

**When Recorded Return to:**

Fieldstone Utah Investors, LLC  
12896 S. Pony Express Road, Suite 400  
Draper, Utah 84020

Parcel No.: See Exhibit A

**NOTICE OF DESIGNATION OF NEIGHBORHOOD BUILDER STATUS**

WHEREAS, the Traverse Mountain Master Association, a Utah nonprofit corporation (“**Association**”) functions as the mandatory membership homeowners for the Traverse Mountain real estate development known as “Traverse Mountain” located in Utah County, Utah;

WHEREAS, Fieldstone Utah Investors, LLC, a Utah limited liability company, (“**Fieldstone**”) owns or operates certain residential development projects within the Traverse Mountain area as set forth in Exhibit A hereto (“**Fieldstone Projects**”);

WHEREAS, the Fieldstone Projects and the larger Traverse Mountain development are subject to that certain *Amended and Restated Master Declaration of Covenants, Conditions, Restrictions and Reservation of Easements for Traverse Mountain, A Master Planned Community* (“**Declaration**”), recorded on June 18, 2007 as Entry No. 88194: 2007, in the official records of the Utah County Recorder;

WHEREAS, Mountain Home Development, Corp., a Utah corporation (“**Mountain Home**”), is the “Declarant” under the Declaration;

WHEREAS, Mountain Home represents and warrants that it has not transferred or relinquished its rights as the Declarant under the Declaration;

WHEREAS, Fieldstone is developing the Fieldstone Projects for the purpose of creating residential subdivisions for resale to the general public;

WHEREAS, Mountain Home represents to Fieldstone that Mountain Home has the authority to designate Fieldstone as a “Neighborhood Builder” (as that term is Defined in Section 1.48 of the Declaration);

THEREFORE, Mountain Home hereby designates Fieldstone, its subsidiaries, commonly controlled affiliates, and/or assignees as a “Neighborhood Builder” with all rights and privileges available to owners of real property in Traverse Mountain who have received such designation, including, without limitation, all provisions relevant to Neighborhood Builders contained in Section 1.48 and Article 17 of the Declaration, and all of the other relevant provisions of the Declaration, as amended.

[End of Declaration of Neighborhood Builder. Signature Pages Follow.]

**DECLARANT**

MOUNTAIN HOME DEVELOPMENT  
CORP., a Utah corporation

By: 

Printed Name: RYAN L. FREEMAN

Title: CEO

**FIELDSTONE**

FIELDSTONE UTAH INVESTORS, LLC,  
a Utah limited liability company

By: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

*Acknowledged and Agreed*

**ASSOCIATION**

TRAVERSE MOUNTAIN MASTER  
ASSOCIATION, a Utah nonprofit  
corporation

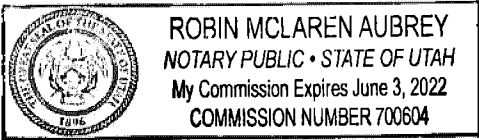
By: 

Printed Name: RYAN L. FREEMAN

Title: DECLARANT

STATE OF UTAH )  
 ) ss:  
COUNTY OF UTAH )

The foregoing instrument was acknowledged before me on the date set forth below next to my signature by Ryan L. Freeman as the CEO of Mountain Home Development Corp., a Utah corporation, the person to me known as the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same on behalf of said association.



Robin McLaren Aubrey  
Notary Public  
Date: 11-15-18

STATE OF UTAH )  
 ) ss:  
COUNTY OF UTAH )

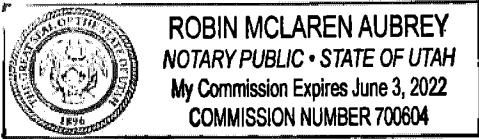
The foregoing instrument was acknowledged before me on the date set forth below next to my signature by \_\_\_\_\_ as the \_\_\_\_\_ of Fieldstone Utah Investors, LLC., a Utah limited liability company, the person to me known as the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same on behalf of said association.

~~\_\_\_\_\_  
Notary Public  
Date: \_\_\_\_\_~~

STATE OF UTAH )  
 ) ss:

COUNTY OF UTAH )

The foregoing instrument was acknowledged before me on the date set forth below next to my signature by Ryan L. Freeman as the Declarant of Traverse Mountain Master Association, a Utah nonprofit corporation, the person to me known as the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same on behalf of said association.



Robin McLaren Aubrey  
Notary Public

Date: 11-15-18

[End of Declaration of Neighborhood Builder. Signature Pages Follow.]

**DECLARANT**

MOUNTAIN HOME DEVELOPMENT  
CORP., a Utah corporation

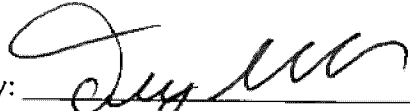
By: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

**FIELDSTONE**

FIELDSTONE UTAH INVESTORS, LLC,  
a Utah limited liability company

By:  \_\_\_\_\_

Printed Name: Troy Gable

Title: President

*Acknowledged and Agreed*

**ASSOCIATION**

TRAVERSE MOUNTAIN MASTER  
ASSOCIATION, a Utah nonprofit  
corporation

By: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF UTAH )  
 ) ss:  
COUNTY OF UTAH )

The foregoing instrument was acknowledged before me on the date set forth below next to my signature by \_\_\_\_\_ as the \_\_\_\_\_ of Mountain Home Development Corp., a Utah corporation, the person to me known as the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same on behalf of said association.

\_\_\_\_\_  
Notary Public

Date: \_\_\_\_\_

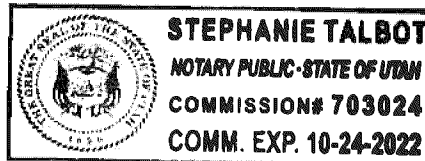
STATE OF UTAH )  
 ) ss:  
COUNTY OF UTAH )

The foregoing instrument was acknowledged before me on the date set forth below next to my signature by Troy Gabler as the President of Fieldstone Utah Investors, LLC, a Utah limited liability company, the person to me known as the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same on behalf of said association.

Stephanie Talbot  
Notary Public

Date: 11/14/18

STATE OF UTAH )  
 ) ss:



**EXHIBIT 'A'**

**(Legal Description and Parcel Nos. Of Fieldstone Projects)**

**1. Vista Ridge**

Lots 12, 18, 19, 24, 25, 26, and 43, Vista Ridge Subdivision, Phase 1, according to the plat thereof on file and recorded in the Office of the Utah County Recorder.

(54:203:0012, 54:203:0018, 54:203:0019, 54:203:0024, 54:203:0025, 54:203:0026, and 54:203:0043)

and;

Lots 47, 48, 50, 51, 52, 54, 55, 56, 57, 58, 59, 60, 69, 70, 71, and 73, Vista Ridge Subdivision, Phase 2, according to the plat thereof on file and recorded in the Office of the Utah County Recorder.

(54:209:0047, 54:209:0048, 54:209:0050, 54:209:0051, 54:209:0052, 54:209:0054, 54:209:0055, 54:209:0056, 54:209:0057, 54:209:0058, 54:209:0059, 54:209:0060, 54:209:0069, 54:209:0071, and 54:209:0073)

**2. Northridge Project**

Commencing at a point North 879.58 feet and East 2573.72 feet from the Southwest corner of Section 19, Township 4 South, Range 1 East, Salt Lake Base and Meridian; thence North 75°36'45" West 1264.01 feet; thence South 35°24'28" West 104.4 feet; thence South 08°26'12" West 129.14 feet; thence South 22°39'05" West 12.76 feet; thence South 22°39'05" West 60.44 feet; thence South 43°27'13" West 65.86 feet; thence North 88°28'27" West 68.71 feet; thence North 45°55'10" West 98.64 feet; thence North 02°24'14" East 32.84 feet; thence North 02°24'14" East 6.24 feet; thence North 10°39'24" East 69.45 feet; thence North 21°00'19" East 135.53 feet; thence North 20°52'14" West 83.93 feet; thence North 77°00'23" West 91.25 feet; thence along a curve to the left (Chord Bears North 25°28'08" East 24.7 feet, radius = 388.00 foot) arc length = 24.71 feet; thence South 76°02'31" East 1622.96 feet; thence along a curve to the right (Chord Bears South 33°16'54" West 23.82 feet, radius = 166.00 foot) arc length = 23.84 feet to the point of beginning.  
(11:013:0110)

Also:

Commencing at a point North 274.47 feet and East 1472.54 feet from the Southwest Corner of Section 19, Township 4 South, Range 1 East, Salt Lake Base and Meridian; thence North 45°13'58" West 257.21 feet; thence South 71°03'10" West 66.26 feet; thence North 77°48'23" West 62.77 feet; thence North 41°33'09" East 1.16 feet; thence North 35°12'09" West 282.52 feet; thence South 54°04'00" West 1.31 feet; thence North 35°56'00" West 268.09 feet; thence North 37°54'44" East 4.28 feet; thence North 37°54'44" East 317.98 feet; thence North 57°14'04" West 86.66 feet; thence North 49°43'52" West 13.59 feet; thence along a curve to the left (Chord Bears North 32°52'17" East 75.44 feet, radius = 388.00 foot) arc length 75.56 feet; thence South 77°00'23" East 91.24 feet; thence South 20°52'14" East 83.93 feet; thence South 21°00'19" West 135.53 feet; thence South 10°39'24" West 69.45 feet; thence South 02°24'14" West 6.24 feet; thence South 02°24'14" West 32.84 feet; thence South 45°55'10" East 98.64 feet; thence South 88°28'57" East 68.71 feet; thence North 43°27'13" East 65.86 feet; thence North 22°39'05" East

60.44 feet; thence North 22°39'05" East 12.76 feet; thence North 08°26'12" East 129.14 feet; thence North 35°24'28" East 104.4 feet; thence South 75°36'45" East 897.75 feet; thence South 75°36'45" East 370.61 feet; thence along a curve to the right (Chord Bears South 54°36'32" West 103.88 feet, radius = 170.00 foot) arc length = 105.57 feet; thence South 72°53'58" West 341.1 feet; thence along a curve to the left (Chord Bears South 60°23'34" West 636.57 feet, radius = 1530.00 foot) arc length = 641.25 feet; thence South 48°23'10" West 190.08 feet to the point of beginning.  
(11:013:0116)      \*

**3. Canyon Trail**

Lots 145-150, 153, 154, 156, 163-166, and 167, CANYON TRAIL, PHASE "1A", A PLANNED RESIDENTIAL SUBDIVISION, Lehi, Utah, according to the official plat thereof on file and of record in the Utah County Recorder's Office, Utah.  
(65:529:0145, 0146, 0147, 0148, 0149, 0150, 0153, 0154, 0156, 0163, 0164, 0165, 0166, and 0167)

Lots 101, 102, 108-129, and 135-144, CANYON TRAIL, PHASE "1B", A PLANNED RESIDENTIAL SUBDIVISION, Lehi, Utah, according to the official plat thereof on file and of record in the Utah County Recorder's Office, Utah.  
(65:533:00101, 0102, 0108, 0109, 0110, 0111, 0112, 0113, 0114, 0115, 0116, 0117, 0118, 0119, 0120, 0121, 0122, 0123, 0124, 0125, 0126, 0127, 0128, 0129, 0135, 0136, 0137, 0138, 0139, 0140, 0141, 0142, 0143, and 0144)

also the following:

**Legal Description:** COM N 5836.61 FT & W 3754.78 FT FR SE COR. SEC. 30, T4S, R1E, SLB&M.; N 87 DEG 35' 45" W 228.66 FT; S 72 DEG 23' 57" W 187.82 FT; S 86 DEG 27' 6" W 83.72 FT; S 48 DEG 35' 2" W 263.36 FT; N 41 DEG 24' 57" W 68.96 FT; ALONG A CURVE TO L (CHORD BEARS: S 49 DEG 39' 39" W 44.61 FT, RADIUS = 1328.98 FT); S 48 DEG 41' 57" W 58.23 FT; N 41 DEG 18' 3" W 36 FT; S 48 DEG 41' 57" W 270.33 FT; S 41 DEG 22' 7" E .14 FT; ALONG A CURVE TO R (CHORD BEARS: N 86 DEG 18' 2" W 21.21 FT, RADIUS = 14.99 FT); N 41 DEG 18' 3" W 47 FT; ALONG A CURVE TO R (CHORD BEARS: N 3 DEG 41' 58" E 36.77 FT, RADIUS = 26 FT); N 41 DEG 36' 32" W 23.08 FT; N 48 DEG 23' 9" E 309.01 FT; ALONG A CURVE TO R (CHORD BEARS: N 60 DEG 23' 34" E 618.24 FT, RADIUS = 1485.68 FT); N 72 DEG 23' 57" E 338.51 FT; S 16 DEG 54' 31" E 15.41 FT; ALONG A CURVE TO R (CHORD BEARS: S 74 DEG 17' 19" W 2.23 FT, RADIUS = 226 FT); S 74 DEG 27' 15" W 6.07 FT; ALONG A CURVE TO L (CHORD BEARS: S 32 DEG 29' 31" W 34.69 FT, RADIUS = 25.99 FT); ALONG A CURVE TO R (CHORD BEARS: S 5 DEG 18' 49" E 43.84 FT, RADIUS = 210 FT); S 0 DEG 37' 17" W 36.32 FT; ALONG A CURVE TO L (CHORD BEARS: S 46 DEG 12' 47" E 21.88 FT, RADIUS = 15 FT); N 87 DEG 40' 4" E 25.21 FT; S 1 DEG 37' 10" E 36 FT; S 4 DEG 40' 33" W 134.13 FT TO BEG. AREA 5.319 AC.

(11:013:0207

**Legal Description:** COM N 5306.41 FT & W 4673.65 FT FR SE COR. SEC. 30, T4S, R1E, SLB&M.; N 41 DEG 15' 51" W 145.77 FT; N 48 DEG 41' 57" E 207.34 FT; S 41 DEG 18' 3" E 69 FT; S 42 DEG 12' 26" E .13 FT; S 3 DEG 41' 58" W 15.88 FT; S 41 DEG 57' 1" E 101.65 FT; S 86 DEG 2' 19" W 88.29 FT; S 40 DEG 56' 43" W 128.34 FT TO BEG. AREA 0.666 AC.

(11:013:0208)



**Legal Description:** COM N 6242.83 FT & W 3541.58 FT FR SE COR. SEC. 30, T4S, R1E, SLB&M.; S 76 DEG 17' 59" E 181.6 FT; ALONG A CURVE TO R (CHORD BEARS: S 45 DEG 44' 15" E 185.59 FT, RADIUS = 182.51 FT); S 15 DEG 10' 30" E 153.01 FT; ALONG A CURVE TO R (CHORD BEARS: S 27 DEG 7' 28" W 111.05 FT, RADIUS = 82.5 FT); S 69 DEG 25' 27" W 34.93 FT; ALONG A CURVE TO L (CHORD BEARS: S 49 DEG 17' 56" W 80.86 FT, RADIUS = 117.4 FT); N 60 DEG 49' 36" W 133.99 FT; N 87 DEG 35' 45" W 301.31 FT; N 4 DEG 40' 33" E 134.13 FT; N 1 DEG 37' 9" W 34.3 FT; N 52 DEG 0' 26" E 53.36 FT; N 52 DEG 5' 38" E 45.33 FT; N 48 DEG 57' 35" E 72.33 FT; N 43 DEG 26' 59" E 40.41 FT; N 27 DEG 52' 53" E 53.15 FT; N 21 DEG 9' 7" E 37.99 FT; N 14 DEG 8' 37" E 18.77 FT TO BEG. AREA 4.139 AC.

(11:013:0198)

**Legal Description:** COM N 6120.2 FT & W 3784.82 FT FR SE COR. SEC. 30, T4S, R1E, SLB&M.; N 72 DEG 23' 58" E 27.19 FT; ALONG A CURVE TO L (CHORD BEARS: N 47 DEG 38' 11" E 196.01 FT, RADIUS = 233.94 FT); S 76 DEG 17' 59" E 74.61 FT; S 14 DEG 8' 34" W 18.77 FT; S 21 DEG 9' 8" W 37.99 FT; S 27 DEG 52' 52" W 53.15 FT; S 43 DEG 26' 59" W 40.41 FT; S 48 DEG 57' 35" W 72.33 FT; S 52 DEG 5' 37" W 45.33 FT; S 52 DEG 0' 27" W 53.35 FT; N 1 DEG 36' 54" W 1.7 FT; S 87 DEG 40' 7" W 25.21 FT; ALONG A CURVE TO R (CHORD BEARS: N 46 DEG 12' 49" W 21.88 FT, RADIUS = 15 FT); N 0 DEG 37' 17" E 36.32 FT; ALONG A CURVE TO L (CHORD BEARS: N 5 DEG 18' 49" W 43.84 FT, RADIUS = 212 FT); ALONG A CURVE TO R (CHORD BEARS: N 13 DEG 36' 30" E 20.29 FT, RADIUS = 26 FT) TO BEG. AREA 0.632 AC.

(11:013:0199)

#### 4 Hidden Canyon

A portion of Section 19, Township 4 South, Range 1 East, Salt Lake Base & Meridian, Lehi, Utah, more particularly described as follows:

Beginning at a point located North 8,982.54 feet and West 2,143.54 feet from the Southeast Corner of Section 30, Township 4 South, Range 1 East, Salt Lake Base & Meridian (Basis of Bearing: North 0°17'58" West along the Section line from said Southeast Corner to the East Quarter Corner of said Section 30); thence North 70°52'34" West 114.33 feet; thence North 30°48'17" West 73.19 feet; thence North 70°52'34" West 113.10 feet; thence North 19°11'42" East 240.00 feet; thence North 70°44'20" West 112.82 feet; thence South 83°47'25" West 52.08 feet; thence North 71°13'07" West 259.10 feet; thence North 19°15'40" East 124.13 feet; thence North 21°49'57" West 74.31 feet; thence North 19°15'45" East 146.15 feet; thence South 62°53'41" East 95.61 feet; thence South 78°20'46" East 56.48 feet; thence South 70°52'34" East 438.17 feet; thence South 5°05'24" East 114.59 feet; thence South 70°52'34" East 123.38 feet; thence South 19°07'26" West 400.00 feet; thence South 25°37'12" West 80.02 feet to the point of beginning.

(11:013:0195)

Also;

A portion of Section 19, Township 4 South, Range 1 East, Salt Lake Base and Meridian, Lehi, Utah, more particularly described as follows:

Beginning at a point located North 8,622.77 feet and West 1,353.69 feet from the Southeast Corner of Section of Section 30, Township 4 South, Range 1 East, Salt Lake Base and Meridian (Basis of Bearing: North 0°17'58" West along the Section line from said Southeast Corner to the East quarter Corner of said Section 30); thence North 55°06'25" West 121.62 feet; thence North 64°15'06" West 385.89 feet; thence North 66°33'44" West 177.40 feet; thence South 83°57'50" West 65.54 feet; thence North 62°47'54" West 128.84 feet; thence North 25°37'12" East 80.02 feet; thence North 19°07'26" East 400.00 feet; thence North 70°52'34" West 123.38 feet; thence North 5°05'24" West 114.59 feet; thence North 70°52'34" West

438.17 feet; thence North 78°20'46" West 56.48 feet; thence North 62°53'41" West 95.61 feet; thence North 62°53'41" West 80.76 feet; thence North 48°19'48" East 87.34 feet; thence North 38°37'07" East 366.30 feet; thence North 44°02'07" East 38.08 feet; thence South 45°57'53" East 130.00 feet; thence South 9°27'01" East 69.68 feet; thence South 53°00'21" East 166.68 feet; thence South 64°14'17" East 181.81 feet; thence South 68°36'24" East 47.14 feet; thence South 64°14'17" East 189.35 feet; thence North 19°07'26" East 161.08 feet; thence South 71°41'11" East 423.23 feet; thence South 9°07'38" East 77.11 feet; thence South 1°23'13" West 1,076.84 feet to the point of beginning.  
(11:013:0204)

Also;

A portion of Sections 18 and 19, Township 4 South, Range 1 East, Salt Lake Base & Meridian, Lehi, Utah, more particularly described as follows:

Beginning at a point located North 9,775.43 feet and West 1,339.85 feet from the Southeast Corner of Section of Section 30, Township 4 South, Range 1 East, Salt Lake Base & Meridian (Basis of Bearing: North 0°17'58" West along the Section line from said Southeast Corner to the East Quarter Corner of said Section 30); thence North 71°41'11" West 423.23 feet; thence South 19°07'26" West 161.08 feet; thence North 64°14'17" West 189.35 feet; thence North 68°36'24" West 47.14 feet; thence North 64°14'17" West 181.81 feet; thence North 53°00'21" West 166.68 feet; thence North 9°27'01" West 69.68 feet; thence North 45°57'53" West 130.00 feet; thence South 44°02'07" West 38.08 feet; thence South 38°37'07" West 366.30 feet; thence South 48°19'48" West 87.34 feet; thence South 62°53'41" East 80.76 feet; thence South 19°15'45" West 146.15 feet; thence South 21°49'57" East 74.31 feet; thence South 19°15'40" West 124.13 feet; thence North 71°13'07" West 513.75 feet; thence North 3°52'57" East 233.92 feet; thence North 55°46'59" East 581.42 feet; thence North 17°24'12" East 389.56 feet; thence North 28°21'02" East 226.84 feet; thence North 41°18'48" East 661.68 feet; thence North 59°01'31" East 312.98 feet; thence South 20°46'01" East 868.04 feet; thence South 9°07'38" East 840.31 feet to the point of beginning.

(11:013:0205,11:013:0206)