

5

DOC # 20230021246

Supplemental Declaration Page 1 of 5
Gary Christensen Washington County Recorder
07/17/2023 12:41:34 PM Fee \$ 40.00
By COTTON WOOD TITLE



When Recorded Return To:

D.R. Horton, Inc.
12351 South Gateway Park Place, Suite D-100
Draper, Utah 84020
Attention: Krisel Travis

THIRD SUPPLEMENTAL DECLARATION TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR LONG VALLEY TRAILS

THIS THIRD SUPPLEMENTAL DECLARATION TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR LONG VALLEY TRAILS (this "**Third Supplemental Declaration**") is made as of July 5, 2023, by D.R. HORTON, INC., a Delaware corporation ("**Declarant**"), with reference to the following:

RECITALS

A. On December 21, 2021, Declarant caused to be recorded as Entry No. 20210080158 in the official records of the Office of the Recorder of Washington County, Utah (the "**Official Records**"), that certain Declaration of Covenants, Conditions and Restrictions for Long Valley Trails (the "**Original Declaration**") pertaining to a master planned development known as Long Valley Trails located in Washington City, Washington County, Utah.

B. On September 23, 2022, Declarant caused to be recorded as Entry No. 20220044108 in the Official Records that certain First Supplemental Declaration and First Amendment to the Declaration of Covenants, Conditions and Restrictions for Long Valley Trails (the "**First Supplemental Declaration**").

C. On February 2, 2023, Declarant caused to be recorded as Entry No. 20230002859 in the Official Records that certain Second Supplemental Declaration and Second Amendment to the Declaration of Covenants, Conditions and Restrictions for Long Valley Trails (the "**Second Supplemental Declaration**").

D. Article XIX of the Original Declaration provides that Declarant shall have the right and option, from time to time (and within the time limits prescribed in the Original Declaration), to subject some or all of the Additional Land described in the Original Declaration to the terms, conditions and restrictions created by the Original Declaration by the recordation of a Supplemental Declaration, which shall be effective upon recording the Supplemental Declaration in the Official Records.

E. Pursuant to Section 19.1 of the Original Declaration, Declarant desires to subject to the Original Declaration, as previously supplemented and amended, that portion of the Additional Land described on Exhibit "A," which is attached hereto and incorporated herein by this reference (the "**Subject Property**").

F. Declarant is executing and delivering this Third Supplemental Declaration for the purpose of: (1) subjecting the Subject Property to the provisions of the Original Declaration, as previously supplemented and amended.

THIRD SUPPLEMENTAL DECLARATION

NOW, THEREFORE, for the reasons recited above, Declarant hereby declares as follows:

1. Defined Terms. All defined terms as used in this Third Supplemental Declaration shall have the same meanings as those set forth in the Original Declaration, as previously supplemented and amended, unless otherwise defined in this Third Supplemental Declaration.

2. Subject Property Subjected to the Original Declaration, as Supplemented and Amended. The Subject Property is hereby subjected to the Original Declaration, as previously supplemented and amended, and as supplemented by this Third Supplemental Declaration, and the Subject Property shall be held, transferred, sold, conveyed, occupied, improved and developed subject to the covenants, restrictions, easements, charges and liens set forth in the Original Declaration, as previously supplemented and amended, and as supplemented by this Third Supplemental Declaration, which provisions are hereby ratified, approved, confirmed and incorporated herein by this reference, with the same force and effect as if fully set forth herein and made again as of the date hereof. The provisions of the Original Declaration, as previously supplemented and amended, and as supplemented by this Third Supplemental Declaration, shall run with the Subject Property and shall be binding upon all Persons having any right, title, or interest in the Subject Property or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each Owner thereof. The Subject Property shall hereafter be deemed to be a part of the Property, as such term is defined in Section 1.62 of the Original Declaration, as previously supplemented and amended. The Neighborhood Designations for the Subject Property shall be as follows:

Starr Springs At Long Valley Phase 3

<u>Lot Number</u>	<u>Neighborhood Designation</u>
11 through 20, inclusive	Single Family Lots
35 through 44, inclusive	Single Family Lots
55 through 62, inclusive	Single Family Lots
98 through 110, inclusive	Single Family Lots
136 through 146, inclusive	Single Family Lots
168 through 179, inclusive	Single Family Lots
194 through 210, inclusive	Single Family Lots

3. Declaration Redefined. The Original Declaration, as previously supplemented and amended, and as supplemented by this Third Supplemental Declaration, shall collectively be referred to as the “**Declaration.**” Except as previously supplemented and amended, and as supplemented by this Third Supplemental Declaration, the Original Declaration shall remain unmodified and in full force and effect.

IN WITNESS WHEREOF, Declarant has caused this Third Supplemental Declaration to be executed by an officer duly authorized to execute the same as of the date first above written.

D.R. HORTON, INC.,
a Delaware corporation

By: BA Martin
Name: BOYD A. MARTIN
Title: V.P. & DIVISION PRESIDENT

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

The foregoing instrument was acknowledged to me this 5 day of July, 2023,
by Boyd A. Martin, in such person's capacity as the
V.P. & Division President of D.R. Horton, Inc., a Delaware corporation.



Krisel Travis
NOTARY PUBLIC

EXHIBIT "A"
TO
THIRD SUPPLEMENTAL DECLARATION TO THE
DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS FOR LONG VALLEY TRAILS

Legal Description of the Subject Property

That certain real property located in Washington County, Utah more particularly described as follows:

A PARCEL OF LAND LOCATED IN SECTIONS 20, 29 & 30, TOWNSHIP 42 SOUTH RANGE 14 WEST SALT LAKE BASE AND MERIDIAN AND INCLUDING A PORTION OF SECTION LOT 5 OF SAID SECTION 29 & A PORTION OF SECTION LOT 13 & 18 OF SAID SECTION 30 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED S0°59'03"W 261.52 FEET ALONG THE SECTION LINE AND N89°00'57"W 256.39 FEET FROM THE NORTHWEST CORNER OF SECTION 29, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING THE TRUE POINT OF BEGINNING AND SAID POINT ALSO BEING LOCATED ON THE WESTERLY BOUNDARY OF THE "STARR SPRINGS AT LONG VALLEY PHASE 2" SUBDIVISION, RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH; RUNNING THENCE ALONG SAID WESTERLY BOUNDARY THE FOLLOWING EIGHTEEN (18) COURSES: (1) S33°13'03"E 508.02 FEET (2) TO A POINT OF A 3194.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S33°13'03"E; THENCE ALONG THE ARC OF SAID CURVE 3.78 FEET THROUGH A CENTRAL ANGLE OF 0°04'04"; (3) THENCE S33°17'08"E 34.00 FEET (4) TO A POINT OF A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS S33°17'08"E; THENCE ALONG THE ARC OF SAID CURVE 31.65 FEET THROUGH A CENTRAL ANGLE OF 90°40'31"; (5) THENCE S32°36'37"E 80.01 FEET; (6) TO THE POINT OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 31.17 FEET THROUGH A CENTRAL ANGLE OF 89°18'26"; (7) TO THE POINT OF A 3040.00 FOOT RADIUS REVERSE CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 12.36 FEET THROUGH A CENTRAL ANGLE OF 0°13'59"; (8) THENCE S33°32'10"E 80.00 FEET (9) TO A POINT OF A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS S33°32'10"E; THENCE ALONG THE ARC OF SAID CURVE 31.74 FEET THROUGH A CENTRAL ANGLE OF 90°55'33"; (10) THENCE S32°36'37"E 90.01 FEET (11) TO THE POINT OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 31.08 FEET THROUGH A CENTRAL ANGLE OF 89°02'42"; (12) THENCE S33°33'55"E 55.00 FEET (13) TO A POINT OF A 2775.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS S33°33'55"E; THENCE ALONG THE ARC OF SAID CURVE 33.75 FEET THROUGH A CENTRAL ANGLE OF 0°41'49"; (14) THENCE S32°36'37"E 100.00 FEET (15) TO A POINT OF A 2675.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S32°52'41"E; THENCE ALONG THE ARC OF SAID CURVE 3.08 FEET THROUGH A CENTRAL ANGLE OF 0°03'58"; (16) THENCE S32°56'39"E 100.00 FEET; (17) THENCE S32°36'37"E 665.02 FEET; (18) THENCE S45°28'04"E 205.73 FEET; THENCE S44°31'56"W 108.77 FEET; THENCE S43°25'39"W 395.08 FEET; THENCE S45°15'43"W 401.82 FEET; THENCE S45°19'41"W 117.74 FEET TO A POINT OF A 472.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS N66°05'33"E; THENCE ALONG THE ARC OF SAID CURVE 74.37 FEET

THROUGH A CENTRAL ANGLE OF 9°01'04"; THENCE N14°53'23"W 220.26 FEET TO THE POINT OF A 527.50 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 77.03 FEET THROUGH A CENTRAL ANGLE OF 8°22'02" TO THE POINT OF A 20.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 29.68 FEET THROUGH A CENTRAL ANGLE OF 85°01'22"; THENCE N28°14'02"W 55.00 FEET; THENCE N61°45'58"E 4.67 FEET TO THE POINT OF A 122.50 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 44.30 FEET THROUGH A CENTRAL ANGLE OF 20°43'04"; THENCE N41°02'54"E 394.81 FEET; TO THE POINT OF A 177.50 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 2.46 FEET THROUGH A CENTRAL ANGLE OF 0°47'41" TO THE POINT OF A 20.00 FOOT RADIUS REVERSE CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 28.98 FEET THROUGH A CENTRAL ANGLE OF 83°00'35"; THENCE N41°10'00"W 161.47 FEET; TO THE POINT OF A 20.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 31.42 FEET THROUGH A CENTRAL ANGLE OF 90°00'00"; THENCE N41°10'00"W 55.00 FEET TO A POINT OF A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS N41°10'00"W; THENCE ALONG THE ARC OF SAID CURVE 31.42 FEET THROUGH A CENTRAL ANGLE OF 90°00'00"; THENCE N41°10'00"W 599.93 FEET TO THE POINT OF A 20.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 31.51 FEET THROUGH A CENTRAL ANGLE OF 90°16'12"; THENCE N41°26'12"W 80.00 FEET TO A POINT OF A 6040.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S41°26'12"E; THENCE ALONG THE ARC OF SAID CURVE 296.63 FEET THROUGH A CENTRAL ANGLE OF 2°49'58"; THENCE N45°36'23"W 117.51 FEET; THENCE N52°34'28"W 34.00 FEET TO A POINT OF A 267.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS S52°34'28"E; THENCE ALONG THE ARC OF SAID CURVE 8.39 FEET THROUGH A CENTRAL ANGLE OF 1°47'58"; THENCE N50°46'30"W 104.63 FEET; THENCE N9°57'59"W 47.34 FEET; THENCE N22°42'39"W 117.41 FEET; THENCE N41°21'21"E 476.30 FEET; THENCE N36°26'25"W 196.75 FEET TO A POINT LOCATED ON THE SOUTHERN RIGHT OF WAY LINE OF THE SOUTHERN PARKWAY; THENCE ALONG SAID SOUTHERN RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES: (1) N53°11'39"E 298.86 FEET; (2) THENCE N53°09'38"E 94.07 FEET TO THE POINT OF BEGINNING.

CONTAINS 1,261,462 SQ FT OR 28.96 ACRES MORE LESS

Tax Parcel Number: W-4206 and W-4207