

RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:

VP DAYBREAK OPERATIONS LLC  
9350 S. 150 E., Suite 900  
Sandy, Utah 84070  
Attention: John Warnick

14216922 B: 11478 P: 1880 Total Pages: 3  
03/15/2024 02:57 PM By: adavis Fees: \$64.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: VP DAYBREAK OPERATIONS  
9350 S 150 E, STE 900 ATTN: JOHN WARNICK SANDY, UT 84070



(Tax Identification No.: 26-22-476-001)

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**NOTICE OF APPLICATION OF  
DAYBREAK COMMUNITY DOCUMENTS**

NOTICE IS HERBY GIVEN of the following: The Board of Education of Jordan School District (“**District**”) is owner of the certain real property located in South Jordan, Utah, more particularly described on **Exhibit A** attached hereto and incorporated herein (the “**Property**”), upon which it plans to construct and operate an elementary school (the “**Elementary School**”). The Property is located within a community commonly known as Daybreak, which is governed by the certain Community Charter For Daybreak (the “**Charter**”) and that certain Covenant for Community For Daybreak (the “**Covenant**”). VP DAYBREAK OPERATIONS LLC, a Delaware limited liability company, is the successor “**Founder**” of Daybreak under the Charter and Covenant. This Notice is being recorded to update the legal description contained in that certain Notice of Applicability of Daybreak Community Documents recorded on January 26, 2024, Entry No. 14198001, Book 1468, Page 2153, in order to include the recorded plat information.

Founder hereby exempts District from the payment of Base Assessments, Service Area Assessments, Special Assessments, and Specific Assessments as set forth on Chapter 12 of the Charter, for so long as District owns the Property and operates the Elementary School on the Property. Further, Founder hereby exempts District from participating in the dispute resolution process set forth in Chapter 18 of the Charter, for as long as District owns the Property and operates the Elementary School on the Property.

Founder hereby exempts District from the payment of the Community Enhancement Fee as set forth in Section 2.3 of the Covenant, for transfers to and by the District. In furtherance of the foregoing, Founder hereby exempts District from payment of the Community Enhancement Fee in connection with the transfer of the Property to the District. Founder also hereby exempts District from payment of any Annual Assessment, for as long as District owns the Property and operates the Elementary School on the Property. Further, Founder hereby exempts District from participating in the dispute resolution process set forth in Chapter 3 of the Covenant, for as long as District owns the Property and operates the Elementary School on the Property.

[Signatures on Following Page]

**EXHIBIT A  
TO NOTICE OF APPLICATION**

**LEGAL DESCRIPTION**

Lot C-101 of that certain plat entitled "DAYBREAK VILLAGE 15 PLAT 1 VACATING AND AMENDING LOT C-102 OF THE VILLAGE 8, VILLAGE 9 & VILLAGE 13 SCHOOL SITES SUBDIVISION, ALSO AMENDING A PORTION OF LOT Z101 OF THE DAYBREAK OPERATIONS-INVESTMENTS PLAT 1 SUBDIVISION1", recorded on March 15, 2024, as Entry No. 14216921, Book 11478, at Page 1879 of the Official Records of Salt Lake County, Utah.

JSD Land Exchange – Notice of Applicability

**VP DAYBREAK OPERATIONS LLC,**  
a Delaware limited liability company

By: LHMRE, LLC,  
a Utah limited liability company  
Its: Authorized Manager

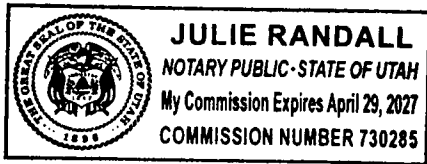
By: Tara B. Donnelly  
Name: Tara B. Donnelly  
Title: Director of Residential Sales

**ACKNOWLEDGMENT**

STATE OF UTAH )  
 ) SS.  
COUNTY OF SALT LAKE )

On March 6, 2024, personally appeared before me, a Notary Public, Tara Donnelly  
Director of Residential Sales of **LHMRE, LLC**, a Utah limited liability company, the Authorized Manager  
of **VP DAYBREAK OPERATIONS LLC**, a Delaware limited liability company, personally known  
or proved to me to be the person whose name is subscribed to the above instrument who  
acknowledged to me that he executed the above instrument on behalf of **VP DAYBREAK  
OPERATIONS LLC**, a Delaware limited liability company.

WITNESS my hand and official Seal.



Julie Randall  
Notary Public in and for said State  
My commission expires: April 29, 2027