

When Recorded Return To:

D.R. Horton, Inc.  
12351 South Gateway Park Place, Suite D-100  
Draper, Utah 84020  
Attention: Krisel Travis

**THIRD AMENDMENT TO THE  
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR  
COLD SPRING RANCH**

THIS THIRD AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR COLD SPRING RANCH (this “**Third Amendment**”) is made as of December 29, 2022, by D.R. HORTON, INC., a Delaware corporation (“**Declarant**”), with reference to the following:

A. On August 1, 2019, Declarant caused to be recorded as Entry No. 72840:2019 in the official records of the Office of the Recorder of Utah County, Utah (the “**Official Records**”), that certain Declaration of Covenants, Conditions and Restrictions for Cold Spring Ranch (the “**Original Declaration**”) pertaining to a master planned development known as Cold Spring Ranch.

B. On July 31, 2020, Declarant caused to be recorded as Entry No. 111209:2020 in the Official Records that certain First Amendment and Supplemental Declaration to the Declaration of Covenants, Conditions and Restrictions for Cold Spring Ranch (the “**First Supplemental Declaration**”).

C. On May 7, 2021, Declarant caused to be recorded as Entry No. 86873:2021 in the Official Records that certain Second Supplemental Declaration to the Declaration of Covenants, Conditions and Restrictions for Cold Spring Ranch (the “**Second Supplemental Declaration**”).

D. On July 22, 2021, Declarant caused to be recorded as Entry No. 129440:2021 in the Official Records that certain Third Supplemental Declaration to the Declaration of Covenants, Conditions and Restrictions for Cold Spring Ranch (the “**Third Supplemental Declaration**”).

E. On November 5, 2021, Declarant caused to be recorded as Entry No. 187814:2021 in the Official Records that certain Fourth Supplemental Declaration and Amendment to the Declaration of Covenants, Conditions and Restrictions for Cold Spring Ranch (the “**Fourth Supplemental Declaration**”).

F. On December 8, 2021, Declarant caused to be recorded as Entry No. 204091:2021 in the Official Records that certain Fifth Supplemental Declaration to the Declaration of Covenants, Conditions and Restrictions for Cold Spring Ranch (the “**Fifth Supplemental Declaration**”).

G. On February 2, 2022, Declarant caused to be recorded as Entry No. 15020:2022 in the Official Records that certain Sixth Supplemental Declaration to the Declaration of Covenants, Conditions and Restrictions for Cold Spring Ranch (the “**Sixth Supplemental Declaration**”).

H. On June 15, 2022, Declarant caused to be recorded as Entry No. 71081:2022 in the Official Records that certain Seventh Supplemental Declaration and Second Amendment to the Declaration of Covenants, Conditions and Restrictions for Cold Spring Ranch (the “**Seventh Supplemental Declaration**”).

I. The Original Declaration, as previously supplemented and amended, pertains to and affects that certain real property (the “**Property**”) which is located in Utah County, Utah and which is more particularly described on Exhibit A attached hereto and incorporated herein by this reference.

J. Section 17.2.2 of the Original Declaration provides that until the expiration of the Period of Declarant Control, Declarant may unilaterally amend the Original Declaration for any purpose that Declarant deems to be in the best interest of the Project.

K. Pursuant to Section 17.2.2 of the Original Declaration, Declarant is executing and recording this Third Amendment for the purpose of amending certain provisions of the Original Declaration as set forth herein.

NOW, THEREFORE, for the reasons recited above, Declarant hereby declares as follows:

1. Defined Terms. All defined terms as used in this Third Amendment shall have the same meanings as those set forth in the Original Declaration as previously amended and supplemented, unless otherwise defined in this Third Amendment.

2. New Section 13.7. A new Section 13.7 is hereby added to the Original Declaration, as previously supplemented and amended, which new Section 13.7 shall read as follows:

13.7 Flood Insurance Required for a Dwelling Unit. If any Dwelling Unit situated upon a Lot, Unit or Parcel within the Project is or comes to be situated in a “special flood hazard area” as designated on a “flood insurance rate map,” Declarant or the Association may elect in the sole discretion of the Declarant or the Board of the Association, to pay the premium for a policy of flood insurance required by a Mortgagee to be maintained with respect to such Dwelling Unit for a period of time not longer than the first year of coverage for such policy of flood insurance without requiring payment or reimbursement for such flood insurance premium from the Owner of such Dwelling Unit, provided that the decision of Declarant or of the Board to pay the premium for coverage of such policy of flood insurance shall be at the sole discretion of Declarant or of the Board, and with no duty or obligation on the part of Declarant or the Board to pay the premium for any specific period of time of coverage for such policy of flood insurance. If Declarant or the Board elect in their sole discretion not to pay the premium for a policy of flood insurance required by a Mortgagee to be maintained with respect to a Dwelling Unit within the Project for any period

of coverage, then the Owner of such Dwelling Unit shall be solely responsible to pay all the premiums for any such policy of flood insurance. In any event, following the expiration of any period of coverage of any policy of flood insurance for which Declarant or the Association paid the premium with respect to a Dwelling Unit within the Project, if such Dwelling Unit continues to be situated in a "special flood hazard area" as designated on a "flood insurance rate map," then the Owner of such Dwelling Unit shall be solely responsible thereafter to pay all premiums for any policy of flood insurance required by a Mortgagee to be maintained on such Owner's Dwelling Unit. Neither Declarant nor the Association have any obligation to remove or mitigate any conditions resulting in any portion of the Project being situated in a "special flood hazard area" as designated on a "flood insurance rate map."

3. Declaration Redefined. The Original Declaration, as previously supplemented and amended, and as supplemented and amended by this Third Amendment shall collectively be referred to as the "**Declaration.**" Except as supplemented and amended by the provisions of this Third Amendment, the Original Declaration, as previously supplemented and amended, shall remain unmodified and in full force and effect.

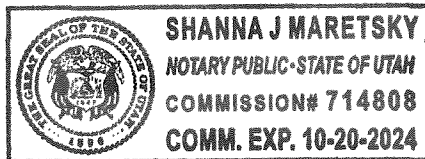
IN WITNESS WHEREOF, Declarant has caused this Third Amendment to be executed by a person duly authorized to execute the same on the date first above written.

D.R. HORTON, INC.,  
a Delaware corporation

By: *Adam R. Loser*  
Name: Adam R. Loser  
Title: Vice President

STATE OF UTAH                    )  
  : ss.  
COUNTY OF SALT LAKE        )

The foregoing instrument was acknowledged to me this 28<sup>th</sup> day of December 2022, by Adam R. Loser, in such person's capacity as the Vice President of D.R. Horton, Inc., a Delaware corporation.



*Shanna J Maretsky*  
NOTARY PUBLIC

**EXHIBIT A  
TO  
THIRD AMENDMENT TO THE  
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR  
COLD SPRING RANCH**

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**Legal Description of the Property**

The Property that is subject to the Declaration consists of that certain real property located in Utah County, Utah more particularly described as follows:

**COLD SPRING RANCH – MD1**

A portion of the Southeast Quarter of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian, located in Lehi, Utah, more particularly described as follows:

Beginning at a point located S89°51'47"W along the section line 350.19 feet and North 1679.71 feet from the Southeast Corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence West 351.84 feet; thence N0°00'08"W 614.00 feet; thence East 496.08 feet; thence along the arc of a 1246.00 foot radius non-tangent curve (radius bears: S67°02'07"E) to the left 492.77 feet through a central angle of 22°39'35" (chord: S11°38'06"W 489.57 feet); thence S0°18'19"W 89.73 feet; thence along the arc of a 45.00 foot radius curve to the right 70.45 feet through a central angle of 89°42'16" (chord: S45°09'09"W 63.47 feet) to the point of beginning.

Contains: ±5.95 Acres

TOGETHER WITH:

**COLD SPRING RANCH – MD5, PHASE 1, LESS SCHOOL PARCEL**

A portion of the Southeast Quarter of Section 11 and the Southwest Quarter of Section 12, Township 5 South, Range 1 West, Salt Lake Base and Meridian, located in Lehi, Utah, more particularly described as follows:

Beginning at a point located S89°51'47"W along the section line 244.96 feet and North 966.48 feet from the Southeast Corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence along the arc of a 1163.00 foot radius non-tangent curve to the right 76.04 feet (radius bears: S88°37'29"E) through a central angle of 3°44'46" (chord: N3°14'54"E 76.03 feet); thence N5°07'17"E 124.56 feet; thence along the arc of a 1237.00 foot

radius curve to the left 103.98 feet through a central angle of 4°48'59" (chord: N2°42'48"E 103.95 feet); thence N0°18'19"E 543.23 feet; thence along the arc of a 1163.00 foot radius curve to the right 63.92 feet through a central angle of 3°08'57" 63.92 feet (chord: N1°52'47"E 63.91 feet); thence S65°22'05"E 392.60 feet; thence N89°57'25"E 1090.78 feet; thence S18°09'00"E 126.25 feet; thence S89°57'25"W 285.29 feet; thence South 123.00 feet; thence S89°57'25"W 51.72 feet; thence South 302.00 feet; thence S30°18'04"E 93.92 feet; thence along the arc of a 1500.00 foot radius non-tangent curve (radius bears: S30°18'04"E) to the left 305.86 feet through a central angle of 11°40'59" (chord: S53°51'26"W 305.33 feet); thence S48°00'57"W 91.17 feet; thence along the arc of a 303.00 foot radius curve to the right 365.43 feet through a central angle of 69°06'03" (chord: S82°33'58"W 343.68 feet); thence N62°53'01"W 196.64 feet; thence along the arc of a 1050.00 foot radius curve to the left 293.53 feet through a central angle of 16°01'01" (chord: N70°53'31"W 292.57 feet); thence N78°54'02"W 92.40 feet; thence along the arc of a 45.00 foot radius non-tangent curve (radius bears: S25°46'13"E) to the left 49.37 feet through a central angle of 62°51'15" (chord: S32°48'09"W 46.93 feet) to the point of beginning.

LESS AND EXCEPTING Parcel A, Plat MD 5, Phase 1, Cold Spring Ranch Subdivision.

Contains: ±14.01 Acres

TOGETHER WITH:

**COLD SPRING RANCH – HD4**

A portion of the Southeast Quarter Sections 11 and the Southwest Quarter of Section 12, Township 5 South, Range 1 West, Salt Lake Base and Meridian, located in Lehi, Utah, more particularly described as follows:

Beginning at the Southeast Corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence S89°51'47"W along the section line 129.03 feet; thence N10°04'41"W 141.81 feet; thence along the arc of a 250.75 foot radius curve to the right 24.56 feet through a central angle of 5°36'41" (chord: N7°16'21"W 24.55 feet); thence N4°28'00"W 301.92 feet; thence along the arc of a 1237.00 foot radius curve to the left 109.04 feet through a central angle of 5°03'01" (chord: N6°59'31"W 109.00 feet); thence East 955.34 feet; thence S22°40'03"E 182.97 feet to the westerly bank of the Jordan River; thence along said westerly bank the following six (6) courses: S40°06'13"W 55.08 feet; thence S29°50'43"W 45.33

feet; thence S36°48'20"W 111.34 feet; thence S41°44'07"W 129.89 feet; thence S45°16'15"W 92.68 feet; thence S59°14'33"W 137.52 feet; thence S89°52'38"W 436.89 feet to the point of beginning.

Contains: ±11.43 Acres

TOGETHER WITH:

**COLD SPRING RANCH – MD2**

A portion of the Southeast Quarter of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian, located in Lehi, Utah more particularly described as follows:

Beginning at a point located S89°51'47"W along the section line 356.14 feet and North 758.45 feet from the Southeast Corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence West 846.77 feet; thence along the arc of a 21.00 foot radius curve to the right 32.99 feet through a central angle of 90°00'00" (chord: N45°00'00"W 29.70 feet); thence North 54.77 feet; thence along the arc of a 531.00 foot radius curve to the left 127.07 feet through a central angle of 13°42'39" (chord: N6°51'20"W 126.77 feet); thence N13°42'39"W 58.97 feet; thence along the arc of a 969.00 foot radius curve to the right 231.32 feet through a central angle of 13°40'39" (chord: N6°52'20"W 230.77 feet); thence N0°02'00"W 346.23 feet; thence along the arc of a 26.00 foot radius curve to the right 40.86 feet through a central angle of 90°02'00" (chord: N44°59'00"E 36.78 feet); thence East 903.83 feet; thence along the arc of a 45.00 foot radius curve to the right 70.93 feet through a central angle of 90°18'19" (chord: S44°50'51"E 63.81 feet); thence S0°18'19"W 302.50 feet; thence along the arc of a 1154.00 foot radius curve to the right 97.01 feet through a central angle of 4°48'59" (chord: S2°42'48"W 96.98 feet); thence S5°07'17"W 124.56 feet; thence along the arc of a 1246.00 foot radius curve to the left 252.00 feet through a central angle of 11°35'16" (chord: S0°40'21"E 251.57 feet); thence along the arc of a 36.00 foot radius curve to the right 60.61 feet through a central angle of 96°27'59" (chord: S41°46'01"W 53.70 feet) to the point of beginning.

Contains: ±18.71 Acres

TOGETHER WITH:

**COLD SPRING RANCH – MD3**

A portion of the Southeast Quarter of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian, located in Lehi, Utah, more particularly described as follows:

Beginning at a point located S89°51'47"W along the section line 702.03 feet and North 1680.55 feet from the Southeast Corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence West 552.86 feet; thence along the arc of 26.00 foot radius curve to the right 40.83 feet through a central angle of 89°58'00" (chord: N45°01'00"W 36.76 feet); thence N0°02'00"W 588.02 feet; thence East 579.18 feet; thence S0°00'08"E 614.00 feet to the point of beginning.

Contains: ±8.16 Acres

TOGETHER WITH:

**COLD SPRING RANCH – MD4**

A portion of the Southeast Quarter of Section 11 and the Southwest Quarter of Section 12, Township 5 South, Range 1 West, Salt Lake Base and Meridian, located in Lehi, Utah, more particularly described as follows:

Beginning at a point located S89°51'47"W along the section line 219.62 feet and North 1877.32 feet from the Southeast Corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence along the arc of a 1163.00 foot radius non-tangent curve (radius bears: S86°32'44"E) to the right 399.54 feet through a central angle of 19°41'01" (chord: N13°17'46"E 397.58 feet); thence along the arc of a 45.00 foot radius curve to the right 35.78 feet through a central angle of 45°33'33" (chord: N45°55'03"E 34.85 feet); thence along the arc of a 528.00 foot radius non-tangent curve (radius bears: N17°00'29"E) to the left 156.73 feet through a central angle of 17°00'29" (chord: S81°29'46"E 156.16 feet); thence East 996.16 feet; thence S18°09'00"E 579.73 feet; thence S89°57'25"W 1090.78 feet; thence N65°22'05"W 392.60 feet to the point of beginning.

Contains: ±16.24 Acres

TOGETHER WITH:

**COLD SPRING RANCH – MD5, PHASE 2**

A portion of the Southwest Quarter of Section 12, Township 5 South, Range 1 West, Salt Lake Base and Meridian, located in Lehi, Utah, more particularly described as follows:

Beginning at a point located N89°52'38"E along the section line 977.75 feet and North 1085.58 feet from the Southwest Corner of Section 12, Township 5 South, Range 1 West, Salt Lake Base and Meridian (Basis of Bearing being S89°51'47"W from the Southeast Corner to the South Quarter of Section 11); thence N30°18'04"W 93.92 feet; thence North 302.00 feet; thence N89°57'25"E 51.72 feet; thence North 123.00 feet; thence N89°57'25"E 285.29 feet; thence S18°09'00"E 358.97 feet; thence along the arc of a 2000.00 foot radius non-tangent curve (radius bears: S16°39'11"E) to the left 23.97 feet through a central angle of 0°41'12" (chord: S73°00'13"W 23.97 feet); thence S72°39'37"W 72.03 feet; thence along the arc of 1500.00 foot radius curve to the left 339.33 feet through a central angle of 12°57'41" (chord: S66°10'46"W 338.61 feet) to the point of beginning.

Contains: ±3.73 Acres

TOGETHER WITH:

**COLD SPRING RANCH – HD1**

A portion of the Southeast Quarter and the Northeast Quarter of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian, located in Lehi, Utah more particularly described as follows:

Beginning at a point located S89°51'47"W along the section line 205.98 feet and North 2293.36 feet from the Southeast Corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence West 1075.26 feet; thence N0°02'00"W 472.08 feet; thence N89°45'33"E 1047.46 feet; thence N6°25'53"E 16.54 feet; thence N88°30'38"E 194.42 feet; thence along the arc of a 1154.00 foot radius non-tangent curve (radius bears: N83°32'15"W) to the right 426.87 feet through a central angle of 21°11'38" (chord: S17°03'33"W 424.44 feet); thence along the arc of a 1246.00 foot radius curve to the left 102.02 feet through a central angle of 4°41'29" (chord: S25°18'38"W 101.99 feet) to the point of beginning.

Contains: ±12.87 Acres

TOGETHER WITH:



**COLD SPRING RANCH – HD2**

A portion of the Southeast Quarter of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian, located in Lehi, Utah, and more particularly described as follows:

Beginning at a point located S89°51'47"W along the section Line 1306.91 feet and North 760.72 feet from the Southeast Corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence West 25.95 feet; thence along the arc of a 2062.00 foot radius curve to the left 467.86 feet through a central angle of 13°00'01" (chord: S83°30'00"W 466.86 feet); thence along the arc of a 21.00 foot radius curve to the right 33.40 feet through a central angle of 91°07'09" (chord: N57°26'26"W 29.99 feet); thence N11°52'52"W 574.81 feet; thence along the arc of a 2165.00 foot radius non-tangent curve (radius bears: S10°14'24"E) to the right 386.93 feet through a central angle of 10°14'24" (chord: N84°52'48"E 386.42 feet); thence East 212.79 feet; thence S0°02'00"E 72.28 feet; thence along the arc of a 1031.00 foot radius curve to the left 246.12 feet through a central angle of 13°40'39" (chord: S6°52'20"E 245.54 feet); thence S13°42'39"E 58.97 feet; thence along the arc of a 469.00 foot radius curve to the right 112.23 feet through a central angle of 13°42'39" (chord: S6°51'20"E 111.96 feet); thence South 54.77 feet; thence along the arc of a 21.00 foot radius curve to the right 32.99 feet through a central angle of 90°00'00" (chord: S45°00'00"W 29.70 feet) to the point of beginning.

Contains: ±7.47 Acres

TOGETHER WITH:

**COLD SPRING RANCH – HD3**

A portion of the Southeast Quarter of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian, located in Lehi, Utah more particularly described as follows:

Beginning at a point located S89°51'47"W along the section line 1264.00 feet and North 388.56 feet from the Southeast Corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence S86°32'27"W 69.67 feet; thence S75°19'55"W 92.58 feet; thence S74°39'55"W 324.72 feet; thence N15°04'11"W 372.99 feet; thence N76°17'21"E 27.11 feet; thence along the arc of a 2000.00 foot radius curve to the right 478.60 feet through a central angle of 13°42'39" (chord: N83°08'40"E 477.46 feet); thence East 68.86 feet; thence South 310.06 feet to the point of beginning.

Contains: ±4.21 Acres

TOGETHER WITH:

**COLD SPRING RANCH – HD5**

A portion of the Southeast Quarter and the Northeast Quarter of Section 11 and the Southwest Quarter and the Northwest Quarter of Section 12, Township 5 South, Range 1 West, Salt Lake Base and Meridian, located in Lehi, Utah, more particularly described as follows:

Beginning at a point located S89°51'47"W along the section line 63.62 feet and North 2335.23 feet from the Southeast Corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence along the arc of a 45.00 foot radius non-tangent curve (radius bears: N49°17'23"E) to the right 52.17 feet through a central angle of 66°25'38" (chord: N7°29'48"W 49.30 feet); thence along the arc of a 1237.00 foot radius curve to the left 378.66 feet through a central angle of 17°32'21" (chord: N16°56'51"E 377.19 feet); thence N89°48'41"E 565.50 feet; thence S18°09'00"E 318.60 feet; thence East 284.14 feet; thence S18°09'00"E 129.44 feet; thence West 977.80 feet; thence along the arc of a 472.00 foot radius curve to the right 116.08 feet through a central angle of 14°05'29" (chord: N82°57'15"W 115.79 feet) to the point of beginning.

Contains: ±7.52 Acres

TOGETHER WITH:

**COLD SPRING RANCH – LD1**

A portion of the Southwest Quarter and the Northwest Quarter of Section 12, Township 5 South, Range 1 West, Salt Lake Base and Meridian, located in Lehi, Utah, more particularly described as follows:

Beginning at a point located N89°52'38"E along the section line 1598.80 feet and North 1301.87 feet from the Southwest Corner of Section 12, Township 5 South, Range 1 West, Salt Lake Base and Meridian (Basis of Bearing being S89°51'47"W from the Southeast Corner to the South Quarter of Section 11); thence N18°09'00"W 1518.59 feet; thence N89°48'41"E 618.82 feet; thence S13°58'53"E 35.02 feet; thence S11°53'15"W 59.73 feet; thence S14°58'46"E 134.60 feet; thence S10°59'20"E 78.59 feet; thence S2°17'11"E 54.70 feet; thence S23°38'56"W 30.51 feet; thence S43°33'17"W 36.16 feet; thence S61°53'14"W 50.05 feet; thence S1°19'27"W 38.13 feet; thence S18°06'21"E 58.67 feet; thence S25°00'28"E

165.76 feet; thence S32°00'25"E 193.82 feet; thence S56°26'50"E 35.68 feet; thence S87°30'54"E 20.13 feet; thence N51°21'33"E 39.17 feet; thence N24°55'32"E 53.94 feet; thence N1°28'12"E 68.15 feet; thence N35°13'52"E 60.94 feet; thence N49°56'00"E 59.24 feet; thence N69°36'27"E 40.11 feet; thence N85°05'09"E 41.27 feet; thence N49°28'13"E 135.24 feet; thence S53°28'00"E 122.59 feet; thence South 742.34 feet; thence along the arc of a 1256.00 foot radius non-tangent curve (radius bears: N17°07'22"W) to the right 95.44 feet through a central angle of 4°21'13" (chord: S75°03'14"W 95.41 feet); thence S77°13'51"W 112.14 feet; thence along the arc of a 856.00 foot radius curve to the right 169.81 feet through a central angle of 11°21'59" (chord: S82°54'51"W 169.54 feet); thence S88°35'50"W 93.79 feet; thence along the arc of a 2000.00 foot radius curve to the left 306.45 feet through a central angle of 8°46'45" (chord: S84°12'28"W 306.15 feet) to the point of beginning.

Contains: ±23.18 Acres