

RECORDING REQUESTED BY:
Woodside Homes of Utah, LLC
WHEN RECORDED RETURN TO:
Woodside Homes of Utah, LLC
Attn: Matthew Loveland
460 West 50 North, Suite 300
Salt Lake City, UT 84101

ENT 10701:2023 PG 1 of 5
Andrea Allen
Utah County Recorder
2023 Feb 22 02:40 PM FEE 40.00 BY MG
RECORDED FOR US Title Insurance Agency
ELECTRONICALLY RECORDED

Parcel Tax IDs: 13:065:0073
13:065:0080
13:065:0081

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**SEVENTH SUPPLEMENTAL DECLARATION
TO THE
DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS,
RESERVATIONS, AND EASEMENTS OF STONECREEK, AMERICAN FORK
A Planned Unit Community**

REFERENCE IS MADE to that certain Declaration of Covenants, Conditions, Restrictions, Reservations, and Easements of Stonecreek, American Fork, recorded in the official records of Utah County on September 11, 2018, as Entry Number 86849:2018 pages 1 through 66, as the same may have been amended and/or supplemented from time to time (collectively, the "Declaration"). Capitalized terms used, but not otherwise defined herein shall have the meanings set forth in the Declaration.

Pursuant to Section 12.1 of the Declaration, Declarant reserved the right to expand the Property by the addition of Additional Land, or portions thereof, and Lots to be constructed thereon. Section 12.1 requires that any such expansion be accomplished by a Supplementary Declaration, executed, acknowledged, and recorded by Declarant.

Declarant now desires to expand the Property, and make subject to the Declaration, that certain real property described on **Exhibit A** attached hereto and incorporated herein by this reference (the "Plat J Expansion Property"), and that certain real property described on **Exhibit B** attached hereto and incorporated herein by this reference (the "Plat K Expansion Property") (collectively referred to herein as the "Expansion Property").

Upon the recordation of this Supplemental Declaration (the “Seventh Supplemental Declaration”) by Declarant and, with respect to the Plat J Expansion Property and the Plat K Expansion Property, the recordation of a Supplemental Plat covering each such property, the covenants, conditions, and restrictions contained in the Declaration shall apply to the subdivided portion of the Expansion Property in the same manner as if the Expansion Property originally had been covered in the Declaration and constituted a portion of the original Property. Upon said recordation, the rights, privileges, duties, and liabilities of the parties to the Declaration with regard to the applicable portion of the Expansion Property shall be the same as with regard to the original Property, and the rights, obligations, privileges, duties, and liabilities of each Owner and occupants of Lots within the applicable portion of the Expansion Property shall be the same as those of each Owner and occupants of Lots within the original Property.

The Plat J Expansion Property shall represent 33 additional votes, and the Plat K Expansion Property shall represent 57 additional votes, respectively, as set forth in Section 4.3 of the Declaration, and each such Expansion Property shall be allocated a corresponding number of additional assessments as set forth in Article 6 of the Declaration.

[Remainder of page intentionally left blank. Signature page follows.]

IN WITNESS WHEREOF, Declarant has executed this Seventh Supplemental Declaration as of the day and year written below.

DECLARANT:

WOODSIDE HOMES OF UTAH, LLC,
a Utah limited liability company

By: *Matthew Loveland*
Matthew Loveland

Its: Authorized Signer

Date: 2/13/2023

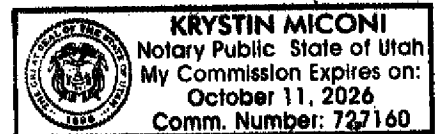
STATE OF UTAH)
) ss
County of Salt Lake)

On the 13th day of February 2023, personally appeared before me, Matthew Loveland, who being by me duly sworn did say that he is an Authorized Signer of said WOODSIDE HOMES OF UTAH, LLC, that executed the within instrument.

Krystin Miconi
Notary Public

Residing at: Salt Lake, Utah

My Commission Expires: 10/11/26 (seal)



**EXHIBIT A
DESCRIPTION OF PLAT J EXPANSION PROPERTY**

BOUNDARY DESCRIPTION Stone Creek Plat 'J'

BEGINNING AT A POINT WHICH IS N89°48'57"E 822.46 FEET AND SOUTH 1506.09 FEET FROM THE NORTHWEST CORNER OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN,

THENCE ALONG THE SOUTH BOUNDARY OF STONECREEK PLAT H THE FOLLOWING FIVE (5) COURSES: 1) SOUTH 45°44'08" EAST 101.00 FEET, 2) NORTH 44°37'49" EAST 54.19 FEET, 3) NORTH 68°48'04" EAST 44.00 FEET, 4) SOUTH 89°12'04" EAST 180.00 FEET, AND 5) NORTH 00°49'19" EAST 101.00 FEET TO A POINT ALONG THE SOUTH BOUNDARY OF STONECREEK PLAT G; THENCE ALONG SAID PLAT THE FOLLOWING EIGHT (8) COURSES: 1) SOUTH 89°12'04" EAST 85.99 FEET, 2) ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 23.57 FEET (CURVE HAVING A CENTRAL ANGLE OF 90°01'23" AND A LONG CHORD BEARS S44°11'22"E 21.22 FEET), 3) SOUTH 89°12'44" EAST 62.00 FEET; 4) ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 23.56 FEET (CURVE HAVING A CENTRAL ANGLE OF 89°58'37" AND A LONG CHORD BEARS N45°48'38"E 21.21 FEET), 5) SOUTH 89°12'04" EAST 173.00 FEET, 6) ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 23.57 FEET (CURVE HAVING A CENTRAL ANGLE OF 90°01'23" AND A LONG CHORD BEARS S44°11'22"E 21.22 FEET), 7) NORTH 85°52'36" EAST 62.23 FEET, AND 8) NORTH 00°49'19" EAST 11.09 FEET;
 THENCE SOUTH 88°10'41" EAST 112.96 FEET; THENCE SOUTH 00°51'25" WEST 85.23 FEET; THENCE SOUTH 00°25'56" WEST 170.20 FEET; THENCE SOUTH 00°54'29" WEST 608.92 FEET; THENCE NORTH 89°59'52" WEST 207.88 FEET;
 THENCE ALONG THE ARC OF A 331.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 40.72 FEET (CURVE HAVING A CENTRAL ANGLE OF 07°02'53" AND A LONG CHORD BEARS N86°28'26"W 40.69 FEET); THENCE NORTH 10°00'05" EAST 134.43 FEET; THENCE ALONG THE ARC OF A 306.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 10.15 FEET (CURVE HAVING A CENTRAL ANGLE OF 01°54'04" AND A LONG CHORD BEARS N10°57'08"E 10.15 FEET); THENCE NORTH 45°44'08" WEST 906.00 FEET; THENCE NORTH 44°15'54" EAST 15.02 FEET TO THE POINT OF BEGINNING.

CONTAINS: 426,862 SF OR 9.80 AC

EXHIBIT B
DESCRIPTION OF PLAT K EXPANSION PROPERTY

BOUNDARY DESCRIPTION Stone Creek Plat 'K'

BEGINNING AT A POINT WHICH IS N89°48'57"E 287.73 FEET AND SOUTH 983.21 FEET FROM THE NORTHWEST CORNER OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN,

THENCE ALONG THE SOUTH BOUNDARY OF STONECREEK PLAT F THE FOLLOWING TWO (2) COURSES: 1) SOUTH 45°44'08" EAST 736.78 FEET, AND 2) SOUTH 89°15'06" EAST 13.66 FEET TO A POINT ALONG THE SOUTH BOUNDARY OF STONECREEK PLAT J; THENCE ALONG SAID PLAT THE FOLLOWING FIVE (5) COURSES: 1) SOUTH 44°15'52" WEST 24.41 FEET, 2) SOUTH 45°44'08" EAST 906.00 FEET, 3) ALONG THE ARC OF A 306.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 10.15 FEET (CURVE HAVING A CENTRAL ANGLE OF 01°54'04" AND A LONG CHORD BEARS S10°57'07"W 10.15 FEET), 4) SOUTH 10°00'05" WEST 134.43 FEET, AND 5) ALONG THE ARC OF A 331.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 40.72 FEET (CURVE HAVING A CENTRAL ANGLE OF 07°02'53" AND A LONG CHORD BEARS S86°28'26"E 40.69 FEET); THENCE NORTH 89°59'52" WEST 1206.35 FEET; THENCE NORTH 00°47'08" EAST 1309.20 FEET TO THE POINT OF BEGINNING.

CONTAINS: 861,538 SF OR 19.78 AC

BASIS OF BEARING IS NORTH 89°48'57" EAST ALONG SECTION LINE FROM THE NORTHWEST CORNER TO THE NORTH QUARTER CORNER OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE AND MERIDIAN (NAD 83)