RESTRICTIVE COVENANT BINDING LARGE SCALE DEVELOPMENT TO PREVIOUSLY RECORDED DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, AND FURTHER BINDING DEVELOPMENT TO OTHER DOCUMENTS AND AGREEMENTS

We, the undersigned, constituting all of the owners of that certain real property located in Utah County, State of Utah, as described on Exhibit "A," attached hereto and incorporated herein by this reference, herein referred to as the "Property," which Property has been approved for development as a large scale development according to the provisions of the Utah County Land Use Ordinance, as a Planned Dwelling Group, designated as the Timphaven Homes, Plat "13", and approved by the Board of County Commissioners on the 26th day of May 2 009, herein referred to as the "New Development," do hereby declare that the Property shall be held, sold, conveyed, leased, rented, encumbered, and used, subject to the Declaration of Covenants, Conditions, and Restrictions, previously recorded in the Office of the Utah County Recorder on the 2nd day of January, 2007, as entry number 100, herein referred to as the "Original Declaration," and incorporated herein by this reference as if fully set forth herein, related to the Timphaven Homes, Plat "1-A," herein referred to as the "Original Development," and which Original Declaration, and the covenants, restrictions, limitations, and conditions contained therein, shall constitute covenants which run with the land and shall be binding on and be for the benefit of the Property, the owners of the Property, and their grantees, successors, heirs, executors, administrators, devisees, and assigns.

The undersigned further agree, on behalf of themselves and their grantees, successors, heirs, executors, administrators, devisees, and assigns, that, in consideration for the approval of said development, they will be legally bound and subject to each of the following described documents and agreements, which documents and agreements are either of record in the Office of the Utah County Recorder, or copies of which are appended hereto, and all of which documents and agreements are incorporated herein by this reference as if fully set forth herein, to wit:

NAME OF DOCUMENT	DATED	RECORDING ENTRY NO.	
Timphayen Homes, Plat "1-A"	October 19 1864	Map Filling No: 627, Entry: 15666	
Amended and Restated Declaration of Protective Covenants, Conditions and Restrictions for Timples Homes, Plots +A, L, 2, 4, 5 L, 7, 8, 7, 10, 11 and 12	, Men L _ a_ a_	•	
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	<u> </u>		
		ENT 107519:2010 FG 1 of 6 RODNEY D. CAMPBELL UTAH COUNTY RECORDE	R
		2010-Dec 07 10+27 un FEE 21.00 BY EO RECORDED FOR BAXTER, SCOTT	. `

together with any other dedication, easement, open space easement, open space maintenance agreement, other maintenance agreement, homeowner's agreement, restriction, condition of approval, all owner's dedications contained on the plat of the Original Development, and all other documents or agreements, related to the Original Development.

This covenant shall run with the land and shall be binding upon all persons owning or leasing the Property. Further, this covenant shall hereinafter be included in any deed dealing with the Property, or any portion thereof, in whole or by reference hereto.

Invalidation of any of these covenant provisions by judgment or court order shall not affect any of the other provisions, which other provisions shall remain in full force and effect.

Entity: Vieste Wilde				
By:				
Its:				
Entity: Scott C. Barber By: Auto C Ball Date: 12/7/10				
Its:				
<u>ACKNOWLEDGMENT</u>				
STATE OF UTAH)				
COUNTY OF UTAH)				
On the day of Records, 2000, personally appeared before me who duly acknowledged to me that he/she/they executed the foregoing Restrictive Covenant Binding Large Scale Development to Previously Recorded Declaration of Covenants, Conditions, and Restrictions, and Further Binding Development to other Documents and Agreements.				
ADAM CRAPO MOTARY PUBLIC - STATE OF UTAH				
COMMISSIONS 577536 NOTARY PUBLIC				

together with any other dedication, easement, open space easement, open space maintenance agreement, other maintenance agreement, homeowner's agreement, restriction, condition of approval, all owner's dedications contained on the plat of the Original Development, and all other documents or agreements, related to the Original Development.

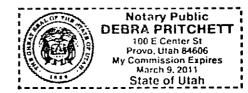
This covenant shall run with the land and shall be binding upon all persons owning or leasing the Property. Further, this covenant shall hereinafter be included in any deed dealing with the Property, or any portion thereof, in whole or by reference hereto.

Invalidation of any of these covenant provisions by judgment or court order shall not affect any of the other provisions, which other provisions shall remain in full force and effect.

ENT 107519:2010 PG 3 of a

×	Entity: <u>Flucated Gwest</u> UC By: <u>Manager</u> Date: 4/21/09 Its: <u>Trieste</u> Wilde, Manager
	Entity: Heaps Family Trust U/A/D
×	By: Date:
	Its: > Joseph James Heaps, Trustee
	<u>ACKNOWLEDGMENT</u>
	STATE OF UTAH) : ss COUNTY OF UTAH)
	On the 21 day of

NOTARY PUBLIC



together with any other dedication, easement, open space easement, open space maintenance agreement, other maintenance agreement, homeowner's agreement, restriction, condition of approval, all owner's dedications contained on the plat of the Original Development, and all other documents or agreements, related to the Original Development.

This covenant shall run with the land and shall be binding upon all persons owning or leasing the Property. Further, this covenant shall hereinafter be included in any deed dealing with the Property, or any portion thereof, in whole or by reference hereto.

Invalidation of any of these covenant provisions by judgment or court order shall not affect any of the other provisions, which other provisions shall remain in full force and effect.

Entity: Heaps Family Trust U/A/D	ENT 107519:2010 PG 4 of 6
By: Joseph James Heaps, Trustee	<u>29-07</u>
Entity:	
By: Date:	
Its:	
ACKNOWLEDG	SMENT
	INIDIA.
STATE OF UTAH) : ss	
COUNTY OF UTAH)	
On the 29 day of	Large Scale Development to Previously
Notary Public DERRA PRITCHETT	$\bigcap_{i \in \mathcal{O}} Q_{i}$

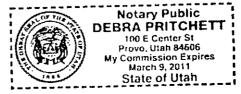
100 E Center St Provo, Utah 84606

ACCEPTANCE AND ACKNOWLEDGMENT

We, the undersigned, representing all of the owners of that certain real property located in Utah County, State of Utah, known as the *Timphaven Homes, Plat "1-A,"* and recorded in the office of the Utah County Recorder on the 19th day of October, 1964, as entry number 15666, herein referred to as the "Original Development," hereby accept, acknowledge, and consent to the approval of the Timphaven Homes, Plat "13," herein referred to as the "New Development," and do further accept, acknowledge, and consent to all of the provisions contained in the above Restrictive Covenant Binding Large Scale Development to Previously Recorded Declaration of Covenants, Conditions, and Restrictions, and Further Binding Development to Other Documents and Agreements.

Entity: Educated guest LC Timphaven Home Owners association
By: July Machinish Date: 4/21/09 Its: Trieste Wilde, Mina Vice President
Its: Trieste Wilde, Hima Vice President
Entity:
By: Date:
Its:
ACKNOWLEDGMENT
STATE OF UTAH) : ss
COUNTY OF UTAH)
On the 21 day of, 2009, personally appeared before me, the signer(s) of the foregoing instrument who duly acknowledged to me that he/she/they executed the same.

NOTARY PUBLIC



NO. OF CHARLES IN CONTRACT PROVIDENCE OF CONTRACT OF THE CONTR BEDIG A GLOSTICH OF LOT A, PLAT 'F'. TILGHLITH BOLLS MANY TAY PARKET HE WISHEST OF MASS OF PARTY OF THE THEORY AND THE REMEMBER WHILE AND THE PARTY OF THE PARTY DATH'S CENTERCOT AND CORRENT TO RECORD APPEDAL IN THE EMITARY SENTER AUTHOURY IN WELLS WITH EAP WINCH WITH WITH HE WAS THE WITH HOM WINDS THEN BY GENEVE HAS BEENEN. AND LOT 14, NLL "1-4", SHERKIEN ROLL'S APPROVAL BY THE CALINIARY VATOR AUTHORITY A PLANNED DEFLLING CROUP TIMPRAVEN HOMES ACCEPTANCE OF LEGISLATIVE BEEN BENDARY DESCRIPTION The state of the same of the s SPOKYDRY CERTIFAIL SOME THE ARE O WO BLICK IF. HAR OF USA DESCRIPTION OF STATE OF STAT 100 1 F. F. F. Zoe? Land Alternation leter & "BASIS OF BEARING" CM DOSIDENT-LOD SANETIES AND THE STATE OF T JOHNSON THE REAL PROPERTY WOMEN TO FEET AS DATE OF THE PARTY OF THE PARTY. TO A PROMISE DESTINATION OF THE STATE OF THE SENTON LONG SECTOR ed parte lett die Lyden besch fem af alle une en comme is von der et energ STEEL CONTRACT OF THE STATE OF ter se GT of CRES MEDICAL CARLEY WYO CHE DATE LIFF PER PRESENT STANFOLD STAN THE C. LALL A JKIDI IDKI IDKI IDKA į FGEND CRAPHIT SCALE ENT 107519:2010 PG 6, of 6

Exhibit "A"