

**Designation of Neighborhood Builder**

ETV Holdings, LLC a Utah limited liability company, as the Declarant under the Declaration of Covenants, Conditions, Restrictions and Reservations of Easements for Princeton Terrace a Master Planned Community located in Sandy, Utah dated July 1, 2020 and recorded with the Salt Lake County Recorder July 2, 2020 (the "CC&Rs") with respect to the real property described in Exhibit A attached and incorporated by this reference, does now irrevocably designate Hortino, LLC, a Utah limited liability company, as a "Neighborhood Builder" as that term is used in the CC&Rs described above, with all the rights and privileges associated with that designation.

DATED July 1, 2020.

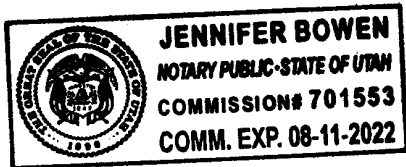
DECLARANT:  
**ETV Holdings, LLC**

By: [Signature]  
Printed name: Matt Smock  
Title: Managing Director

State of Utah )  
 ) ss.  
County of Salt Lake )

On the 1 day of July, 2020, personally appeared Matt Smock as a manager of ETV Holdings, LLC a Utah limited liability company, who acknowledged to me that he executed the foregoing instrument entitled "Designation of Neighborhood Builder" on behalf of that company and that such company executed such Designation in the capacity as Declarant under the CC&Rs referred to in such Designation.

[Signature]  
Notary Public



**17.5 ASSIGNMENT OF RIGHTS.** All or any portion of the rights of Declarant or a Neighborhood Builder in the Governing Documents may be assigned by Declarant or such Neighborhood Builder (with Declarant’s consent), to any successor in interest to any portion of Declarant’s or Neighborhood Builder’s interest in any portion of the Properties or the Annexable Territory (including to any Neighborhood Builder) by an express written assignment which specifies the rights of Declarant or such Neighborhood Builder so assigned.

**17.6 EASEMENT RELOCATION.** Association Property easements over real property the fee title to which has not been made subject to the Declaration (“Interim Easement Area”) may be relocated, modified or terminated by Declarant to accommodate the final plan of development for the future Phase in which the Interim Easement Area is located. Such relocation, modification or termination shall be set forth in the Recorded instrument annexing fee title to the Interim Easement Area to the Declaration. No such relocation, modification or termination shall prevent access to any Pad. Public utility easements may not be altered or relocated without the consent of the utility company that uses the easement.

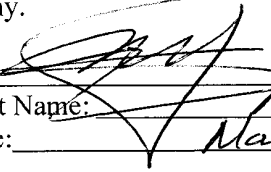
**17.7 DECLARANT’S REPRESENTATIVE.** The Association shall give Declarant all notices and other documents to which a Mortgagee is entitled pursuant to this Master Declaration. Commencing on the date on which Declarant no longer has an elected or appointed representative on the Board, and continuing until the date on which Declarant no longer owns a Pad in the Properties or any portion of the Annexable Territory, the Association shall give Declarant written notice of all meetings of the Board as if Declarant were an Owner and Declarant shall be entitled to have a representative present at all such Board meetings (“Declarant’s Representative”). The Declarant’s Representative shall be present in an advisory capacity only and shall not be a Board member or have any right to vote on matters coming before the Board.

**17.8 (RESERVED).**

**17.9 RELATIONSHIP TO OTHER RESTRICTIONS.** If any portion of the Governing Documents conflicts with any provision of this Article, the provision of this Article shall control. Supplemental Declarations may add to the rights and exemptions created in this Article, but may not limit the rights and exemptions created in this Article.

This Declaration is dated for identification purposes July 2, 2020.

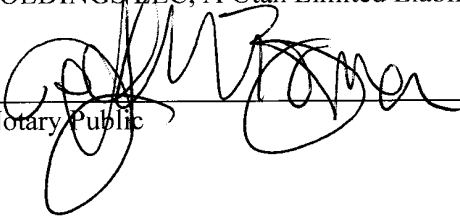
ETV HOLDINGS LLC, A Utah Limited Liability Company.

By:   
 Print Name: Matt Smock  
 Title: Managing Director

“Declarant”

STATE OF UTAH )  
 ) ss.  
 COUNTY OF Salt Lake )

The foregoing instrument was acknowledged before me this 1 day of July, 2020, by Math Smoak, an individual residing in the State of Utah as a manager of ETV HOLDINGS LLC. A Utah limited Liability Company Said acknowledged before me that he executed the foregoing on behalf of ETV HOLDINGS, LLC, A Utah Limited Liability Company.

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



**CERTIFICATE OF ASSOCIATION**

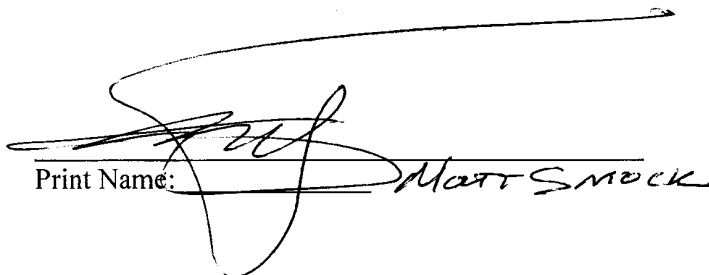
I, the undersigned, certify that:

1. We are duly elected are the duly elected officers of the Princeton Terrace Association Corporation, a Utah non-profit corporation; and

2. The foregoing Bylaws, composed of 23 pages including this page, constitute the Bylaws of the Princeton Terrace Association, duly adopted by the Board of Directors effective as of July 1, 2020.

IN WITNESS WHEREOF, we have hereunto subscribed my hand and affixed the seal of the Princeton Terrace Association as dated below.

DATE: 7/1/2020

  
Print Name: Matt Smock

DATE: \_\_\_\_\_

Print Name: \_\_\_\_\_

## **Exhibit "A": Legal Description**

Parcel 1:

Lot 1, EAST TOWN VILLAGE - SANDY, according to the official plat thereof as recorded in the office of the Salt Lake County Recorder, State of Utah.

Parcel 2:

Lot 2, EAST TOWN VILLAGE - SANDY, according to the official plat thereof as recorded in the office of the Salt Lake County Recorder, State of Utah.

Parcel 3 & 4:

Lot 3, EAST TOWN VILLAGE - SANDY, according to the official plat thereof as recorded in the office of the Salt Lake County Recorder, State of Utah.

**APN(S): 22-31-304-001 & 22-31-304-002 & 22-31-304-003-4001 & 22-31-304-003-4002**