

WHEN RECORDED, MAIL TO:

**SNELL & WILMER L.L.P.**  
Attn: Craig Jenson  
Gateway Tower West  
15 West South Temple, Suite 1200  
Salt Lake City, Utah 84101

**13947711 B: 11336 P: 8635 Total Pages: 6**  
**05/06/2022 04:11 PM By: dhummel Fees: \$40.00**  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.  
1996 EAST 6400 SOUTH SUITE 120 SALT LAKE CITY, UT 84121

Affects Tax Parcel Nos.: 26-26-401-022, 26-26-251-010 and 26-26-251-011

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**DESIGNATION OF DEVELOPER AND  
PARTIAL ASSIGNMENT OF DECLARANT'S RIGHTS**  
(Anthem II, Herriman, Utah)

This DESIGNATION OF DEVELOPER AND PARTIAL ASSIGNMENT OF DECLARANT'S RIGHTS (this "*Agreement*"), dated as of May 6, 2022 ("*Effective Date*"), is made by and between **ANTHEM II, LLC**, a Utah limited liability company ("*Declarant*"), and **TOLL SOUTHWEST LLC**, a Delaware limited liability company ("*Toll*").

RECITALS

A. Fort Herriman Crossing, L.L.C., a Utah limited liability company ("*Seller*"), and Toll have entered into that certain Agreement of Sale dated August 8, 2019 (as amended, the "*Purchase Agreement*"). Pursuant to the Purchase Agreement, Seller will convey the property described on **Exhibit A** (the "*Property*") to Toll.

B. The Property either is or will be subject to that certain Declaration of Covenants, Conditions, and Restrictions for Anthem II (a Planned Unit Development) recorded on December 15, 2017 as Entry No. 12680306, in Book 10630, at Pages 870-938 in the Salt Lake County Recorder's Office, State of Utah (the "*Declaration*"). Declarant is the "*Declarant*" under the Declaration. Capitalized terms used but not defined herein shall have the same meaning as set forth for such term in the Declaration.

C. Declarant and Toll are entering into this Agreement to (1) provide for the designation and confirmation that Toll is a "*Developer*" under the Declaration and is entitled to all of the rights of a "*Developer*" under the Declaration, (2) assign certain Declarant rights under the Declaration with respect to the Property, and (3) provide for Toll's acceptance of rights and assumption of duties and liabilities of a Developer and the Declarant, as applicable and only as expressly set forth herein, under the Declaration.

D. Pursuant to Sections 9.5 and 9.8(d) of the Declaration, the ARC approved Toll's plans (the "*Plans*") for use within the Property.

E. The execution and delivery of this Agreement is a requirement under the Purchase Agreement.

AGREEMENT

NOW, THEREFORE, in consideration of the recitals set forth above and incorporated herein, and for other good and valuable consideration, the parties agree as follows:

1. Designation and Assignment.

(a) Developer. Declarant hereby designates and confirms, effective as of the Effective Date, that Toll is a “Developer” under the Declaration. In addition, also effective as of the Effective Date, to the extent applicable under the Declaration, Declarant assigns and confirms any attendant rights that relate to a “Developer” under the Declaration to Toll, including without limitation the Development Rights, and delegates to Toll all of the duties, obligations, and liabilities of a “Developer” under the Declaration.

(b) Declarant. In accordance with Section 8.7.5 of the Declaration, Declarant hereby assigns, transfers, and sets over unto Toll, Toll’s respective successors and assigns, on a non-exclusive basis and solely with respect to the Property, the following rights or exemptions as Declarant under the Declaration, without the obligation to exercise such rights or exemptions:

(i) Declarant’s control, power, rights, and authority pursuant to Sections 8.7.1, 8.7.3(1), and 8.7.3(3) of the Declaration; and

(ii) Declarant’s exemption from obtaining further ARC approval for the construction, alteration, modification, removal, or destruction of any Dwelling Units or other improvements within the Property pursuant to Section 8.7.3(5) of the Declaration. Accordingly, any future modifications or alterations to the Plans will not require any other ARC approval and Toll shall not be subject to any additional design review fees.

Except for the limited and specific rights assigned and obligations delegated under this Agreement, Toll shall have no rights, liabilities, or obligations as Developer or Declarant under the Declaration. Further, the rights, liabilities, and obligations designated or assigned to Toll under this Agreement shall be limited to the Property, and Toll shall have no liabilities or obligations as Developer or Declarant with respect to other real property covered by the Declaration.

2. Acceptance and Assumption. Toll hereby accepts the designation, confirmation, and assignments set forth in Section 1 above, and assumes and promises to perform all of the duties, obligations, and liabilities of “Developer” or “Declarant”, as applicable, under the Declaration.

3. Declarant Retention of Rights; Representation and Warranty. Except for such non-exclusive rights and exemptions specifically assigned to Toll herein and the other agreements set forth herein, Declarant shall retain all rights, obligations, and liabilities as Declarant under the Declaration. Declarant represents and warrants to Toll that there have been no prior assignments of the rights assigned hereunder or Declarant’s rights under the Declaration with respect to the Property, except for assignments in favor of Toll.

4. Term. This Agreement shall commence on the Effective Date and shall continue until such time as Toll no longer has any interest in the Property.

5. Protection of Declarant. Toll shall have such rights of Declarant under the Declaration as are necessary to prevent the rights being assigned hereunder from being impaired or diminished.

6. Non-Interference. Each party agrees not to take any action that could reasonably be expected to have a material and adverse impact on the other party’s exercise of its Developer’s or Declarant’s rights.

7. Limited Assignments. Declarant shall have no right to transfer or further assign, for security or other purposes, its rights assigned hereunder without Toll's prior written consent.

8. Choice of Law. This Agreement shall be construed, interpreted, enforced and governed by and in accordance with the laws of the State of Utah, excluding the principles thereof governing conflicts of law.

9. Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed an original and all of such counterparts shall together constitute one and the same instrument.

[SIGNATURE PAGES FOLLOW]

EXECUTED as of the Effective Date.

**DECLARANT:**

**ANTHEM II, LLC**, a Utah limited liability company

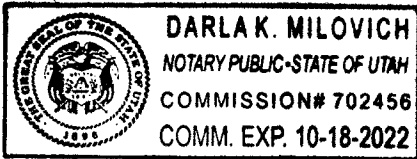
By:

[Signature]  
Name: KIRK YOUNG  
Title: MANAGER.

STATE OF Utah )  
COUNTY OF Salt Lake ) : ss.

The foregoing instrument was acknowledged before me this 6 day of May, 2022, by Kirk Young, the Manager of **ANTHEM II, LLC**, a Utah limited liability company, for and on behalf of said company.

[Signature]  
Notary Public  
Residing at: Salt Lake County, UT



TOLL:

TOLL SOUTHWEST LLC, a Delaware limited liability company

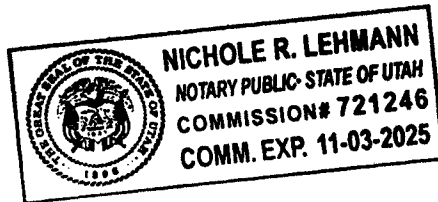
By:

Name: Benjamin Gillen  
Title: Vice President

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

The foregoing instrument was acknowledged before me this 4 day of May, 2022, by Benjamin Gillen, the Vice President of TOLL SOUTHWEST LLC, a Delaware limited liability company, for and on behalf of said company.

Nichole R. Lehmann  
Notary Public  
Residing at: 8097 S. 10520 W. WEST JORDAN, UT  
84081



## EXHIBIT A

### PROPERTY DESCRIPTION

That certain real property situated in the County of Salt Lake, State of Utah and described as follows:

#### PARCEL 1:

Beginning at a point being North 89°59'00" West 1,460.37 feet along the section line and South 2,268.90 feet from the Northwest corner of Section 25, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence South 73°10'26" East 106.20 feet; thence Southeasterly 86.02 feet along the arc of a 230.00 foot radius curve to the right (center bears South 16°49'34" West and the chord bears South 62°27'36" East 85.52 feet with a central angle of 21°25'40"); thence South 51°44'46" East 70.28 feet; thence Southeasterly 106.73 feet along the arc of a 130.00 foot radius curve to the right (center bears South 38°15'14" West and the chord bears South 28°13'36" East 103.76 feet with a central angle of 47°02'20"); thence South 04°42'26" East 122.45 feet; thence Southeasterly 128.91 feet along the arc of a 220.00 foot radius curve to the left (center bears North 85°17'34" East and the chord bears South 21°29'38" East 127.08 feet with a central angle of 33°34'24"); thence South 23°56'11" West 128.74 feet; thence Southeasterly 84.14 feet along the arc of a 256.50 foot radius curve to the right (center bears South 24°13'12" West and the chord bears South 56°22'56" East 83.77 feet with a central angle of 18°47'43"); thence South 43°00'55" West 63.00 feet; thence Northwesterly 145.38 feet along the arc of a 193.50 foot radius curve to the left (center bears South 43°00'55" West and the chord bears North 68°30'30" West 141.98 feet with a central angle of 43°02'49"); thence South 89°58'07" West 181.10 feet; thence North 00°01'46" East 603.67 feet to the point of beginning. (aka proposed Big Bend Park Phase 6)

#### PARCEL 2:

Beginning at a point being North 89°59'00" West 1,147.47 feet along the section line and South 2,924.40 feet from the Northwest corner of Section 25, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence South 00°06'45" West 131.63 feet; thence North 89°53'15" West 36.65 feet; thence South 00°01'53" East 410.82 feet; thence South 89°58'34" West 276.84 feet; thence North 00°01'46" East 594.41 feet; thence North 89°58'07" East 181.10 feet; thence Southeasterly 145.38 feet along the arc of a 193.50 foot radius curve to the right (center bears South 00°01'54" East and the chord bears South 68°30'30" East 141.98 feet with a central angle of 43°02'49") to the point of beginning. (aka proposed Big Bend Park Phase 7)