

WHEN RECORDED RETURN TO:

Visionary Homes 2020, LLC
50 East 2500 North Ste. 101
Logan, UT 84341

**SUPPLEMENT TO THE DECLARATION OF COVENANTS, CONDITIONS,
AND RESTRICTIONS FOR FOX MEADOWS**

(The Village at Fox Meadows Phase 1&2)

This Supplement to the Declaration of Covenants, Conditions, and Restrictions for Fox Meadows ("**Supplemental Declaration**") is executed and adopted by Visionary Homes 2020, LLC, a Utah limited liability company ("**Declarant**").

RECITALS

A. This Supplemental Declaration shall modify and supplement the Declaration of Covenants, Conditions, and Restrictions for Fox Meadows ("**Declaration**") recorded with the Cache County Recorder's Office on July 9, 2020 as Entry No. 1252169, as amended.

B. Visionary Homes 2020, LLC is the Declarant as identified and set forth in the Declaration.

C. The undersigned owners consent to subjecting their real property to this Supplemental Declaration and the terms and restrictions contained in the Declaration.

D. Under the terms of the Declaration, Declarant reserved the right to expand the Property by the addition of all or a portion of the Additional Land. Declarant now desires to add a portion of the Additional Land as hereinafter provided.

E. Unless otherwise defined herein, capitalized terms shall have the meanings set forth in the Declaration.

ANNEXATION

NOW THEREFORE, in consideration of the recitals set forth above, the Declarant hereby declares and certifies as follows:

1. Annexation of Additional Land. Declarant hereby confirms that all of the real property identified on Exhibit A attached hereto, together with (i) all buildings, improvements, and structures situated on or comprising a part of the above-described real property, whether now existing or hereafter constructed; (ii) all easements, rights-of-way, and other appurtenances and rights incident to, appurtenant to, or accompanying said real property; and (iii) all articles of personal property intended for use in connection therewith (collectively referred to herein as the "**Subject Property**") is submitted to and properly annexed into the Declaration.

2. Plat. The real properties described in Paragraph 1, and the improvements to be constructed thereon, all of which are submitted to the terms and conditions of the Declaration, are more particularly set forth on **THE VILLAGE AT FOX MEADOWS P.U.D. PHASE 1&2** plat

map, which plat map shall be recorded with this Supplemental Declaration.

3. Submission. The Subject Property shall hereinafter be held, transferred, sold, conveyed, and occupied subject to the covenants, restrictions, easements, charges, and liens set forth in the Declaration and all supplements and amendments thereto.

4. Membership. The Owner of each Lot within the Subject Property shall be a member of the Fox Meadows Owners Association. Voting and the apportionment of Assessments for the Association's Common Expenses shall be as set forth in the Declaration or other applicable Governing Document.

5. Reservation of Declarant's Rights. Pursuant to the Declaration, all rights concerning the Project reserved to Declarant in the Declaration are hereby incorporated and reserved to Declarant with respect to the Subject Property. The exercise of Declarant's rights concerning such Subject Property shall be governed by the terms, provisions and limitations set forth in the Declaration.

6. Effective Date. This Supplemental Declaration shall take effect upon being recorded with the Cache County Recorder.

* * * *

IN WITNESS WHEREOF, the Declarant has executed this Supplemental Declaration this 27 day of September, 2021.

DECLARANT
VISIONARY HOMES 2020, LLC
A Utah limited liability company

By: Reed Scow

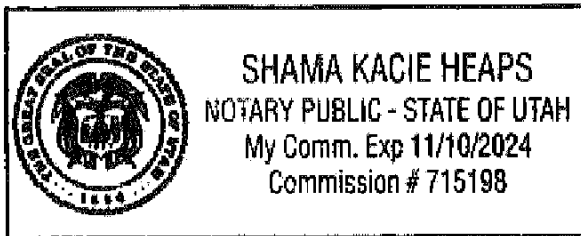
Name: Reed Scow

STATE OF UTAH)
COUNTY OF Cache) ss.

Title: Director of communities

On the 27 day of September, 2021, personally appeared before me Reed Scow who by me being duly sworn, did say that she^{or} he is an authorized representative of Visionary Homes 2020, LLC, and that the foregoing instrument is signed on behalf of said company and executed with all necessary authority.

Notary Public: Shama Heaps



IN WITNESS WHEREOF, the owner of the real property described in Exhibit A consents to the recording of this Supplemental Declaration this 27 day of SEPT, 2021.

PROPERTY OWNER
STERLING LAND HOLDINGS, LLC
a Utah limited liability company

By: [Signature]

Name: JEFF JACKSON

STATE OF UTAH)
COUNTY OF Cache) ss.

Its: MANAGING MEMBER

On the 27th day of September, 2021, personally appeared before me Jeffrey Jackson who by me being duly sworn, did say that she/he is an authorized representative of Sterling Land Holdings, LLC, and that the foregoing instrument is signed on behalf of said company and executed with all necessary authority.

Notary Public: [Signature]

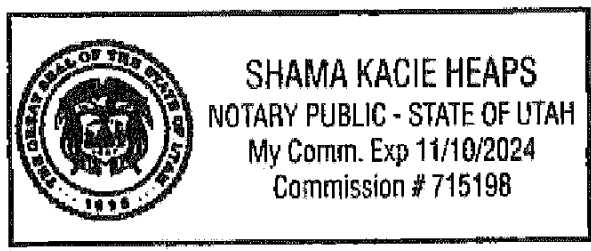


EXHIBIT A
SUBJECT PROPERTY
 (Legal Description)

All of **THE VILLAGE AT FOX MEADOWS P.U.D. PHASE 1&2**, according to the official plat filed in the office of the Cache County Recorder.

Including Lots 1 - 58 **Parcel Numbers: 08-214-0001 through 08-214-0071**

More particularly described as:

A portion of the SW1/4 of Section 21, & the NW1/4 of Section 28, Township 13 North, Range 1 East, Salt Lake Base & Meridian, Smithfield, Utah, more particularly described as follows:

Beginning at the northwest corner of FOX MEADOWS Subdivision, Phase 4, according to the Official Plat thereof on file in the Office of the Cache County Recorder located N0°16'37"W along the Section line 218.00 feet and East 102.18 feet from the Southwest Corner of Section 21, T13N, R1E, S.L.B.&M. (Basis of Bearing: S0°17'11"E along the Section line between the Southwest Corner of Section 21 and the West 1/4 Corner of Section 28); thence N3°16'02"W 66.50 feet; thence N1°11'43"E 9.43 feet; thence Southeasterly along the arc of a 13.00 foot radius non-tangent curve (radius bears: S88°48'17"E) to the left 19.84 feet through a central angle of 87°26'13" (chord: S42°31'23"E 17.97 feet); thence S86°14'30"E 22.17 feet; thence N3°45'30"E 98.00 feet; thence S87°30'46"E 335.85 feet; thence S89°31'51"E 336.00 feet; thence S0°28'10"W 98.00 feet; thence S89°31'51"E 221.26 feet; thence S88°47'47"E 153.28 feet; thence N0°06'32"E 85.96 feet; thence S89°31'50"E 70.06 feet; thence N0°08'50"E 71.51 feet; thence N19°40'34"W 37.35 feet; thence N87°30'49"W 54.69 feet; thence S87°28'06"W 25.02 feet; thence S79°04'45"W 128.65 feet; thence S85°51'56"W 77.25 feet; thence N83°01'14"W 82.67 feet; thence N72°24'16"W 75.01 feet; thence N69°16'20"W 63.04 feet; thence N19°18'27"E 152.32 feet; thence Southeasterly along the arc of a 1,414.00 foot radius non-tangent curve (radius bears: S19°18'27"W) to the right 11.51 feet through a central angle of 0°27'59" (chord: S70°27'37"E 11.51 feet) to a point of reverse curvature; thence along the arc of a 9.00 foot radius curve to the left 13.76 feet through a central angle of 87°35'29" (chord: N65°58'41"E 12.46 feet); thence S69°19'02"E 50.02 feet; thence N22°10'57"E 164.79 feet; thence along the arc of a 175.00 foot radius curve to the right 207.14 feet through a central angle of 67°49'01" (chord: N56°05'28"E 195.25 feet); thence N89°59'58"E 358.98 feet; thence N77°05'00"E 80.86 feet; thence N89°38'45"E 345.00 feet; thence S0°21'15"E 698.88 feet; thence N89°32'27"W 168.09 feet; thence N89°03'37"W 311.45 feet; thence S0°35'12"W 108.57 feet; thence along the arc of a 2,967.00 foot radius curve to the left 129.14 feet through a central angle of 2°29'38" (chord: S0°39'37"E 129.13 feet); thence S1°54'26"E 89.94 feet to the north line of FOX MEADOWS Subdivision, Phase 1, according to the Official Plat thereof on file in the Office of the Cache County Recorder; thence along said Plat and the extension thereof the following 2 (two) courses and distances: N68°00'00"W 54.67 feet; thence S89°41'30"W 16.03 feet; thence N1°54'26"W 67.34 feet; thence along the arc of a 3,033.00 foot radius curve to the right 132.02 feet through a central angle of 2°29'38" (chord: N0°39'37"W 132.00 feet); thence N0°35'12"E 108.98 feet; thence N89°03'37"W 70.54 feet; thence S5°15'02"W 1.96 feet; thence N89°31'51"W 527.77 feet to the northeast corner of said FOX MEADOWS Subdivision, Phase 4; thence along said Plat the following 3 (three) courses and distances: N89°31'51"W 278.92 feet; thence along the arc of a 4,033.00 foot radius curve to the right 75.96 feet through a central angle of 1°04'45" (chord: N88°59'29"W 75.95 feet); thence N86°14'30"W 277.16 feet to the point of beginning.

Contains: 17.48+/- acres