

RECORDING REQUESTED BY:

FIRST AMERICAN TITLE
COMPANY

WHEN RECORDED, MAIL TO:

MOUNTAIN HOME DEVELOPMENT
CORPORATION
1520 West 3600 North
Lehi, UT 84043

ENT 3156:2004 PG 1 of 7
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
2004 Jan 09 1:48 pm FEE 23.00 BY SB
RECORDED FOR BARTLETT TITLE INSURANCE AG
ELECTRONICALLY RECORDED

(Space Above For Recorder's Use)

**SECOND AMENDMENT TO MASTER DECLARATION OF
COVENANTS, CONDITIONS, RESTRICTIONS AND
RESERVATION OF EASEMENTS FOR
TRAVERSE MOUNTAIN**

This Second Amendment to Master Declaration of Covenants, Conditions, Restrictions and Reservation of Easements for Traverse Mountain ("*Second Amendment*") is executed by MOUNTAIN HOME DEVELOPMENT CORPORATION, a Utah corporation ("*Declarant*").

P R E A M B L E:

A. On August 31, 2001, Declarant Recorded the Master Declaration of Covenants, Conditions, Restrictions and Reservation of Easements for Traverse Mountain ("*Master Declaration*"), as Entry No. 88405:2001, of Official Records of Utah County, Utah ("*Official Records*").

B. On August 12, 2002, Declarant Recorded the First Amendment to Master Declaration as Entry No. 92301, of Official Records.

C. Declarant has changed its plans in regard to various aspects of development of the Properties and wishes to amend the Master Declaration to reflect these changes. Specifically Declarant wishes to have the option of exempting any church site that might otherwise be subject to the Master Declaration from the Master Declaration.

D. Section 14.2.8 of the Master Declaration provides that, at any time prior to the first Close of Escrow for a Lot or Condominium in the Residential Area, Declarant may amend the Master Declaration with the approval of the City Planning Commission, which has been obtained. References herein to the Master Declaration are references to the Master Declaration as amended and as in effect from time to time. Without limiting the foregoing, the Master Declaration referred to herein includes and applies to the Master Declaration as defined above, as well as to the Supplemental Master Declaration recorded 14 Jan 2003 in the real estate records of Utah County, Utah as Entry No. 6148:2003, and to the Declaration of Development Covenants, Conditions and Restrictions, recorded 14 Jan 2003 in the real estate records of Utah County, Utah as Entry No. 6147:2003. All of the foregoing are referred to collectively herein as the "Master Declaration," and all of the foregoing are amended by this Second Amendment.

THEREFORE, Declarant declares that the Master Declaration is amended as follows:

1. ***Church sites otherwise subject to the Master Declaration.*** At Declarant's option, at any time prior to or after the first Close of Escrow for a Lot or Condominium in the Residential Area, Declarant shall be entitled to exempt any lot that will be used as a church site from the Master Declaration, or Declarant may elect to amend the Master Declaration without further approval from Lehi City of such amendment for the purpose of exempting any church site from the Master Declaration. If Declarant elects to exempt any lot from the Master Declaration as provided above before such lot has been made subject to the Master Declaration, Declarant shall do so by exempting the legal description of such lot from the legal description of any real property that is made subject to the Master Declaration by annexation or any other means. If Declarant elects to exempt any lot from the Master Declaration as provided above after such lot has been made subject to the Master Declaration for any reason, Declarant shall do so by recording an amendment of the Master Declaration. Such amendment shall require the signature of Declarant by shall not require the signature or further approval of Lehi City.

2. ***Ratification.*** Except as expressly modified herein, the capitalized terms in this Second Amendment shall have the same meanings as are given such terms in the Master Declaration. The Master Declaration as amended by this Second Amendment and the First Amendment previously recorded is ratified and affirmed.

3. ***Approval by Lehi City.*** By its signature below, Lehi City confirms that the terms of this Second Amendment have been approved and agreed to by all necessary action of Lehi City and the Lehi City Council and the Lehi City Planning Commission.

[SIGNATURES ON FOLLOWING PAGES]

**[SIGNATURE PAGE TO
SECOND AMENDMENT TO MASTER DECLARATION OF COVENANTS, CONDITIONS,
RESTRICTIONS AND RESERVATION OF EASEMENTS
FOR TRAVERSE MOUNTAIN]**

This Second Amendment has been executed on January 8, 2004.

MOUNTAIN HOME DEVELOPMENT,
CORP., ~~a Utah corporation~~

By *Stephen L. Christensen*

Print Name: Stephen L. Christensen

Title: President

“Declarant”

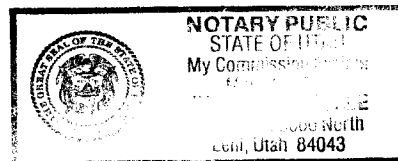
STATE OF UTAH)
) ss.
COUNTY OF UTAH)

The foregoing instrument was acknowledged before me this 8th day of January, 2004, by **STEPHEN L. CHRISTENSEN**, an individual residing in the State of Utah, as the authorized representative of LAND COM FINANCIAL GROUP, LLC, a Utah limited liability company, as the Operating Manager of MOUNTAIN HOME DEVELOPMENT, CORP., a Utah corporation. Said **STEPHEN L. CHRISTENSEN** acknowledged before me that he executed the foregoing on behalf of MOUNTAIN HOME DEVELOPMENT, CORP., a Utah corporation.

Julia Fortdale
Notary Public

Residing at: Lehi, Utah

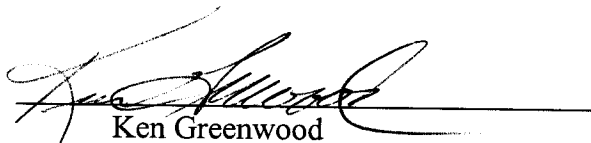
My Commission Expires: May 10, 2005



**[SIGNATURE PAGE TO
SECOND AMENDMENT TO MASTER DECLARATION OF COVENANTS, CONDITIONS,
RESTRICTIONS AND RESERVATION OF EASEMENTS
FOR TRAVERSE MOUNTAIN]**

Accepted and agreed to this 7 day of January, 2004.

LEHI CITY

By: 
Ken Greenwood
Lehi City Mayor

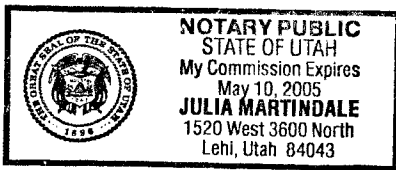
STATE OF UTAH)
) ss.
COUNTY OF UTAH)

The foregoing instrument was acknowledged before me this 9th day of January, 2004, by **KEN GREENWOOD**, an individual residing in the State of Utah, as the Mayor and authorized representative of LEHI CITY, a Utah municipal corporation. Said **KEN GREENWOOD** acknowledged before me that he executed the foregoing on behalf of LEHI CITY.


Notary Public

Residing at: Lehi, Utah

My Commission Expires: May 10, 2005



Plat - A

A Subdivision lying and situate in Section 25, Township 4 South, Range 1 West, and Sections 30 & 31, Township 4 South, Range 1 East, Salt Lake Base and Meridian, Lehi City, Utah County, Utah. Basis of Bearing for subject parcel being North $00^{\circ}17'58''$ West 2648.83 feet (measured) between the Utah County brass cap monuments monumentalizing the East line of the Southeast Quarter of said Section 30. Subject parcel being more particularly described as follows:

Beginning at a point on the Southerly right of way line of the Provo Reservoir Canal, (A.K.A. the "Murdock Canal"), as shown on that certain record of survey certified by John B. Stahl, Cornerstone Professional Land Surveys, project number PRW9601, filed as survey number 98-186 in the office of the Utah County Surveyor, and a point on the Northerly right of way line of State Road 92, said point being located SOUTH 1034.33 feet and WEST 1502.13 feet from said Southeast corner of Section 30; thence the following 3 (three) courses coincident with said road right of way (1) South $79^{\circ}43'26''$ West, 73.23 feet to a point of curvature; (2) Westerly 777.29 feet along the arc of a 5646.95 foot radius curve to the right (center bears North $10^{\circ}16'34''$ West) thru a central angle of $07^{\circ}53'12''$ to a point of tangency; (3) South $87^{\circ}36'38''$ West, 2052.76 feet to a point on the Easterly line of a 200.00 foot Rail Road right of way; Thence North $41^{\circ}37'36''$ West, 100.00 feet coincident with said right of way; Thence North $33^{\circ}07'41''$ East, 1563.97 feet to a point on the Southerly right of way line of said Provo Reservoir Canal; Thence North $06^{\circ}05'10''$ East, 90.07 feet to a point the Northerly right of way of said canal and a point on the arc of a non-tangent curve; Thence the following 45 (forty five) courses coincident with said canal right of way (1) Northwesterly 76.77 feet along the arc of a 165.00 foot radius curve to the right (center bears North $08^{\circ}24'42''$ East) thru a central angle of $26^{\circ}39'30''$ to a point of tangency; (2) North $54^{\circ}55'48''$ West 104.50 feet to a point of curvature; (3) Northwesterly 104.08 feet along the arc of a 435.00 foot radius curve to the left (center bears South $35^{\circ}04'12''$ West) thru a central angle of $13^{\circ}42'30''$ to a point of tangency; (4) North $68^{\circ}38'18''$ West 126.90 feet to a point of curvature; (5) Northwesterly 98.48 feet along the arc of a 365.00 foot radius curve to the right (center bears North $21^{\circ}21'42''$ East) thru a central angle of $13^{\circ}27'30''$ to a point of tangency; (6) North $53^{\circ}10'48''$ West 63.40 feet to a point of curvature; (7) Northwesterly 101.48 feet along the arc of a 965.00 foot radius curve to the right (center bears North $36^{\circ}49'12''$ East) thru a central angle of $06^{\circ}01'30''$ to a point of tangency; (8) North $47^{\circ}09'18''$ West 150.80 feet to a point of curvature; (9) Westerly 109.78 feet along the arc of a 135.00 foot radius curve to the left (center bears South $42^{\circ}50'42''$ West) thru a central angle of $46^{\circ}35'30''$ to a point of tangency; (10) South $86^{\circ}15'12''$ West 5.30 feet to a point of curvature; (11) Northwesterly 82.36 feet along the arc of a 165.00 foot radius curve to the right (center bears North $03^{\circ}44'48''$ West) thru a central angle of $28^{\circ}36'00''$ to a point of tangency; (12) North $65^{\circ}08'48''$ West 345.80 feet to a point of curvature; (13) Northwesterly 52.87 feet along the arc of a 115.00 foot radius curve to the right (center bears North $24^{\circ}51'12''$ East) thru a central angle of $26^{\circ}20'30''$ to a point of tangency; (14) North $38^{\circ}48'18''$ West 234.02 feet; (15) North $51^{\circ}11'42''$ East 15.00 feet; (16) North $38^{\circ}48'18''$ West 541.98 feet to a point of curvature; (17) Southwesterly 168.75 feet along the arc of a 150.00 foot radius curve to the left (center bears South $51^{\circ}11'42''$ West) thru a central angle of $64^{\circ}27'30''$ to a point of

tangency; (18) South 7°44'12" West 185.80 feet; (19) South 13°15'48" East 10.00 feet along a radial line to a point on the arc of a 110.00 foot radius curve; (20) Northwestly 69.00 feet along the arc of said 110.00 foot radius curve to the right (center bears North 13°15'48" West) thru a central angle of 35°56'30" to a point of tangency; (21) North 6°19'18" West 275.90 feet to a point of curvature; (22) Northwestly 79.19 feet along the arc of a 185.00 foot radius curve to the right (center bears North 22°40'42" East) thru a central angle of 24°31'30" to a point of tangency; (23) North 42°47'48" West 6.40 feet to a point of curvature; (24) Northwestly 85.56 feet along the arc of a 185.00 foot radius curve to the right (center bears North 47°12'12" East) thru a central angle of 26°30'00" to a point of tangency; (25) North 16°17'48" West 4.60 feet to a point on the arc of a 360.00 foot radius curve; (26) Northwestly 95.35 feet along the arc of said 360.00 foot radius curve to the right (center bears North 73°42'12" East) thru a central angle of 15°10'30" to a point; (27) North 01°07'18" West 84.40 feet to a point on the arc of a 200.00 foot radius curve; (28) Northwestly 152.05 feet along the arc of said 200.00 foot radius curve to the left (center bears South 88°52'42" West) thru a central angle of 43°33'30" to a point; (29) North 44°40'48" West 136.10 feet to a point of curvature; (30) Southwestly 171.64 feet along the arc of a 120.00 foot radius curve to the left (center bears South 45°19'12" West) thru a central angle of 81°57'00" to a point; (31) South 53°22'12" West 205.02 feet; (32) South 36°37'48" East 5.00 feet; (33) South 53°22'12" West 104.68 feet to a point of curvature; (34) Northwestly 54.47 feet along the arc of a 65.00 foot radius curve to the right (center bears North 36°37'48" West) thru a central angle of 48°01'00" to a point of tangency; (35) North 78°36'48" West 45.80 feet to a point of curvature; (36) Northwestly 253.93 feet along the arc of a 490.00 foot radius curve to the right (center bears North 11°23'12" East) thru a central angle of 29°41'30" to a point of tangency; (37) North 48°55'18" West 323.80 feet to a point on the arc of a 65.00 foot radius curve; (38) Northeastly 137.52 feet along the arc of said 65.00 foot radius curve to the right (center bears North 41°04'42" East) thru a central angle of 121°13'00" to a point of tangency; (39) North 72°17'42" East 5.00 feet to a point of curvature; (40) Northeastly 82.78 feet along the arc of said 335.00 foot radius curve to the left (center bears North 17°42'18" West) thru a central angle of 14°09'30" to a point; (41) North 58°08'12" East 45.30 feet to a point of curvature; (42) Northeastly 116.75 feet along the arc of a 135.00 foot radius curve to the left (center bears North 31°51'48" West) thru a central angle of 49°33'01" to a point on a radial line; (43) South 81°24'48" East 20.00 feet (44) North 08°35'12" East 340.36 feet; (45) North 89°46'48" West 325.57 feet; Thence North 58°14'01" East 1157.87 feet; Thence North 32°03'41" West, 75.45 feet; Thence North 56°59'58" East, 80.01 feet to a point on the arc of a 10.00 foot radius curve; Thence Southeasterly 15.71 feet along the arc of said 10.00 foot radius curve to the left (center bears North 57°56'19" East) thru a central angle of 90°00'00" to a point; Thence South 44°30'03" East 69.63 feet; Thence North 57°56'19" East 344.03 feet to a point of curvature; Thence Southeasterly 221.35 feet along the arc of a 1171.00 foot radius curve to the right (center bears South 32°03'41" East) thru a central angle of 10°49'49" to a point; Thence Southeasterly 511.63 feet along the arc of a 636.53 foot radius curve to the left (center bears North 73°06'26" East) thru a central angle of 46°03'11"; Thence South 62°51'52" East 695.15 feet; Thence South 27°08'08" West 63.34 feet; Thence South 57°06'41" East 145.56 feet; Thence North 37°07'11" East 504.20 feet; Thence South 41°58'06" East 963.04 feet; Thence

~~ENT 3156:2004 PG 130 of 131~~

ENT 3156:2004 PG 7 of 7

South 88°22'28" West 129.07 feet; Thence South 82°36'40" West 82.57 feet; Thence South 35°00'51" West 51.69 feet; Thence South 12°46'27" East 144.88 feet; Thence South 25°35'38" East 374.51 feet; Thence South 40°24'50" East 342.59 feet; Thence North 49°41'31" East 35.31 feet; Thence South 50°23'45" East 109.31 feet; Thence South 41°27'45" East 236.78 feet; Thence South 44°49'12" East 236.66 feet; Thence South 46°00'25" East 139.50 feet; Thence South 52°05'32" East 653.47 feet; Thence South 36°10'44" West 416.83 feet; Thence South 57°14'11" East 326.56 feet; Thence South 33°30'07" West 446.38 feet; Thence South 33°30'07" West 81.21 feet; Thence South 66°23'12" East 1149.18 feet; Thence South 18°47'01" West 439.11 feet; Thence South 53°44'18" East 360.75 feet to a point on the arc of a 755.87 foot radius curve; Thence Southeasterly 58.25 feet along the arc of said 755.87 foot radius curve to the left (center bears North 36°15'37" East) thru a central angle of 04°24'56" to the point of beginning.

Less and Excepting that portion lying within the bounds of the Provo Reservoir Canal Right of Way, as physically located by that certain record of survey certified by John B. Stahl and filed as survey number 98-186 in the office of the Utah County Surveyor, and as deeded to the United States of America and Provo Reservoir Company by the following documents: Warranty Deed, recorded June 07, 1939, as Entry Number 5657, in Book 348, at Page 245 of Official Records; and Land Purchase Contract, recorded September 15, 1945, as entry Number 7688, in Book 484, at Page 266 of Official Records, and Warranty Deed recorded July 23, 1947, as Entry Number 8697, in Book 481, at Page 545 of Official Records.

PARCEL CONTAINS 250.96 ACRES