



ENT 25552:2016 PG 1 of 5  
JEFFERY SMITH  
UTAH COUNTY RECORDER  
2016 Mar 28 10:46 am FEE 18.00 BY VM  
RECORDED FOR TMMA

WHEN RECORDED RETURN TO

Mountain Home Development Corporation  
3940 N Traverse Mountain Blvd , #200  
Lehi, Utah 84043

Space above for County Recorder's Use

Parcel No 11 030 0070

**SUPPLEMENTAL DECLARATION TO  
AMENDED AND RESTATED MASTER DECLARATION OF  
COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATION OF  
EASEMENTS FOR  
TRAVERSE MOUNTAIN  
A MASTER PLANNED COMMUNITY**

THIS SUPPLEMENTAL DECLARATION TO AMENDED AND RESTATED MASTER DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATION OF EASEMENTS FOR TRAVERSE MOUNTAIN (this **Supplemental Declaration** ) is made this 1<sup>st</sup> day of March, 2016, by Mountain Home Development Corporation, a Utah corporation ( **Declarant** )

A Declarant previously entered into that certain Amended and Restated Master Declaration of Covenants, Conditions, Restrictions and Reservation of Easements for Traverse Mountain, recorded as Entry No 88194 2007 in the official records of the Utah County Recorder's Office (the "**Official Records**"), as may be amended or supplemented from time to time (the **Master Declaration** )

B Section 16 1 of the Master Declaration provides that Declarant may add to the real property encumbered by the Master Declaration all or any portion of certain real property designated as 'Annexable Territory' by recording a supplemental declaration encumbering the portion of the Annexable Territory annexed thereby

C Declarant hereby desires to add additional property that is within the Annexable Territory (the "**Annexed Property**") as set forth in this Supplemental Declaration, and the Owner of the Annexed Property is agreeable to such annexation pursuant to the terms of this Supplemental Declaration

D The Annexed Property is a single parcel of approximately 32 954 acres and is described on Exhibit A attached hereto and incorporated herein

NOW, THEREFORE, Declarant hereby provides as follows

1 Defined Terms Capitalized terms not otherwise defined herein shall have the meaning given them in the Master Declaration

2 Extension of Comprehensive Plan The Annexed Property is hereby submitted to all provisions of the Master Declaration and all provisions of the Master Declaration shall apply to the Annexed Property

3 Description/Phases of Development The Annexed Property is a single parcel of approximately 32.954 acres no portion of which is designated as a Phase or Phases by this Supplemental Declaration, but Phases may be designated later

4 Land Classifications The Annexed Property may be assigned to one or more of the land classifications described in Article XV of the Master Declaration, namely Residential Area, Multi-Family Area, Master Association Property, Common Area, Special Benefit Areas, and Neighborhoods

5 Special Benefit Areas There are no services being provided to the Annexed Property that are above the standard level of service provided by the Master Association

6 Master Declaration The Master Declaration shall remain in full force and effect, as supplemented by this Supplemental Declaration

IN WITNESS WHEREOF, this Supplemental Declaration is made by Declarant as of the date set forth above

DECLARANT

MOUNTAIN HOME DEVELOPMENT CORPORATION,  
a Utah corporation

By [Signature]  
Ryan L. Freeman Officer

STATE OF UTAH )  
                                                  ) ss  
COUNTY OF UTAH )

*March*

On this 1 day of ~~February~~ *March* 2016, personally appeared before me Ryan L. Freeman, who being by me duly sworn did acknowledge that he is an officer and authorized signer of Mountain Home Development Corporation, a Utah corporation, and who acknowledged to me that said company executed the foregoing Supplemental Declaration



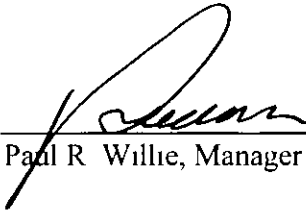
Connie Taylor  
Notary Public  
Residing at Draper, Utah

My Commission Expires 11/27/2019

By executing this Supplemental Declaration, the undersigned, as the Owner of the Annexed Property, hereby acknowledges and agrees to the recording of this Supplemental Declaration against the Annexed Property

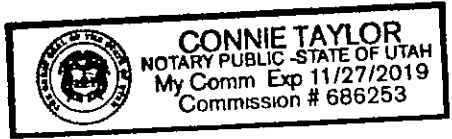
OWNER

TRAVERSE MOUNTAIN LAND HOLDINGS, LLC, a Utah limited liability company

By   
Paul R. Willie, Manager

STATE OF UTAH )  
                                          ) ss  
COUNTY OF UTAH )

On this 1 day of <sup>March</sup>~~February~~, 2016, personally appeared before me Paul R. Willie, who being by me duly sworn did acknowledge that he is the manager and authorized signer of Traverse Mountain Land Holdings, LLC, a Utah limited liability company, and who acknowledged to me that said Traverse Mountain Land Holdings, LLC executed the foregoing Supplemental Declaration



Connie Taylor  
Notary Public  
Residing at Draper, Utah

My Commission Expires 11/27/2019

**EXHIBIT "A"**

COM N 2411 74 FT & E 1025 73 FT FR SW COR SEC 29, T4S, R1E, SLB&M, N 82 DEG 17' 9" W 281 36 FT, N 34 DEG 7' 18" W 370 65 FT, S 12 DEG 34' 18" W 556 84 FT, S 79 DEG 3' 24" W 298 39 FT, N 10 DEG 51' 3" W 225 91 FT, S 67 DEG 47' 15" W 349 63 FT, N 58 DEG 45' 46" W 279 61 FT, N 3 DEG 6' 28" W 40 88 FT, N 18 DEG 25' 20" E 118 55 FT, ALONG A CURVE TO R (CHORD BEARS N 38 DEG 51' 27" E 6 48 FT, RADIUS = 178 FT), ALONG A CURVE TO L (CHORD BEARS N 3 DEG 31' 4" E 17 8 FT, RADIUS = 14 98 FT), N 32 DEG 52' 6" W 59 44 FT, N 22 DEG 21' 58" W 123 98 FT, ALONG A CURVE TO R (CHORD BEARS N 1 DEG 35' 35" W 44 1 FT, RADIUS = 226 43 FT), ALONG A CURVE TO L (CHORD BEARS N 17 DEG 7' 19" W 16 8 FT, RADIUS = 15 01 FT), ALONG A CURVE TO R (CHORD BEARS N 4 DEG 41' 56" E 92 31 FT, RADIUS = 57 FT), N 25 DEG 40' 56" E 282 34 FT, N 30 DEG 31' 47" E 382 07 FT, N 5 DEG 54' 14" E 57 7 FT, N 12 DEG 30' 46" W 161 76 FT, S 41 DEG 1' 23" E 243 25 FT, N 78 DEG 44' 46" E 393 54 FT, S 59 DEG 17' 7" E 245 17 FT, S 12 DEG 12' 49" E 213 7 FT, S 71 DEG 34' 48" E 170 15 FT, S 5 DEG 12' 53" E 218 58 FT, S 35 DEG 39' 9" E 131 92 FT, S 64 DEG 8' 32" E 182 02 FT, ALONG A CURVE TO R (CHORD BEARS S 19 DEG 19' 29" W 105 16 FT, RADIUS = 328 1 FT), S 51 DEG 28' 35" E 213 95 FT, S 6 DEG 9' 58" W 26 42 FT, S 40 DEG 31' 53" W 149 04 FT TO BEG AREA 32 954 AC

Parcel No 11 030 0070

# Utah County Parcel Map

110300070

LEHI CITY  
1.9 acres

11 030 0145  
LEHI CITY  
38.55 acres

11 030-0070  
FORGE INVESTMENTS UT LLC  
Value \$33,000 -- 32.96 acres

11 031 0171  
FORGE INVESTMENTS UT LLC  
Value \$2,402,500 -- 48.05 acres

11 030 0085  
FORGE INVESTMENTS UT LLC  
Value \$372,900 -- 7.46 acres

11 030 0148  
LEHI CITY  
4.75 acres

11 030 0107  
WASATCH LAND COMPANY  
Value \$225,100 -- 15.01 acres

11 030 0150  
TIMP LAND HOLDINGS LLC  
Value \$920,400 -- 12.27 acres

66 411 0004  
SEASONS OF TRAVERSE MOUNTAIN L

This plat is for reference only and no liability is assumed for any inaccuracies, incorrect data or variations with an actual survey