

When Recorded Return To:
Boyer Ridgeview Commercial, L.C.
101 S. 200 E, Ste. 200
Salt Lake City, Utah 84111

ENT 127260 : 2022 PG 1 of 7
Andrea Allen
Utah County Recorder
2022 Dec 27 01:52 PM FEE 40.00 BY JG
RECORDED FOR Cottonwood Title Insurance Agency, Inc.
ELECTRONICALLY RECORDED

**SUPPLEMENT TO MASTER DECLARATION OF
COVENANTS, CONDITIONS, AND RESTRICTIONS,
AND RESERVATION OF EASEMENTS
FOR
RIDGEVIEW
PLAT F
IN
HIGHLAND, UTAH**

This Supplement to Master Declaration of Covenants, Conditions, and Restrictions and Reservation of Easements for Ridgeview Plat F located in Highland, Utah, is made and executed by Boyer Ridgeview Commercial, L.C., a Utah limited liability company with an address of 101 S. 200 E., Ste. 200, Salt Lake City, Utah 84111 (the “Declarant”).

RECITALS

WHEREAS, that certain Master Declaration of Covenants, Conditions, and Restrictions, and Reservation of Easements for Ridgeview was recorded with the Utah County Recorder on June 22, 2021 as Entry No. 111864:2021 (the “Master Declaration”) for the Ridgeview development project (the “Project”);

WHEREAS, the Master Declaration provides that the Project may be developed in phases and additional land may be annexed into and made part of the Project and made subject to the Master Declaration;

WHEREAS, the Master Declaration further provides that said phases and/or additional land may be made subject to additional restrictions, conditions, or covenants imposed on a Unit or Owner as part of a discrete phase or neighborhood developed within the Project (collectively, “Additional Covenants”) by Declarant’s recording of a Supplement to Declaration;

WHEREAS, AG EHC II (LEN) MULTI STATE 2, LLC (“AG EHC”) is the record fee owner of certain real property located in Utah County, Utah more specifically described in Exhibit “A” hereto and incorporated herein by this reference (the “Ridgeview Plat F Property”);

WHEREAS, Lennar Homes of Utah LLC (“Lennar”) is the record owner of certain lots within the Ridgeview Plat F Property.

WHEREAS, Declarant, Lennar, and AG EHC desire to develop the Ridgeview Plat F Property to include additional Units and other improvements of a less significant nature;

WHEREAS, a final plat for the Ridgeview Plat F Property has been or will be recorded with the Utah County Recorder;

WHEREAS, Declarant, AG EHC, and Lennar now intend that this Ridgeview Plat F Property shall be subject to and burdened and benefitted by the Master Declaration

SUPPLEMENT TO DECLARATION

NOW, THEREFORE, for the reasons recited above, and for the benefit of the Project and the Owners therein, Declarant hereby executes this Supplement to Master Declaration of Covenants, Conditions, and Restrictions, and Reservation of Easements for Ridgeview (the "Supplement to Master Declaration").

1. Legal Description. The real property defined herein as the Ridgeview Plat F Property is more fully described in Exhibit "A" hereto. The Ridgeview Plat F Property shall be and hereby is submitted to the provisions of the Master Declaration. Said land and the Units thereon shall be held, transferred, sold, conveyed, and occupied subject to the provisions of the Master Declaration, as it may be further supplemented or amended from time to time.

2. Annexation. Consistent with the rights and authority reserved to Declarant in the Master Declaration, the Ridgeview Plat F Property shall be and hereby is annexed into the Project and made subject to the Master Declaration, which, upon recordation of this instrument shall constitute and effectuate the expansion of the Project making the Ridgeview Plat F Property subject to the powers, rights, duties, functions, and jurisdiction of the Ridgeview Master Association (the "Master Association").

3. Common Areas. As reflected on the plat for Ridgeview Plat F, Parcels A, B, and C are designated as Common Area and shall be owned and maintained by the Master Association.

4. Benefitted Neighborhood. Consistent with the Master Declaration, the Ridgeview Plat F Property is hereby designated as Benefitted Neighborhoods.

5. Service Area. Consistent with the Master Declaration, the Ridgeview Plat F Property is hereby designated as a distinct Service Area.

6. Description of the Project, as Supplemented by this Supplement to Master Declaration. Ridgeview currently consists of 469 Units. Ridgeview Plat F consists of 99 Units. Upon recording of the Ridgeview Plat F and this Supplement to Master Declaration, Ridgeview shall consist of 468 Units.

7. Covenants, Conditions and Restrictions Run with the Land. This Supplement to Declaration and the Terms and Conditions established herein are binding on each Owner and his/her/their assigns and successors in interest and are intended to and shall run with the land.

8. Consent to Recording. AG EHC and Lennar, as owners of the Ridgeview Plat F Property, hereby consent to the recording of this Supplement, which consent is evidenced by their signatures below.

Signature Page Follows

Dated this 20 day of December, 2022.

BOYER RIDGEVIEW COMMERCIAL, L.C.

By: [Signature]

Name: PATRICK MOFFAT

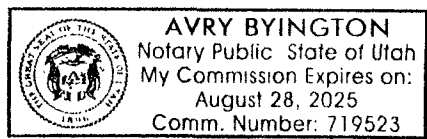
Its: MANAGER

STATE OF UTAH)
COUNTY OF Salt Lake) ss)

On this 20th, day of December, 2022, personally appeared before me Patrick Moffat, whose identity is personally known to me, or proven on the basis of satisfactory evidence and who by me duly sworn/affirmed, did say that he/she is the duly authorized representative of the corporation and that said document was signed by him/her on behalf of said corporation with all necessary authority, and acknowledged to me that said corporation executed the same.

[Signature]
Notary Public

My commission expires:
8/28/2025



AG EHC II (LEN) MULTI STATE 2, LLC

By: Steven S. Benson

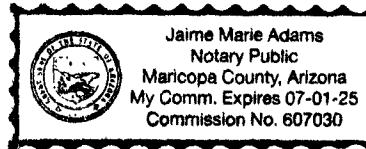
Name: Steven S Benson
Manager of Essential Housing Asset Management, LLC,
an Arizona limited liability company, the Authorized
Its: Agent of AG EHC II (LEN) Multi State 2, LLC

STATE OF ARIZONA)
) ss
COUNTY OF Maricopa)

On this 21, day of December, 2022, personally appeared before me Steven S. Benson, whose identity is personally known to me, or proven on the basis of satisfactory evidence and who by me duly sworn/affirmed, did say that he/she is the duly authorized representative of the corporation and that said document was signed by him/her on behalf of said corporation with all necessary authority, and acknowledged to me that said corporation executed the same.

Jaime Marie Adams
Notary Public

My commission expires:
07/01/2025



LENNAR HOMES OF UTAH, LLC

By: Bryson Fish

Name: Bryson Fish

Its: Division President

STATE OF UTAH)
) ss
COUNTY OF Salt Lake)

On this 21, day of December, 2022, personally appeared before me Bryson Fish, whose identity is personally known to me, or proven on the basis of satisfactory evidence and who by me duly sworn/affirmed, did say that he/she is the duly authorized representative of the corporation and that said document was signed by him/her on behalf of said corporation with all necessary authority, and acknowledged to me that said corporation executed the same.

[Signature]
Notary Public

My commission expires:

03-30-2026



EXHIBIT A – Legal Description

All of RIDGEVIEW PLAT F, a planned unit development, according to the official plat thereof recorded December 13, 2022 as Entry No. 124394:2022 in the office of the Utah County Recorder. The overall boundary of said plat being more particularly described as follows:

A tract of land located in the Southeast Quarter and the Northeast Quarter of Section 1, Township 5 South, Range 1 East, Salt Lake Base & Meridian, more particularly described as follows:

Beginning at a point located N00°06'11"W 2,367.76 feet along the Section line and S89°53'49"W 693.49 feet from the Southeast Corner of Section 1, T5S, R1E, SLB&M; running thence northwesterly along the arc of a 15.00 feet radius non-tangent curve to the left (radius bears: West) 23.56 feet through a central angle of 90°00'00" Chord: N45°00'00"W 21.21 feet; thence West 423.42 feet; thence along the arc of a curve to the left with a radius of 15.00 feet a distance of 23.56 feet through a central angle of 90°00'00" Chord: S45°00'00"W 21.21 feet; thence N00°00'01"E 129.40 feet; thence along the arc of a curve to the right with a radius of 472.00 feet a distance of 64.11 feet through a central angle of 07°46'54" Chord: N03°53'28"E 64.06 feet; thence N07°46'55"E 13.23 feet; thence along the arc of a curve to the left with a radius of 528.00 feet a distance of 71.71 feet through a central angle of 07°46'55" Chord: N03°53'28"E 71.66 feet; thence North 683.23 feet to the southerly line of a Quit Claim Deed as Recorded at Entry No. 130883:1998 in the Utah County Recorder's Office; thence along said southerly line S89°54'26"E 442.42 feet; thence South 960.42 feet to the point of beginning.

Contains: 9.66 acres+/-