

WHEN RECORDED RETURN TO:

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

Space above for County Recorder's Use

**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 31<sup>st</sup> day of October, 2018, 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 consists of approximately 18.46 acres owned by Perry Homes Utah, Inc. 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 except for (i) the entirety of Article IV and any other provisions of the Master Declaration related to design control, the Architectural Guidelines or documents promulgated and related to the implementation or execution of Article IV or the Architectural Guidelines which shall have no applicability to the Annexed Property; (ii) Article 3.3.5, which shall have no applicability to the Annexed Property; and (iii) Article 6.6, which shall have no applicability to the Annexed Property and (iv), Article 7.10.1 which shall have no applicability to the Annexed Property.

3. Description/Phases of Development. The Annexed Property is a single parcel of approximately \_\_\_\_\_ acres designated as a Phase by this Supplemental Declaration, which designation may be changed later by mutual agreement of the parties to this Supplemental Declaration.

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 upon the mutual agreement of the Parties to this Supplemental Declaration, namely Residential Area, Multi-Family Area, 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.

7. Amendment. This Supplemental Declaration shall not be amended without the express written consent of the underlying Owner until such time as the Owner has sold or otherwise transferred all of the Annexed Property that is subject to this Supplemental Declaration.

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

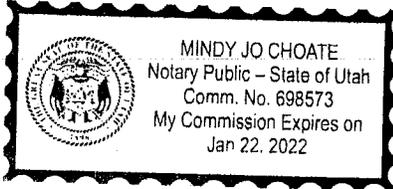
DECLARANT:

MOUNTAIN HOME DEVELOPMENT CORPORATION,  
a Utah corporation

By  \_\_\_\_\_  
CHIEF EXECUTIVE Officer

STATE OF UTAH )  
 ) ss.  
COUNTY OF UTAH )

On this 31<sup>st</sup> day of October, 2018, personally appeared before me Ryan L Freeman 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.



Mindy Jo Choate  
Notary Public  
Residing at: 2900 N Traverse Mt. Blvd. #200 Lehi, UT 84043

My Commission Expires: 1.22.22

By executing this Supplemental Declaration, the undersigned, as the owner of the Perry Homes Property, hereby acknowledges and agrees to the recording of this Supplemental Declaration.

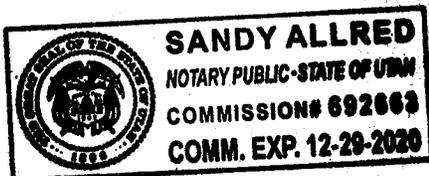
OWNER:

PERRY HOMES UTAH, INC., a Utah corporation

William O. Perry, IV  
By: William O. Perry, IV  
Its: \*v.p. & General Counsel

STATE OF UTAH )  
 ) ss.  
COUNTY OF UTAH )

On this 21<sup>st</sup> day of ~~October~~ <sup>November</sup>, 2018, personally appeared before me William O. Perry, IV, who being by me duly sworn did acknowledge that he is the Legal Counsel and authorized signer of Perry Homes Utah, Inc., a Utah corporation, and who acknowledged to me that said company executed the foregoing Supplemental Declaration.



Sandy Allred

Notary Public  
Residing at: Salt Lake Utah

My Commission Expires: 12/29/2020

**Exhibit A****Legal Description of CROSSING AT TRAVERSE PHASE 3**

A portion of the SW1/4 of Section 29, Township 4 South, Range 1 East, Salt Lake Base & Meridian, located in Lehi, Utah, more particularly described as follows:

Beginning at a point on the easterly line of Phase 1, CROSSINGS AT TRAVERSE Subdivision, according to the Official Plat thereof on file in the Office of the Utah County Recorder located S89°52'02"W along the Section line 188.68 feet and North 373.18 feet from the South 1/4 Corner of Section 29, T4S, R1E, S.L.B.& M.; thence along said plat the following 6 (six) courses and distances: N16°45'26"E 110.00 feet; thence N14°55'12"E 112.96 feet; thence N73°14'34"W 1.38 feet; thence N16°45'26"E 43.00 feet; thence N73°14'34"W 68.00 feet; thence N16°45'26"E 85.00 feet; thence S73°14'34"E 473.92 feet; thence N89°58'30"E 31.10 feet; thence N0°01'30"W 63.14 feet; thence N89°54'49"E 156.06 feet; thence N0°05'11"W 31.98 feet; thence N89°54'49"E 100.67 feet; thence S0°04'51"E 455.55 feet to the westerly line of 500 West Street as defined and described in the 500 WEST STREET-ROAD DEDICATION, according to the Official Plat thereof on file in the Office of the Utah County Recorder; thence along said roadway the following 3 (three) courses and distances: Northwesterly along the arc of a 31.00 foot radius non-tangent curve (radius bears: N13°56'49"W) to the right 16.61 feet through a central angle of 30°42'01" (chord: 88°35'48"W 16.41 feet); thence N73°14'48"W 1.16 feet; thence S16°45'12"W 70.00 feet; thence N76°15'55"W 235.24 feet; thence along the arc of a 1,035.00 foot radius curve to the right 100.36 feet through a central angle of 5°33'20" (chord: N73°29'15"W 100.32 feet); thence N70°42'35"W 269.77 feet; thence along the arc of a 965.00 foot radius curve to the left 42.66 feet through a central angle of 2°31'59" (chord: N71°58'35"W 42.66 feet); thence N73°14'34"W 101.50 feet; thence along the arc of a 15.00 foot radius curve to the left 23.56 feet through a central angle of 90°00'00" (chord: S61°45'26"W 21.21 feet) to the point of beginning. Contains: 6.75+/- acres

**Legal Description of CROSSING AT TRAVERSE PHASE 4**

A portion of the SW1/4 and the SE1/4 of Section 29, Township 4 South, Range 1 East, Salt Lake Base & Meridian, located in Lehi, Utah, more particularly described as follows:

Beginning at a point on the northerly line of Phase 1, CROSSINGS AT TRAVERSE Subdivision, according to the Official Plat thereof on file in the Office of the Utah County Recorder located S89°52'02"W along the Section line 157.41 feet and North 730.16 feet from the South 1/4 Corner of Section 29, T4S, R1E, S.L.B.& M.; N21°44'18"E 106.65 feet; thence Northwesterly along the arc of a 328.00 foot radius non-tangent curve (radius bears: N21°44'19"E) to the right 23.66 feet through a central angle of 4°08'01" (chord: N66°11'41"W 23.66 feet); thence N25°52'20"E 56.00 feet; thence N16°45'26"E 111.50 feet; thence N1°39'11"E 197.52 feet; thence S88°20'49"E 13.01 feet; thence N1°39'11"E 105.35 feet to the southerly line of Phase 2, CANYON HILLS Subdivision, according to the Official Plat thereof on file in the Office of the Utah County Recorder; thence N89°49'16"E 149.89 feet along said Phase 2 and also along Phase 1 of said Subdivision; thence N89°50'41"E 584.73 feet along said Phase 2; thence S0°04'51"E 638.45 feet; thence S89°54'49"W 100.67 feet; thence S0°05'11"E 31.98 feet; thence S89°54'49"W 156.06 feet; thence S0°01'30"E 63.14 feet; thence S89°58'30"W 31.10 feet; thence N73°14'34"W 568.06 feet to the point of beginning. Contains: 11.71+/- acres