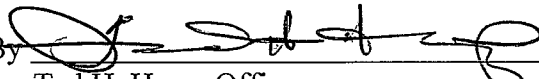
5. Special Benefit Areas. There are no services being provided to the Annexed Property that are above the standard level of service provided by the Master Association.

6. Master Declaration. The Master Declaration shall remain in full force and effect, as supplemented by this Supplemental Declaration.

IN WITNESS WHEREOF, this Supplemental Declaration is made by Declarant as of the date set forth above.

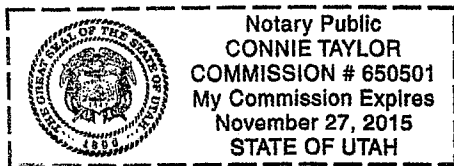
DECLARANT:

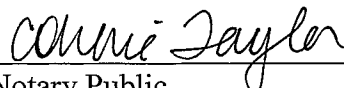
MOUNTAIN HOME DEVELOPMENT CORPORATION,
a Utah corporation

By 
Ted H. Heap, Officer

STATE OF UTAH)
) ss.
COUNTY OF UTAH)

On this 23 day of October, 2014, personally appeared before me Ted H. Heap, who being by me duly sworn did acknowledge that he is an officer and authorized signer of Mountain Home Development Corporation, a Utah corporation, and who acknowledged to me that said company executed the foregoing Supplemental Declaration.




Notary Public
Residing at: Sandy, Utah

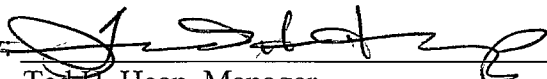
My Commission Expires: 11/27/15

By executing this Supplemental Declaration, the undersigned, as the Owner of the Annexed Property, hereby acknowledges and agrees to the recording of this Supplemental Declaration against the Annexed Property.

OWNER:

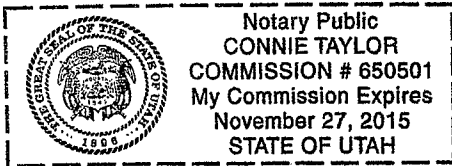
TRIUMPH MIXED USE INVESTMENTS III,
LLC, a Utah limited liability company

By Fox Ridge Investments, LLC, a Utah limited liability company, Manager

By: 
Ted H. Heap, Manager

STATE OF UTAH)
) ss.
COUNTY OF UTAH)

On this 29 day of October, 2014, personally appeared before me Ted H. Heap, who being by me duly sworn did acknowledge that he is the manager and authorized signer of Fox Ridge Investments, LLC, a Utah limited liability company, which is the manager of Triumph Mixed Use Investments III, LLC, a Utah limited liability company, and who acknowledged to me that said Triumph Mixed Use Investments III, LLC executed the foregoing Supplemental Declaration.



Connie Taylor
Notary Public
Residing at: Sandy, Utah

My Commission Expires: 11/27/15

Exhibit A

COM N 6400.53 FT & W 2583.32 FT FR SE COR. SEC. 30, T4S, R1E, SLB&M.; N 56 DEG 28' 10" W 255.01 FT; N 47 DEG 10' 18" W 176.29 FT; N 7 DEG 0' 5" E .25 FT; N 23 DEG 24' 2" W 166.78 FT; N 45 DEG 0' 0" W 280.17 FT; N 20 DEG 59' 47" E 38.4 FT; ALONG A CURVE TO L (CHORD BEARS: N 30 DEG 1' 44" W 138.38 FT, RADIUS = 89 FT); N 81 DEG 3' 15" W 22.81 FT; ALONG A CURVE TO R (CHORD BEARS: N 39 DEG 11' 6" W 20.02 FT, RADIUS = 15 FT); ALONG A CURVE TO R (CHORD BEARS: S 40 DEG 6' 15" W 368.25 FT, RADIUS = 303 FT); S 77 DEG 31' 33" W 127.92 FT; ALONG A CURVE TO L (CHORD BEARS: S 20 DEG 15' 32" W 289.37 FT, RADIUS = 172 FT); S 37 DEG 0' 30" E 154.7 FT; ALONG A CURVE TO R (CHORD BEARS: S 16 DEG 1' 45" E 163.6 FT, RADIUS = 228 FT); S .35 FT; S 84 DEG 9' 9" W 3.84 FT; N 89 DEG 1' 45" W 9.2 FT; N 82 DEG 59' 8" W 44 FT; ALONG A CURVE TO R (CHORD BEARS: S 17 DEG 55' 4" W 64.31 FT, RADIUS = 169.95 FT); N 76 DEG 2' 32" W 1265.89 FT; N 15 DEG 0' 57" E 74.22 FT; S 76 DEG 7' 28" E 645.6 FT; ALONG A CURVE TO L (CHORD BEARS: S 84 DEG 34' 12" E 79.9 FT, RADIUS = 272.04 FT); N 30 DEG 17' 36" E 384.13 FT; S 78 DEG 41' 49" E 39.15 FT; N 35 DEG 16' 21" E .02 FT; ALONG A CURVE TO R (CHORD BEARS: N 82 DEG 58' 46" E 138.55 FT, RADIUS = 208 FT); ALONG A CURVE TO L (CHORD BEARS: N 67 DEG 19' 22" E 17.25 FT, RADIUS = 15 FT); ALONG A CURVE TO R (CHORD BEARS: N 54 DEG 52' 7" E 175.66 FT, RADIUS = 228 FT); N 77 DEG 31' 33" E 127.92 FT; ALONG A CURVE TO L (CHORD BEARS: N 19 DEG 36' 2" E 418.59 FT, RADIUS = 247 FT); ALONG A CURVE TO R (CHORD BEARS: N 25 DEG 6' 55" W 195.61 FT, RADIUS = 428 FT); W 148.39 FT; S 45 DEG 0' 0" W 468.11 FT; S 392.66 FT; N 77 DEG 26' 44" W 38.81 FT; N 77 DEG 2' 55" W 818.52 FT; S 16 DEG 13' 13" W 368.27 FT; S 15 DEG 0' 57" W 74.22 FT; N 76 DEG 2' 32" W 361.15 FT; N 44 DEG 5' 0" W .17 FT; ALONG A CURVE TO L (CHORD BEARS: N 18 DEG 5' 13" E 75.31 FT, RADIUS = 388 FT); S 75 DEG 54' 24" E 96.16 FT; N 8 DEG 16' 45" E 119.81 FT; N 7 DEG 25' 0" W 89.3 FT; N 66 DEG 46' 43" E 1276.02 FT; N 31 DEG 43' 56" E 1509.88 FT; N 3 DEG 52' 50" E 1102.76 FT; N 55 DEG 46' 52" E 718.96 FT; N 28 DEG 20' 55" E 911.63 FT; N 59 DEG 1' 24" E 316.21 FT; S 20 DEG 46' 8" E 636.82 FT; S 9 DEG 7' 45" E 898.01 FT; S 1 DEG 23' 6" W 1000.22 FT; S 69 DEG 12' 24" W 642.7 FT; S 9 DEG 30' 36" W 1901.78 FT; S 24 DEG 58' 54" E 88.15 FT; S 81 DEG 46' 14" W 105.65 FT; S 57 DEG 49' 29" W 174.31 FT TO BEG. AREA 145.960 AC.

Utah County Parcel Map

110130153



Suncrest

Maple Hollow Trail

Draper

View
6683 ft

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Steep
Mountain
6170 ft

Lemi

Salt Lake County
Utah County

Lemo Flat Trail

