

When Recorded Return To:

D.R. Horton, Inc.  
12351 South Gateway Park Place, Suite D-100  
Draper, Utah 84020  
Attention: Adam Loser

**SEVENTH SUPPLEMENTAL DECLARATION AND SIXTH AMENDMENT  
TO THE DECLARATION OF COVENANTS, CONDITIONS  
AND RESTRICTIONS FOR  
NORTHSHORE**

THIS SEVENTH SUPPLEMENTAL DECLARATION AND SIXTH AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR NORTHSHORE (this “**Seventh Supplemental Declaration and Sixth Amendment**”) is made as of September 19, 2022, by D.R. HORTON, INC., a Delaware corporation (“**Declarant**”), with reference to the following:

RECITALS

A. On February 20, 2020, Declarant caused to be recorded as Entry No. 21260:2020 in the official records of the Office of the Recorder of Utah County, Utah (the “**Official Records**”), that certain Declaration of Covenants, Conditions and Restrictions for Northshore (the “**Original Declaration**”) pertaining to a master planned development known as Northshore located in the City of Saratoga Springs, Utah County, Utah.

B. On September 4, 2020, Declarant caused to be recorded as Entry No. 135120:2020 in the Official Records that certain First Supplemental Declaration and First Amendment to the Declaration of Covenants, Conditions and Restrictions for Northshore (the “**First Supplemental Declaration and First Amendment**”).

C. On February 4, 2021, Declarant caused to be recorded as Entry No. 21986:2021 in the Official Records that certain Second Supplemental Declaration and Second Amendment to the Declaration of Covenants, Conditions and Restrictions for Northshore (the “**Second Supplemental Declaration and Second Amendment**”).

D. On May 20, 2021, Declarant caused to be recorded as Entry No. 95002:2021 in the Official Records that certain Third Amendment to the Declaration of Covenants, Conditions and Restrictions for Northshore (the “**Third Amendment**”).

E. On June 17, 2021, Declarant caused to be recorded as Entry No. 110074:2021 in the Official Records that certain Third Supplemental Declaration to the Declaration of Covenants, Conditions and Restrictions for Northshore (the “**Third Supplemental Declaration**”).

F. On December 2, 2021, Declarant caused to be recorded as Entry No. 200851:2021 in the Official Records that certain Fourth Supplemental Declaration and Fourth Amendment to the Declaration of Covenants, Conditions and Restrictions for Northshore (the “**Fourth Supplemental Declaration and Fourth Amendment**”).

G. On February 25, 2022, Declarant caused to be recorded as Entry No. 25199:2022 in the Official Records that certain Fifth Supplemental Declaration to the Declaration of Covenants, Conditions and Restrictions for Northshore (the “**Fifth Supplemental Declaration**”).

H. On May 18, 2022, Declarant caused to be recorded as Entry No. 60728:2022 in the Official Records that certain Sixth Supplemental Declaration and Fifth Amendment to the Declaration of Covenants, Conditions and Restrictions for Northshore (the “**Sixth Supplemental Declaration and Fifth Amendment**”).

I. Article XIX of the Original Declaration provides that Declarant shall have the absolute right and option, from time to time and at any time, to subject some or all of the Additional Land described in the Original Declaration to the covenants, restrictions, easements, charges and liens set forth in the Original Declaration, which shall be effective upon recording a supplemental declaration in the Official Records.

J. Pursuant to Article XIX of the Original Declaration, Declarant desires to subject that portion of the Additional Land described on Exhibit A, which is attached hereto and incorporated herein by this reference (the “**Subject Property**”), to the Original Declaration, as previously amended and supplemented, and as supplemented and amended by this Seventh Supplemental Declaration and Sixth Amendment.

K. Section 17.2.2 of the Original Declaration provides that Declarant shall have the right to amend unilaterally the Original Declaration during the Period of Declarant Control.

L. Declarant is executing and delivering this Seventh Supplemental Declaration and Sixth Amendment for the purpose of subjecting the Subject Property to the provisions of the Original Declaration, as previously supplemented and amended, and for the purpose of amending the Original Declaration as hereinafter set forth.

SEVENTH SUPPLEMENTAL DECLARATION AND SIXTH AMENDMENT

NOW, THEREFORE, for the reasons recited above, Declarant hereby declares as follows:

1. Defined Terms. All defined terms as used in this Seventh Supplemental Declaration and Sixth Amendment shall have the same meanings as those set forth in the Original Declaration, as previously supplemented and amended, unless otherwise defined in this Seventh Supplemental Declaration and Sixth Amendment.

2. Subject Property Subjected to the Original Declaration, As Supplemented and Amended. The Subject Property is hereby subjected to the Original Declaration, as previously supplemented and amended, and the Subject Property shall be held, transferred, sold, conveyed, occupied, improved and developed subject to the covenants, restrictions, easements, charges and liens set forth in the Original Declaration, as previously supplemented and amended, and as

supplemented and amended by this Seventh Supplemental Declaration and Sixth Amendment, which provisions are hereby ratified, approved, confirmed and incorporated herein by this reference, with the same force and effect as if fully set forth herein and made again as of the date hereof. All such provisions: (a) shall run with the Subject Property, (b) shall be binding upon all Persons having any right, title, or interest in the Subject Property or any part thereof, their heirs, successors and assigns, and (c) shall inure to the benefit of each Owner thereof. The Subject Property shall hereafter be deemed to be a part of the Property, as such term is defined in Section 1.62 of the Original Declaration.

3. Neighborhood Designations. The Neighborhood Designations for the Subject Property shall be as follows:

**Northshore Plat A-6**

<b><u>Lot Numbers</u></b>	<b><u>Neighborhood Designation</u></b>
146 to 199, Inclusive	Single Family Lots
2031 to 2067, Inclusive	Townhomes

4. Section 4.3.2. Section 4.3.2 of the Original Declaration is hereby amended and restated in its entirety to read as follows:

4.3.2. Business Activities. Property classified for the purposes set forth in Section 4.3.1 shall not be used for any business, trade, garage sale, moving sale, rummage sale, or similar activity, except that an Owner or Resident may conduct business activities within the Dwelling Unit so long as: (a) the Owner or Resident obtains all necessary licenses and permits; (b) the activity conforms to applicable laws, including all zoning requirements for Northshore; (c) the business activity does not involve door-to-door solicitation of Residents of the Project; (d) the activity is consistent with the Residential character of the Property and does not constitute a nuisance, or a hazardous or offensive use, or threaten the security or safety of other Residents of the Property, as may be determined in the sole discretion of the Board; and (e) the Owner or Resident obtains the prior written consent of the Board. This Section 4.3.2 shall not apply to any activity conducted by Declarant or a Merchant Builder approved by Declarant with respect to its development and sale of the Lots, Units or Parcels or its use of any Dwelling Units which it owns within Northshore.

5. No Other Changes. Except as supplemented by the provisions of this Seventh Supplemental Declaration and Sixth Amendment, the Original Declaration, as previously supplemented and amended, shall remain unmodified and in full force and effect. The Original Declaration, as previously supplemented and amended, and as supplemented and amended by this Seventh Supplemental Declaration and Sixth Amendment, shall collectively be referred to as the **“Declaration.”**

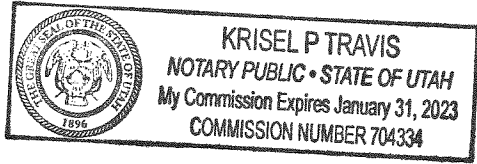
IN WITNESS WHEREOF, Declarant has caused this Seventh Supplemental Declaration and Sixth Amendment, to be executed by an officer duly authorized to execute the same as of the date first above written.

D.R. HORTON, INC.,  
a Delaware corporation

By: *Adm R. Loser*  
Name: *Adam R. Loser*  
Title: *Vice President*

STATE OF UTAH                    )  
  : ss.  
COUNTY OF SALT LAKE        )

The foregoing instrument was acknowledged to me this 19 day of September, 2022, by Adam R. Loser, in such person's capacity as the Vice President of D.R. Horton, Inc., a Delaware corporation.



*Krisel P Travis*  
NOTARY PUBLIC

**EXHIBIT A  
TO  
SEVENTH SUPPLEMENTAL DECLARATION AND SIXTH AMENDMENT  
TO THE DECLARATION OF COVENANTS, CONDITIONS  
AND RESTRICTIONS FOR  
NORTHSHORE**

**Legal Description of the Subject Property**

The Subject Property consists of that certain real property located in Utah County, Utah more particularly described as follows:

**NORTHSHORE PLAT A-6**

A PORTION OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED S0°08'33"E ALONG THE SECTION LINE 1601.80 FEET AND WEST 632.92 FROM THE NORTHEAST SECTION CORNER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE S89°42'30"W 119.97 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 12.99 FEET WITH A RADIUS OF 12.00 FEET THROUGH A CENTRAL ANGLE OF 62°02'43", CHORD: N59°16'09"W 12.37 FEET; THENCE N89°29'36"W 61.76 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 13.48 FEET WITH A RADIUS OF 12.00 FEET THROUGH A CENTRAL ANGLE OF 64°21'08", CHORD: S57°51'28"W 12.78 FEET; THENCE N89°57'58"W 241.69 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 28.65 FEET WITH A RADIUS OF 5043.45 FEET THROUGH A CENTRAL ANGLE OF 00°19'32", CHORD: S89°52'16"W 28.65 FEET; THENCE S89°42'30"W 55.04 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 12.74 FEET WITH A RADIUS OF 12.00 FEET THROUGH A CENTRAL ANGLE OF 60°48'39", CHORD: N59°53'11"W 12.15 FEET; THENCE S89°32'11"W 62.15 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 12.52 FEET WITH A RADIUS OF 12.00 FEET THROUGH A CENTRAL ANGLE OF 59°47'11", CHORD: S59°48'54"W 11.96 FEET; THENCE S89°42'30"W 84.02 FEET; THENCE N0°08'11"W 782.64 FEET; THENCE S89°36'27"E 704.32 FEET; THENCE S0°30'24"W 776.24 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±12.50 ACRES  
±544,580 SQ. FT.