

When Recorded Return To:
Boyer Ridgeview Commercial, L.C.
101 S. 200 E, Ste. 200
Salt Lake City, Utah 84111

149796-CAF

**SUPPLEMENT TO MASTER DECLARATION OF
COVENANTS, CONDITIONS, AND RESTRICTIONS,
AND RESERVATION OF EASEMENTS
FOR
RIDGEVIEW
POD B
IN
HIGHLAND, UTAH**

TIN 12-003-0038, 12-003-0039, 12-004-0031 & 12-004-0032

This Supplement to Master Declaration of Covenants, Conditions, and Restrictions and Reservation of Easements for Ridgeview Pod B located in Highland, Utah, is made and executed by Boyer Ridgeview Commercial, L.C., a Utah limited liability company with an address of 101 S. 200 E., Ste. 200, Salt Lake City, Utah 84111 (the "Declarant").

RECITALS

WHEREAS, that certain Master Declaration of Covenants, Conditions, and Restrictions, and Reservation of Easements for Ridgeview was recorded with the Utah County Recorder on June 22, 2021 as Entry No. 111864:2021 (the "Master Declaration") for the Ridgeview development project (the "Project");

WHEREAS, the Master Declaration provides that the Project may be developed in phases and additional land may be annexed into and made part of the Project and made subject to the Master Declaration;

WHEREAS, the Master Declaration further provides that said phases and/or additional land may be made subject to additional restrictions, conditions, or covenants imposed on a Unit or Owner as part of a discrete phase or neighborhood developed within the Project (collectively, "Additional Covenants") by Declarant's recording of a Supplement to Declaration;

WHEREAS, Declarant is the record fee owner of certain real property located in Utah County, Utah more specifically described in Exhibit "A" hereto and incorporated herein by this reference (the "Ridgeview Pod B Property");

WHEREAS, Declarant desires to develop the Ridgeview Pod B Property to include additional Units and other improvements of a less significant nature;

WHEREAS, a final plat for the Ridgeview Pod B Property has been or will be recorded with the Utah County Recorder;

WHEREAS, Declarant now intends that this Ridgeview Pod B Property shall be subject to and burdened and benefitted by the Master Declaration.

SUPPLEMENT TO DECLARATION

NOW, THEREFORE, for the reasons recited above, and for the benefit of the Project and the Owners therein, Declarant hereby executes this Supplement to Master Declaration of Covenants, Conditions, and Restrictions, and Reservation of Easements for Ridgeview (the "Supplement to Master Declaration").

1. Legal Description. The real property defined herein as the Ridgeview Pod B Property is more fully described in Exhibit "A" hereto. The Ridgeview Pod B Property shall be and hereby is submitted to the provisions of the Master Declaration. Said land and the Units thereon shall be held, transferred, sold, conveyed, and occupied subject to the provisions of the Master Declaration, as it may be further supplemented or amended from time to time.

2. Annexation. Consistent with the rights and authority reserved to Declarant in the Master Declaration, the Ridgeview Pod B Property shall be and hereby is annexed into the Project and made subject to the Master Declaration, which, upon recordation of this instrument shall constitute and effectuate the expansion of the Project making the Ridgeview Pod B Property subject to the powers, rights, duties, functions, and jurisdiction of the Ridgeview Master Association (the "Master Association").

3. Common Areas. As reflected on the plat for Ridgeview Pod B, Parcel G is designated as Common Area and shall be owned and maintained by the Master Association.

4. Benefitted Neighborhood. Consistent with the Master Declaration, Pod 1 and Pods 6 and 7 of the Ridgeview Pod B Property are hereby designated as Benefitted Neighborhoods.

5. Service Area. Consistent with the Master Declaration, Pods 6 and 7 of the Ridgeview Pod B Property are hereby designated as a distinct Service Area.

6. Description of the Project, as Supplemented by this Supplement to Master Declaration. The initial plats for Ridgeview Plats A, B-1, B-2, C, and D, collectively, included 169 Units. The Ridgeview Pod B Plat will add 300 Units. Upon recording this Supplement to Master Declaration, the total number of Units in the Project will be 469 Units.

7. Covenants, Conditions and Restrictions Run with the Land. This Supplement to Declaration and the Terms and Conditions established herein are binding on each Owner and his/her/their assigns and successors in interest and are intended to and shall run with the land.

Dated this 27th day of OCTOBER, 2021.

BOYER RIDGEVIEW COMMERCIAL, L.C.

By: [Signature]

Name: Brian Gochnour
Manager of THE BOMED COMPANY, L.C.

Its: MATERIAL

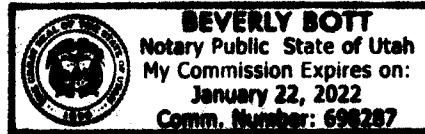
STATE OF UTAH)
) ss
COUNTY OF SALT LAKE)

On this 27th day of October, 2021, personally appeared before me Brian Gochnour, whose identity is personally known to me, or proven on the basis of satisfactory evidence and who by me duly sworn/affirmed, did say that he/she is the duly authorized representative of the corporation and that said document was signed by him/her on behalf of said corporation with all necessary authority, and acknowledged to me that said corporation executed the same.

[Signature: Beverly Bott]
Notary Public

My commission expires:

1/22/22



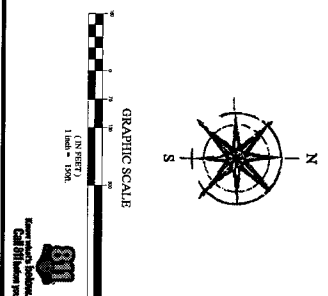
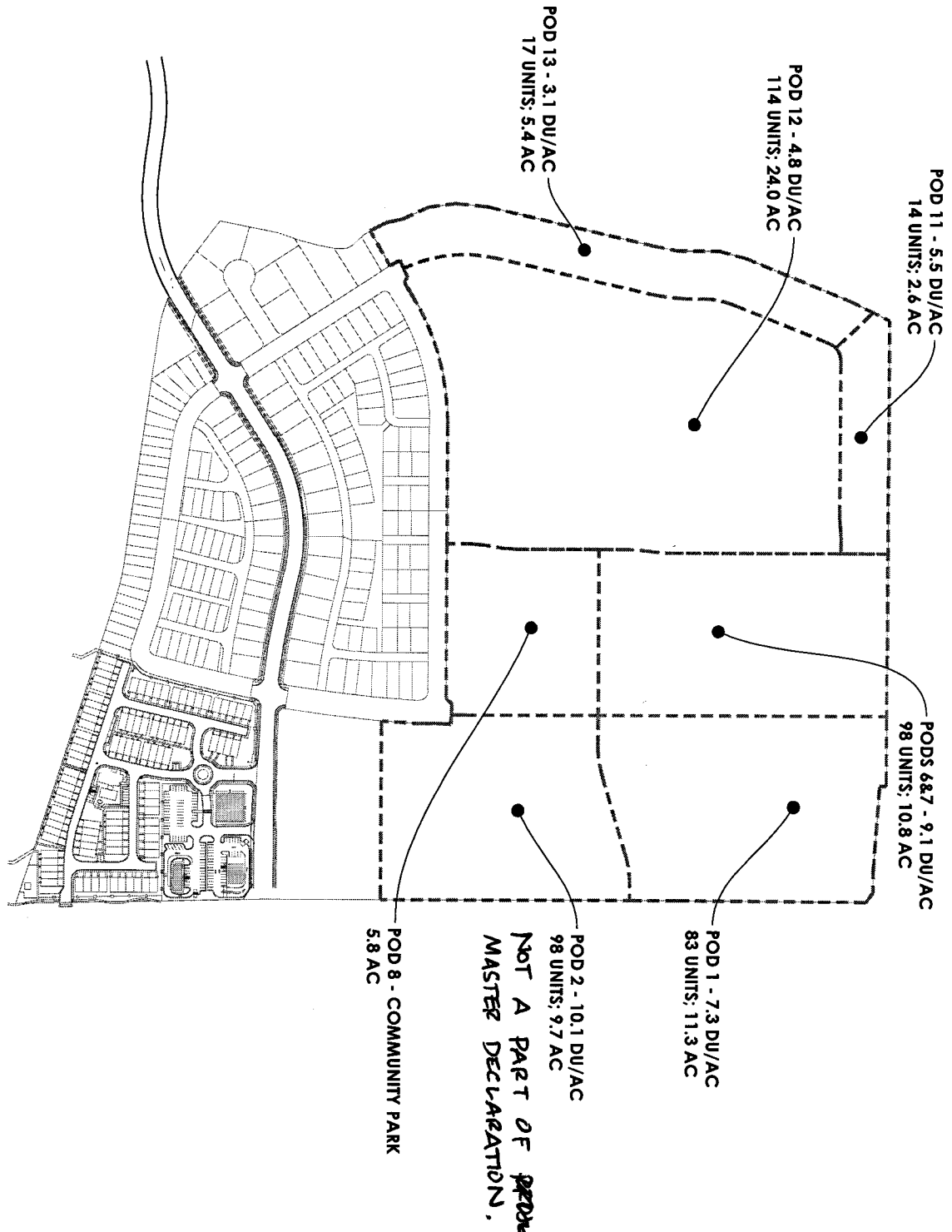
**EXHIBIT A
LEGAL DESCRIPTION
RIDGEVIEW POD B**

BOUNDARY DESCRIPTION

A tract of land located in the Southeast Quarter and the Northeast Quarter of Section 1, Township 5 South, Range 1 East, Salt Lake Base & Meridian, more particularly described as follows:

Beginning at a point on the northerly line of a Special Warranty Deed recorded as Entry No. 174194:2020 in the office of the Utah County Recorder, said point located N00°06'11"W 1,942.05 feet along the Section line and S89°53'49"W 626.49 feet from the Southeast Corner of Section 1, T5S, R1E, SLB&M; running thence along said deed N87°39'43"W 69.00 feet to a point on the easterly line of a Special Warranty Deed recorded as Entry No. 174123:2020 in the office of the Utah County Recorder; thence along said deed the following eight (8) courses: (1) N02°20'17"E 9.23 feet; thence (2) along the arc of a curve to the left having a radius of 960.00 feet a distance of 39.18 feet through a central angle of 02°20'17" Chord: N01°10'09"E 39.17 feet; thence (3) North 375.39 feet; thence (4) along the arc of a curve to the left having a radius of 15.00 feet a distance of 23.56 feet through a central angle of 90°00'00" Chord: N45°00'00"W 21.21 feet; thence (5) West 412.42 feet; thence (6) along the arc of a curve to the left having a radius of 15.00 feet a distance of 23.56 feet through a central angle of 90°00'00" Chord: S45°00'00"W 21.21 feet; thence (7) South 427.00 feet; thence (8) along the arc of a curve to the left having a radius of 15.00 feet a distance of 23.56 feet through a central angle of 90°00'00" Chord: S45°00'00"E 21.21 feet to said northerly line of Special Warranty Deed recorded as Entry No. 174194:2020; thence along said deed the following seven (7) courses: (1) West 444.47 feet; thence (2) along the arc of a curve to the left with a radius of 771.00 feet a distance of 436.73 feet through a central angle of 32°27'17" Chord: S73°46'22"W 430.91 feet; thence (3) S57°32'43"W 30.12 feet; thence (4) along the arc of a curve to the right with a radius of 16.00 feet a distance of 27.00 feet through a central angle of 96°41'51" Chord: N74°06'22"W 23.91 feet; thence (5) S64°14'34"W 59.00 feet; thence (6) southeasterly along the arc of a non-tangent curve to the left having a radius of 478.00 feet (radius bears: N64°14'34"E) a distance of 35.92 feet through a central angle of 04°18'19" Chord: S27°54'36"E 35.91 feet; thence (7) S59°56'15"W 125.36 feet to the easterly line of a Special Warranty Deed recorded as Entry No. 113623:1998 in the Utah County Recorder; thence along said easterly line the following twelve (12) courses: (1) N29°37'46"W 19.12 feet; thence (2) N26°57'08"W 35.30 feet; thence (3) N12°11'36"W 55.38 feet; thence (4) N24°15'03"W 92.14 feet; thence (5) N07°54'49"W 86.61 feet; thence (6) N06°00'20"E 101.15 feet; thence (7) N12°42'40"E 551.81 feet; thence (8) N10°36'11"E 71.40 feet; thence (9) N00°07'25"E 129.30 feet; thence (10) N15°06'39"E 90.08 feet; thence (11) N21°47'22"E 362.78 feet; thence (12) N26°28'59"E 133.36 feet; thence to and along the southerly line of a Corrected Special Warranty Deed recorded as Entry No. 79132:1998 in the office of the Utah County Recorder S89°54'26"E 1,459.71 feet; thence along said deed the following four (4) courses: (1) thence S00°05'34"W 21.13 feet; thence (2) S86°06'29"E 270.95 feet; thence (3) East 65.14 feet; thence (4) S52°50'22"E 39.12 feet to said westerly right-of-way line of North County Boulevard (SR-129); thence along said westerly right-of-way line S00°20'49"W 501.08 feet; thence N89°39'11"W 67.46 feet; thence S73°03'19"W 100.01 feet; thence South 41.02 feet; thence West 28.00 feet; thence northwesterly along the arc of a non-tangent curve to the left having a radius of 28.00 feet (radius bears: West) a distance of 35.13 feet through a central angle of 71°52'52" Chord: N35°56'26"W 32.87 feet; thence

S73°03'19"W 235.67 feet; thence S16°56'41"E 77.43 feet; thence S73°02'18"W 82.00 feet; thence S16°57'42"E 119.43 feet; thence westerly along the arc of a non-tangent curve to the right having a radius of 222.00 feet (radius bears: N04°37'03"W) a distance of 17.89 feet through a central angle of 04°37'03" Chord: S87°41'29"W 17.89 feet; thence West 61.76 feet; thence along the arc of a curve to the right with a radius of 15.00 feet a distance of 23.56 feet through a central angle of 90°00'00" Chord: N45°00'00"W 21.21 feet; thence South 460.39 feet; thence along the arc of a curve to the right with a radius of 1,029.00 feet a distance of 41.99 feet through a central angle of 02°20'17" Chord: S01°10'09"W 41.99 feet; thence S02°20'17"W 9.23 feet to the point of beginning. Gross Acreage: 52.97 acres+/-



REVISION BLOCK		
#	DATE	DESCRIPTION
1		
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3		
4		
5		
6		
7		
8		
9		
10		

RIDGEVIEW POD B PRELIMINARY
HIGHLAND CITY, UTAH
OPEN SPACE PLAN

FOR REVIEW ONLY

FOCUS
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE, #200
MIDVALE, UTAH 84047 PHE (801) 352-0075
www.focusutah.com

C3.2

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