

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 31st 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 is a single parcel of approximately 11.63 acres owned by Perry Multifamily, 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 11.63 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.

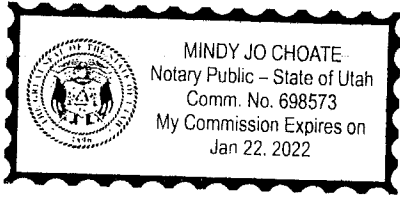
DECLARANT:

MOUNTAIN HOME DEVELOPMENT CORPORATION,
a Utah corporation

By  _____
CHIEF EXECUTIVE Officer

STATE OF UTAH)
) ss.
COUNTY OF UTAH)

On this 31st day of October, 2018, personally appeared before me Ryan 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: 3900 N Traverse Mtn. Blvd, #200 Lehi, UT 84043

My Commission Expires: 1.22.22

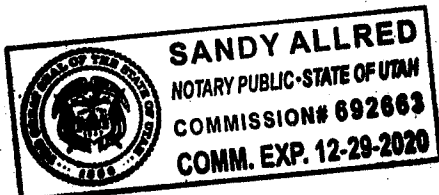
By executing this Supplemental Declaration, the undersigned, as the owner of the Annexed Property, hereby acknowledges and agrees to the recording of this Supplemental Declaration.

OWNER:
PERRY MUTLIFAMILY, INC., a Utah corporation

William O. Perry, IV
By: William O. Perry, IV
Its: President

STATE OF UTAH)
) ss.
COUNTY OF UTAH)

On this 8th day of November, 2018, personally appeared before me William O. Perry, IV, who being by me duly sworn did acknowledge that he is the * and authorized signer of Perry Multifamily, 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**PLAT "A"**

A portion of that Real Property described in Deed Entry No. 44592:2008 of the Official Records of Utah County, located in the SE1/4, SW1/4, NW1/4, and NE1/4 of Section 30, Township 4 South, Range 1 East, Salt Lake Base & Meridian, Lehi, Utah, more particularly described as follows:

Beginning at a point located West 2,252.87 feet and North 2,559.17 feet from the Southeast Corner of Section 30, T4S, R1E, S.L.B.& M. (Basis of Bearing: N0°17'58"W along the Section line between the Southeast Corner and the East ¼ Corner of said Section 30); thence S74°12'23"W 125.31 feet; thence S61°50'49"W 257.05 feet; thence N24°06'17"W 77.88 feet; thence along the arc of a 968.00 foot radius curve to the right 184.22 feet through a central angle of 10°54'14" (chord: N18°39'09"W 183.94 feet); thence N13°12'03"W 225.76 feet; thence along the arc of a 968.00 foot radius curve to the right 30.72 feet through a central angle of 1°49'07" (chord: N12°17'30"W 30.72 feet) to the southeasterly line of that Real Property described in Deed Entry No. 20600:2015 of the Official Records of Utah County; thence along said deed the following 9 (nine) courses and distances: N66°41'20"E 128.54 feet; thence N18°39'02"E 72.56 feet; thence N32°53'13"E 106.09 feet; thence N43°05'28"E 82.07 feet; thence N89°14'43"E 128.65 feet; thence N10°14'39"W 45.24 feet; thence along the arc of a 128.50 foot radius curve to the right 136.83 feet through a central angle of 61°00'28" (chord: N20°15'35"E 130.45 feet); thence N50°45'49"E 61.75 feet; thence along the arc of a 271.50 foot radius curve to the left 146.70 feet through a central angle of 30°57'33" (chord: N35°17'14"E 144.92 feet) to the southerly line of TRAVERSE MOUNTAIN VIALETTTO Phase 1 Subdivision, according to the Official Plat thereof on file in the Office of the Utah County Recorder; thence Northeasterly along said Plat, and along the arc of a 344.00 foot radius non-tangent curve (radius bears: N15°49'28"E) 207.39 feet through a central angle of 34°32'34" (chord: N88°33'11"E 204.26 feet) to the northwesterly corner of that Real Property described in Deed Entry No. 49315:2012 of the Official Records of Utah County; thence along said deed the following 9 (nine) courses and distances: S59°46'52"E 69.27 feet; thence S35°37'56"W 255.61 feet; thence S45°48'43"E 27.46 feet; thence S74°55'30"E 84.78 feet; thence S53°30'59"E 75.99 feet; thence S18°47'34"E 94.81 feet; thence S20°06'07"W 168.33 feet; thence S45°00'00"W 454.15 feet; thence S19°03'42"E 44.00 feet to the point of beginning.

Contains: 11.63+/- acres