

160151-CP1

WHEN RECORDED RETURN TO:

Richmond American Homes of Utah, Inc.
10150 S Centennial Parkway, Suite 110
Sandy, Utah 84070

TAX ID NUMBER(S): 26-26-301-005, 26-26-301-006, 26-26-326-005 AND 26-26-326-012

**SECOND AMENDMENT
TO
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
TETON RANCH**

This SECOND AMENDMENT OF DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR TETON RANCH (the “**Second Amendment**”) is executed on the date set forth below, by the Teton Ranch, LLC, a Utah limited liability company (the “**Declarant**”) pursuant to the provisions of the Declaration described in Recital A below.

RECITALS

A. The Declaration of Covenants, Conditions and Restrictions for Teton Ranch was recorded in the Salt Lake County Recorder’s Office on June 4, 2021 as Entry No. 13683022 in Book 11185 at Page 9141-9166, as amended by the First Amendment to the Declaration of Covenants, Conditions, and Restrictions for Teton Ranch recorded in the Salt Lake County Recorder’s Office on May 12, 2022 as Entry No. 13951452 in Book 11338 at Page 5999 (collectively, the “**Declaration**”) against certain real property located in Salt Lake County, Utah, which real property is more particularly described in the Declaration (the “**Property**”).

B. Pursuant to Section 13.3 of the Declaration, the Declarant has the unilateral right to amend the Declaration during the Period of Declarant Control and the Period of Declarant Control is still in effect as of the date set forth below.

C. Pursuant to Sections 2.1 and 10.2 of the Declaration, the Declarant has the unilateral right to expand the Project and to subject all or portions of the Additional Land to the provisions of the Declaration.

D. Declarant is authorized by the owner of the Annexed Property (defined below) to execute this Second Amendment, to subject the Annexed Property to the provisions of the Declaration and to annex the Annexed Property into the Project.

E. Declarant desires to exercise its rights under Sections 2.1 and 10.2 of the Declaration to annex additional land to the Property and the Project and to amend the Declaration pursuant to the Section 13.3 thereof. This Second Amendment shall constitute a supplemental declaration as contemplated by Section 10.2. All capitalized terms used and not otherwise defined in this Second Amendment shall have the meanings given to them in the Declaration.

DECLARATION

NOW, THEREFORE, Declarant hereby amends and supplements the Declaration as follows:

1. Amendments.

- a. Expandable Project. Section 10.2(8) of the Declaration is hereby deleted in its entirety and Section 10.2(9) of the Declaration is hereby deleted in its entirety and replaced with the following:

“Declarant shall annex the Additional Land into the Project by recording a Supplemental Declaration setting forth that an expansion of the Project has occurred. Such Supplemental Declaration shall include, in addition to any requirements of the Act, a legal description of the Additional Land added to the project.”

2. Annexation of Additional Property. Pursuant to Section 2.1 and 10.2 of the Declaration, Declarant hereby annexes to the Project, and submits to the covenants, conditions and restrictions of the Declaration, all of the property described on the attached Exhibit A (the “**Annexed Property**”). From and after the recording of this Second Amendment, the Annexed Property shall be considered part of the Property and the Project, together with the property described in the Declaration, and shall be subject to all of the terms, conditions, covenants and restrictions set forth in the Declaration.

3. Incorporation of Recitals and Exhibits. The Recitals set forth at the beginning of this Second Amendment, together with the Exhibit attached hereto, are incorporated herein by this reference.

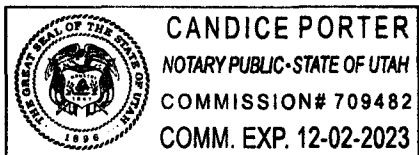
IN WITNESS WHEREOF, the Declarant has caused this Second Amendment to be executed this 2 day of November, 2023.

TETON RANCH, LLC,
a Utah limited liability company

By: [Signature]
Name: Ryan Button
Its: MANAGER

STATE OF UTAH)
COUNTY OF Salt Lake ss.

On the 2 day of November, 2023, personally appeared before me Ryan Button who by me being duly sworn, did say that she/he is the Manager of TETON RANCH, LLC, and that the foregoing instrument is signed on behalf of said company and executed with all necessary authority.



[Signature]
Notary Public
My commission expires: 12-2-2023

Residing at: Salt Lake County, UT

EXHIBIT A

Annexed Property

Real property located in Salt Lake County, State of Utah which is specifically described as follows:

A parcel of land situate in the Southwest Quarter of Section 26, Township 3 South, Range 2 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point being North 89°59'04" West 633.80 feet along the section line and South 2,938.23 feet from the North Quarter Corner of Section 26, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running thence South 00°15'02" East 123.00 feet; thence South 89°44'58" West 12.49 feet; thence South 00°08'37" West 165.00 feet; thence South 89°44'58" West 275.00 feet; thence South 00°08'37" West 657.62 feet; thence North 89°51'23" West 54.72 feet; thence South 00°08'37" West 193.96 feet; thence South 89°56'19" West 295.00 feet; thence North 00°08'37" East 235.17 feet; thence Southeasterly 53.54 feet along the arc of a 973.50 foot radius curve to the left (center bears North 16°39'28" East and the chord bears South 74°55'04" East 53.53 feet with a central angle of 03°09'03"); thence North 00°08'37" East 599.22 feet; thence South 89°44'58" West 168.33 feet; thence South 83°01'16" West 109.31 feet; thence South 63°46'43" West 86.94 feet; thence South 30°01'34" West 95.27 feet; thence South 68°54'07" West 239.17 feet; thence Southwesterly 240.98 feet along the

arc of a 650.00 foot radius curve to the right (center bears North 21°05'53" West and the chord bears South 79°31'22" West 239.60 feet with a central angle of 21°14'30"); thence North 89°51'23" West 20.44 feet; thence South 72°22'40" West 55.65 feet; thence North 89°51'23" West 148.00 feet; thence North 00°08'37" East 136.98 feet; thence North 89°51'23" West 327.39 feet; thence South 57°38'10" West 71.05 feet; thence North 00°01'04" East 136.36 feet; thence South 57°25'17" East 71.19 feet; thence South 89°51'23" East 324.53 feet; thence North 00°08'37" East 135.44 feet; thence North 89°44'58" East 151.00 feet; thence North 00°08'37" East 23.44 feet; thence South 89°51'23" East 206.00 feet; thence North 00°08'37" East 53.37 feet; thence North 67°08'05" East 299.63 feet; thence North 58°29'10" East 121.25 feet; thence North 89°44'58" East 134.00 feet; thence North 00°08'37" East 8.29 feet; thence North 89°44'58" East 799.65 feet to the point of beginning. (aka proposed Teton Ranch Phase 3)