

Amended Restrictive Covenants Page 1 of 5
Gary Christensen Washington County Recorder
07/09/2024 04:00:36 PM Fee \$40.00 By DHI TITLE
- UTAH

When Recorded Return To:

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

Parcel No.: W-4207

**SEVENTH SUPPLEMENTAL DECLARATION TO THE
DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS FOR LONG VALLEY**

THIS SEVENTH SUPPLEMENTAL DECLARATION TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR LONG VALLEY (this “**Seventh Supplemental Declaration**”) is made as of July 9, 2024, 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.

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.

D. On July 17, 2023, Declarant caused to be recorded as Entry No. 20230021246 in the Official Records that certain Third Supplemental Declaration to the Declaration of Covenants, Conditions and Restrictions for Long Valley Trails.

E. On September 26, 2023, Declarant caused to be recorded as Entry No. 20230028909 in the Official Records that certain Fourth Supplemental Declaration and Third Amendment to the Declaration of Covenants, Conditions and Restrictions for Long Valley.

F. On January 4, 2024, Declarant caused to be recorded as Entry No. 20240000523 in the Official Records that certain Fourth Amendment to the Declaration of Covenants, Conditions and Restrictions for Long Valley.

G. On February 13, 2024, Declarant caused to be recorded as Entry No. 20240004366 in the Official Records that certain Fifth Supplemental Declaration and Fifth Amendment to the Declaration of Covenants, Conditions and Restrictions for Long Valley.

H. On June 12, 2024, Declarant caused to be recorded as Entry No. 20240018521 in the Official Records that certain Sixth Supplemental Declaration and Sixth Amendment to the Declaration of Covenants, Conditions and Restrictions for Long Valley.

I. 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.

J. 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**”).

SEVENTH SUPPLEMENTAL DECLARATION

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

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

**EXHIBIT A
TO
SEVENTH SUPPLEMENTAL DECLARATION TO THE
DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS FOR LONG VALLEY**

Legal Description of the Subject Property

The Subject Property consists of that certain real property located in Washington County, Utah, more particularly described as follows:

CORRAL HOLLOW AT LONG VALLEY PHASE 2

Beginning at a point on the Southerly Line of Hoodoo Hollow At Long Valley Phase 2 as on file in the Washington County Recorder's office, said point lies South 00°59'03" West 2,293.62 feet and North 864.98 feet; from the Northeast Corner of Section 30, Township 42 South, Range 14 West, Salt Lake Base and Meridian; Running thence South 35°58'46" West 58.45 feet; thence South 35°31'20" West 45.45 feet; thence South 35°03'54" West 45.45 feet; thence South 34°36'28" West 45.45 feet; thence South 34°09'02" West 45.45 feet; thence South 33°41'36" West 45.45 feet; thence South 33°14'10" West 45.45 feet; thence South 32°46'44" West 45.45 feet; thence South 32°19'17" West 45.45 feet; thence South 31°51'51" West 45.45 feet; thence South 31°24'28" West 58.30 feet; thence North 59°13'39" West 69.80 feet; thence South 30°46'21" West 55.00 feet; thence westerly along a 20.00 foot radius non-tangent curve to the left, (center point lies South 30°46'21" West) through a central angle of 90°28'20", a distance of 31.58 feet; thence North 58°53'14" West 55.01 feet; thence northerly along a 20.00 foot radius non-tangent curve to the left, (center point lies North 59°41'31" West) through a central angle of 89°32'08", a distance of 31.25 feet; thence North 59°13'39" West 80.00 feet; thence westerly along a 20.00 foot radius curve to the left, (center point lies South 30°46'21" West) through a central angle of 90°27'29", a distance of 31.58 feet; thence North 51°33'33" West 80.80 feet; thence northerly along a 20.00 foot radius non-tangent curve to the left, (center point lies North 59°34'39" West) through a central angle of 89°39'01", a distance of 31.29 feet; thence North 30°46'21" East 34.00 feet; thence easterly along a 20.00 foot radius non-tangent curve to the left, (center point lies North 30°46'21" East) through a central angle of 89°39'01", a distance of 31.29 feet; thence northeasterly along a 6,040.00 foot radius reverse curve to the right, (center point lies South 58°52'40" East) through a central angle of 00°47'25", a distance of 83.32 feet; thence northeasterly along a 6,040.00 foot radius compound curve to the right, (center point lies South 58°05'15" East) through a central angle of 04°14'41", a distance of 447.48 feet; thence South 53°50'33" East 80.00 feet; thence easterly along a 20.00 foot radius non-tangent curve to the right, (center point lies South 53°50'33" East) through a central angle of 90°27'29", a distance of 31.58 feet; thence South 53°23'04" East 80.00 feet; thence southerly along a 20.00 foot radius curve to the right, (center point lies South 36°36'56" West)

through a central angle of $91^{\circ}46'15''$, a distance of 32.03 feet; thence South $53^{\circ}51'23''$ East 55.02 feet; thence easterly along a 20.00 foot radius non-tangent curve to the right, (center point lies South $53^{\circ}51'23''$ East) through a central angle of $90^{\circ}28'20''$, a distance of 31.58 feet; thence South $53^{\circ}23'04''$ East 69.80 feet to the point of beginning.

Containing 202,986 Square Feet or 4.66 Acres.

Basis of bearings for this description is South $88^{\circ}51'08''$ East 2645.16' between the Northwest Corner of Section 29 and North Quarter Corner of Section 29 Township 42 South, Range 14 West, Salt Lake Base & Meridian

Tax Parcel Number: W-4207