

M-43096

RECORDING REQUESTED BY, AND  
WHEN RECORDED, PLEASE RETURN TO:

ENT 120736:2007 PG 1 of 3  
RANDALL A. COVINGTON  
UTAH COUNTY RECORDER  
2007 Aug 17 2:30 pm FEE 174.00 BY CM  
RECORDED FOR MOUNTAIN WEST TITLE CO

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THIS SUPPLEMENTAL DECLARATION TO THE DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS OF THE LAKES AT SLEEPY RIDGE A PLANNED RESIDENTIAL UNIT DEVELOPMENT (this "**Supplemental Declaration**") is executed pursuant to the provisions of the Declaration identified below by THE LAKES AT SLEEPY RIDGE, INC., a Utah corporation ("**Declarant**").

**RECITALS:**

A. On April 4, 2006, Declarant recorded with the Recorder of Utah County, Utah, a Declaration of Covenants, Conditions, Easements and Restrictions of the Lakes at Sleepy Ridge A Planned Residential Unit Development as Entry No. 40252:2006 (the "**Declaration**"), covering the Property situated in Utah County, Utah described in the Declaration and, more specifically, those Plats, including those recorded at the time of and subsequent to the recording of the Declaration, that pertain to portions of the Property (the "**Project**").

B. Pursuant to Section 2.1 of the Declaration, Declarant reserved the right to develop the Property in multiple phases with supplements to the Declaration executed by Declarant in connection with such additional phases and the associated approved and recorded subdivision plats. Declarant now desires to exercise its right to expand the Project by adding to the Project the subdivision plat entitled "The Lakes At Sleepy Ridge Phase 2 – P.R.D." This Supplemental Declaration is hereby recorded against each of the lots created by the foregoing plat, a description of which is attached hereto as Exhibit A ("**Additional Phase**").

NOW, THEREFORE, Declarant hereby exercises its right to expand the Project to include the Additional Phase and supplements and amends the Declaration as follows:

1. Defined Terms and Status of Recitals. Capitalized terms used and not otherwise defined in this Supplemental Declaration shall have the meaning or meanings given to them in the Declaration. The Recitals set forth above shall constitute a portion of the terms of this Supplemental Declaration.

2. Exercise of Option to Expand. Declarant hereby exercises its option to expand the Project pursuant to Section 2.1 of the Declaration, and adds to the Project the Additional Phase described in Exhibit A together with the improvements located thereon or to be located thereon, to become part of the Project as Residential Lots as more particularly set forth in the subdivision plat The Lakes At Sleepy Ridge Phase 2 – P.R.D. Declarant and the Owners of record declare, affirm and reaffirm that from and after the date set forth below, the Additional



**EXHIBIT A**

Legal Description

**All of the Lots 201 through 362 of THE LAKES AT SLEEPY RIDGE PHASE 2 – P.R.D.,  
according to the official plat thereof on file with the Utah County Recorder.**