

When Recorded Return To:

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

**FIRST SUPPLEMENTAL DECLARATION TO THE  
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR  
OSPREY TOWNHOMES**

THIS FIRST SUPPLEMENTAL DECLARATION TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR OSPREY TOWNHOMES (this “**First Supplemental Declaration**”) is made as of April 13, 2023, by D.R. HORTON, INC., a Delaware corporation (“**Declarant**”), with reference to the following:

RECITALS

A. On June 10, 2022, Declarant caused to be recorded as Entry No. 69645:2022 in the official records of the Office of the Recorder of Utah County, Utah (the “**Official Records**”), that certain Declaration of Covenants, Conditions and Restrictions for Osprey Townhomes (the “**Original Declaration**”) pertaining to a residential unit development known as Osprey Townhomes located in Provo City, Utah County, Utah.

B. The Original Declaration provides that Declarant shall have the right and option, from time to time at any time, 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.

C. Pursuant to Section 4.3 of the Original Declaration, Declarant desires to subject to the Original Declaration that portion of the Additional Land described on Exhibit “A,” which is attached hereto and incorporated herein by this reference (the “**Subject Property**”).

D. Declarant is executing and delivering this First Supplemental Declaration for the purpose of subjecting the Subject Property to the provisions of the Original Declaration.

**FIRST SUPPLEMENTAL DECLARATION**

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

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



**EXHIBIT "A"  
TO  
FIRST SUPPLEMENTAL DECLARATION TO THE  
DECLARATION OF COVENANTS, CONDITIONS AND  
RESTRICTIONS FOR OSPREY TOWNHOMES**

---

**Legal Description of the Subject Property**

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

**North Parcel**

A parcel of land situate in the Southwest Quarter of Section 13, Township 7 South, Range 2 East, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point on the Southerly Boundary Line of OSPREY POINT PLAT "C", said point being South 89°40'44" West 1,340.21 feet and South 00°19'16" East 2,981.36 feet from the North Quarter Corner of Section 13, Township 7 South, Range 2 East, Salt Lake Base and Meridian; and running

- thence South 00°38'09" East 170.26 feet;
- thence South 89°23'37" West 169.50 feet;
- thence North 00°38'09" West 170.28 feet;
- thence North 89°23'52" East 169.50 feet to the point of beginning.

Contains 28,861 Square Feet or 0.663 Acres

**South Parcel**

A parcel of land situate in the Southwest Quarter of Section 13, Township 7 South, Range 2 East, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point being South 89°40'44" West 1,345.27 feet and South 00°19'16" East 3,217.67 feet from the North Quarter Corner of Section 13, Township 7 South, Range 2 East, Salt Lake Base and Meridian; and running

- thence North 89°23'37" East 194.29 feet;
- thence South 00°00'05" West 67.84 feet;
- thence South 33°43'11" West 38.60 feet;
- thence Southeasterly 28.50 feet along the arc of a 48.50 foot radius curve to the left (center bears North 33°43'24" East and the chord bears South 73°06'42" East 28.09 feet with a central angle of 33°40'11");
- thence South 89°56'47" East 2.99 feet;
- thence South 00°08'05" East 140.55 feet;
- thence South 09°11'24" West 33.00 feet;
- thence Northwesterly 59.44 feet along the arc of a 989.76 foot radius curve to the right (center bears North 09°11'25" East and the chord bears North 79°05'22" West 59.43 feet with a central angle of 03°26'27");
- thence North 38°32'28" West 11.97 feet;

thence Northwesterly 1.67 feet along the arc of a 2.50 foot radius curve to the left (center bears South 51°27'32" West and the chord bears North 57°38'16" West 1.64 feet with a central angle of 38°11'36");

thence Northwesterly 20.95 feet along the arc of a 981.76 foot radius curve to the right (center bears North 13°15'55" East and the chord bears North 76°07'24" West 20.95 feet with a central angle of 01°13'21");

thence South 15°00'46" West 143.25 feet to a point on the Northerly Right-of-Way of Lakeview Parkway;

thence Northwesterly 326.78 feet along the arc of a 1,125.00 foot radius curve to the right (center bears North 14°33'15" East and the chord bears North 67°07'28" West 325.64 feet with a central angle of 16°38'35") along said Northerly Right-of-Way;

thence North 31°11'50" East 135.26 feet;

thence Southeasterly 52.07 feet along the arc of a 989.76 foot radius curve to the left (center bears North 31°11'50" East and the chord bears South 60°18'36" East 52.07 feet with a central angle of 03°00'52");

thence North 73°14'21" East 10.34 feet;

thence Southeasterly 1.94 feet along the arc of a 2.50 foot radius curve to the right (center bears South 16°45'39" East and the chord bears South 84°33'12" East 1.89 feet with a central angle of 44°24'54");

thence Southeasterly 10.90 feet along the arc of a 981.76 foot radius curve to the left (center bears North 27°39'16" East and the chord bears South 62°39'50" East 10.90 feet with a central angle of 00°38'11");

thence North 27°01'04" East 198.39 feet to the point of beginning.

Contains 103,035 Square Feet or 2.365 Acres

Total Acreage Contains 131,896 Square Feet or 3.028 Acres and 37 Units

Tax Parcel Number: