



ENT 25557-2016 PG 1 of 5
JEFFERY SMITH
UTAH COUNTY RECORDER
2016 Mar 28 10:50 am FEE 18.00 BY VM
RECORDED FOR TRMA

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 11 031 0172

**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 1st 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 11 235 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 11.235 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)

On this 1 day of ^{March}~~February~~ 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)

March

On this 1 day of ~~February~~ *March* 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 1763 39 FT & W 456 83 FT FR SE COR SEC 30, T4S, R1E, SLB&M, N 21 DEG 10' 26" W 204 21 FT, N 74 DEG 19' 1" W 105 75 FT, ALONG A CURVE TO L (CHORD BEARS N 3 DEG 38' 1" E 55 74 FT, RADIUS = 236 34 FT), N 3 DEG 6' 21" W 353 07 FT, ALONG A CURVE TO L (CHORD BEARS N 51 DEG 23' 34" W 205 28 FT, RADIUS = 137 51 FT), N 22 DEG 52' 51" W 153 39 FT, N 6 DEG 42' 33" W 47 18 FT, S 67 DEG 43' 48" E 154 15 FT, N 15 DEG 34' 40" E 427 9 FT, N 5 DEG 51' 18" W 224 55 FT, N 23 DEG 55' 16" E 283 66 FT, N 37 DEG 10' 33" W 85 77 FT, N 63 DEG 10' 16" E 11 6 FT, N 29 DEG 54' 48" E 122 48 FT, N 76 DEG 16' 30" E 202 36 FT, S 41 DEG 1' 23" E 117 25 FT, S 12 DEG 30' 46" E 161 66 FT, S 5 DEG 54' 13" W 57 7 FT, S 30 DEG 31' 47" W 382 08 FT, S 25 DEG 40' 56" W 282 35 FT, ALONG A CURVE TO L (CHORD BEARS S 4 DEG 41' 56" W 92 31 FT, RADIUS = 57 FT), ALONG A CURVE TO R (CHORD BEARS S 17 DEG 7' 18" E 16 8 FT, RADIUS = 15 01 FT), ALONG A CURVE TO L (CHORD BEARS S 1 DEG 36' 1" E 44 15 FT, RADIUS = 226 81 FT), S 22 DEG 19' 43" E 02 FT, ALONG A CURVE TO L (CHORD BEARS S 20 DEG 0' 44" E 101 46 FT, RADIUS = 227 53 FT), S 32 DEG 52' 9" E 22 92 FT, S 22 DEG 9' 1" E 04 FT, S 32 DEG 52' 6" E 59 41 FT, ALONG A CURVE TO R (CHORD BEARS S 3 DEG 31' 0" W 17 8 FT, RADIUS = 14 98 FT), S 38 DEG 51' 19" W 6 43 FT, S 18 DEG 47' 32" W 05 FT, ALONG A CURVE TO L (CHORD BEARS S 18 DEG 25' 20" W 118 23 FT, RADIUS = 177 96 FT), S 18 DEG 26' 6" W 36 FT, S 3 DEG 6' 26" E 40 85 FT, S 3 DEG 6' 27" E 69 02 FT, S 10 DEG 37' 30" E 67 69 FT, S 0 DEG 40' 27" E 161 91 FT, S 89 DEG 47' 38" E 345 74 FT, S 32 DEG 36' 2" E 57 16 FT, S 78 DEG 17' 20" W 5 46 FT, ALONG A CURVE TO L (CHORD BEARS S 59 DEG 52' 36" W 283 71 FT, RADIUS = 448 98 FT), N 48 DEG 32' 30" W 34 97 FT, ALONG A CURVE TO L (CHORD BEARS S 30 DEG 22' 49" W 186 FT, RADIUS = 484 FT) TO BEG AREA 11 235 AC

Parcel No 11 031 0172



11 030 0145
LEHI CITY
38.55 acres

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11 030 0070
FORGE INVESTMENTS UT LLC
Value \$33,000 -- 32.56 acres

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

68 411 0004
SEASONS OF TRAVERSE MOUNTAIN L
acres

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

53 426 0053
LEHI CITY
1.9 acres

Utah County Parcel Map

110310172

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

11 031 0122
PERRY DEVELOPMENT LLC
Value \$1,780,300 35.81 acres