

RD

SUPPLEMENTAL DECLARATION
OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR
VALLEY VIEW RANCH AND NOTICE OF ANNEXATION OF REAL PROPERTY

Eagle Mountain, Utah

THIS SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR VALLEY VIEW RANCH AND NOTICE OF ANNEXATION OF REAL PROPERTY (this "Supplemental Declaration") is made this _____ day of January, 2015, by EDGE LAND INVESTORS, LLC, a Utah limited liability company ("Declarant").

RECITALS

A. Declarant previously executed and recorded that certain Declaration of Covenants, Conditions and Restrictions for Valley View Ranch (the "Declaration"), dated September 12, 2014, recorded on September 17, 2014, as Entry No. 66473:2014 of the Official Records of Utah County, State of Utah. The Declaration pertains to certain real property commonly known as Valley View Ranch and more particularly described on Exhibit A attached hereto and incorporated herein by this reference ("Phase 4"). All real property subject to the Declaration from time to time is referred to herein as the "Development". Capitalized terms used but not otherwise defined herein shall have the meanings given them in the Declaration.

B. Article II of the Declaration provides that the Declarant thereunder may annex into the Project any Additional Property by recordation of a Supplemental Declaration or Notice of Annexation.

C. Declarant owns certain real property ("Phase 5") more particularly described on Exhibit B, and that certain real property ("Phase 6") more particularly described on Exhibit C, each attached hereto and incorporated herein by this reference and depicted on a subdivision plat recorded at the Office of the Recorder of Utah County, State of Utah.

D. Pursuant to Article II of the Declaration, Declarant desires to annex Phases 5 and 6 into the Project and subject it to all the provisions of the Declaration, except as expressly set forth herein.

1. ANNEXATION

As of the date on which this Supplemental Declaration is recorded, all property included within Phases 5 and 6 is annexed into the Project and subjected to the provisions of the Declaration, all of which are hereby incorporated into this Supplemental Declaration as if such provisions were fully set forth herein, pursuant to Article II of the Declaration, and the parties hereto hereby declare that all of the property included within Phases 5 and 6 are and shall continue to be held, conveyed, hypothecated, encumbered, leased, rented, used, occupied, and improved subject to the limitations, covenants, conditions, restrictions, and easements set forth in the Declaration, as the Declaration may be amended from time to time, all of which are declared and agreed to be in furtherance of a general plan established for the preservation of the values of

Lots within the Project. The Owner of each Lot within Phases 5 and 6 shall have and be subject to all the rights, powers, and responsibilities of Owners under the provisions of the Declaration.

2. GENERAL PROVISIONS

2.1 The provisions of this Supplemental Declaration shall continue in effect for so long as the Declaration continues in effect.

2.2 This Supplemental Declaration as well as any amendment hereto and any valid action or directive made pursuant thereto, shall be binding on each party hereto and on the Owners and their heirs, grantees, tenants, successors, and assigns.

EXECUTED by Declarant on the day and year first above written.

EDGE LAND INVESTORS, LLC,
a Utah limited liability company

By [Signature]
Name: Michael C. Bingham
Title: manager

STATE OF UTAH)
 : ss.
COUNTY OF UTAH)

The foregoing instrument was acknowledged before me this 10 day of January, 2015, by Michael C. Bingham, manager of Edge Land Investors, LLC, a Utah limited liability company.

[Signature]
NOTARY PUBLIC
Residing at: Provo, UT

My Commission Expires:
4-19-2015

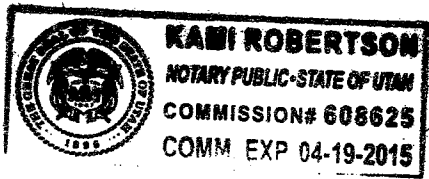


EXHIBIT A

Description of Phase 4

A portion of Section 13, Township 5 South, Range 2 West, Salt Lake Base & Meridian, more particularly described as follows:

Beginning at a rebar & cap (found) at the northwest corner of Lot 105, Plat A-1, VALLEY VIEW RANCH NORTH Subdivision, as constructed, according to the Official Plat thereof on file in the Office of the Utah County Recorder, coincident with the easterly line of CEDAR PASS NORTH "A" Subdivision, as constructed, according to the Official Plat thereof on file in the Office of the Utah County Recorder, said lot corner is located S89°19'12"E along the Section line 1,366.56 feet and North 3,905.40 feet from the South ¼ Corner of Section 13, T5S, R2W, S.L.B. & M.; thence N0°26'38"E 992.39 feet along said CEDAR PASS NORTH "A" Subdivision and NORTH RANCH Subdivision, Plat "B"; thence N82°21'37"E 93.48 feet; thence along the arc of a 214.00 foot radius curve to the right 32.86 feet through a central angle of 8°47'55" (chord: N86°45'35"E 32.83 feet); thence S88°50'28"E 91.29 feet; thence S84°43'40"E 21.00 feet; thence S5°16'20"W 10.92 feet; thence along the arc of a 1,479.00 foot radius curve to the left 162.48 feet through a central angle of 6°17'40" (chord: S2°07'30"W 162.40 feet); thence S1°01'20"E 44.33 feet; thence N88°58'40"E 191.77 feet; thence S0°33'01"W 358.46 feet; thence S10°31'35"W 132.80 feet; thence S2°49'06"W 249.41 feet to the northwest corner of Lot 303, VALLEY VIEW RANCH NORTH, Plat A-3, as constructed, according to the Official Plat thereof on file in the Office of the Utah County Recorder; thence S2°49'06"W along said Plat 12.63 feet to the northeast corner of said VALLEY VIEW RANCH NORTH, Plat A-1; thence along said Plat the following 4 (four) courses and distances: thence N88°08'58"W 166.34 feet; thence N87°00'58"W 50.00 feet; thence S2°59'02"W 51.65 feet; thence N88°09'03"W 171.43 feet the point of beginning.

Contains: 8.38+/- acres

EXHIBIT B

Description of Phase 5

A portion of Section 13, Township 5 South, Range 2 West, and Section 18, Township 5 South, Range 1 West, Salt Lake Base & Meridian, more particularly described as follows:

Beginning at a rebar & cap (found) at the northwest corner of Lot 303,, Plat A-3, VALLEY VIEW RANCH NORTH Subdivision, as constructed, according to the Official Plat thereof on file in the Office of the Utah County Recorder, said lot corner is located S89°19'12"E along the Section line 1,757.43 feet and North 3,960.73 feet from the South ¼ Corner of Section 13, T5S, R2W, S.L.B.& M.; thence N2°49'06"E 249.41 feet; thence N10°31'35"E 132.80 feet; thence N0°33'01"E 28.88 feet; thence N50°27'22"E 237.77 feet; thence N34°55'28"E 59.22 feet; thence N52°37'55"E 218.60 feet; thence S20°59'35"E 108.45 feet thence S55°10'53"E 54.74 feet; thence S53°40'20"E 215.00 feet; thence S46°12'52"E 120.59 feet; thence N85°20'55"E 193.86 feet; thence N73°36'07"E 41.33 feet to a point located S0°41'25"W along the Section line 960.27 feet and East 36.10 feet from the Northeast Corner of said Section 13; thence S0°42'11"W 752.73 feet; thence along the arc of a 518.50 foot radius curve to the right 40.51 feet through a central angle of 4°28'34" (chord: S2°56'28"W 40.50 feet); thence N84°49'15"W 39.50 feet; thence S74°00'48"W 367.29 feet to a rebar & cap (found) at the southeast corner of Lot 206, VALLEY VIEW RANCH NORTH, Plat A-2, as constructed. according to the Official Plat thereof on file in the Office of the Utah County Recorder; thence along said Plat the following 5 (five) courses and distances: N25°29'31"E 125.06 feet to a rebar & cap (found) at the southeast corner of Lot 207; thence N27°12'29"E 250.00 feet to a rebar & cap (found) at the northeast corner of Lot 208; thence N62°47'31"W 235.00 feet; thence S27°12'29"W 29.17 feet; thence N63°36'10"W 182.18 feet to a rebar & cap (found) at the northeast corner of Lot 304. VALLEY VIEW RANCH NORTH, Plat A-3, as constructed, according to the Official Plat thereof on file in the Office of the Utah County Recorder; thence along said Plat the following 4 (four) courses and distances: N76°44'35"W 169.41 feet; thence N85°57'09"W 50 feet; thence S4°02'51"W 78.73 feet; thence N88°37'52"W 163.32 feet the point of beginning.

Contains: 14.58+/- acres

EXHIBIT C

Description of Phase 6

A portion of Section 13, Township 5 South, Range 2 West, Salt Lake Base & Meridian, more particularly described as follows:

Beginning at a point located $NO \square 41'25''$ E along the Section line 0.11 feet and West. 13.50 feet from the East $\frac{1}{4}$ Corner of said Section 13, said $\frac{1}{4}$ Corner bears $NO \square 41'06''E$ 2.814.83 feet (MEADOW RANCH 3 & VALLEY VIEW RANCH "B": $NO \square 42'04''E$) feet from the Southeast Corner of said Section 13; thence $N89 \square 33'01''W$ 755.30 feet; thence $NO \square 27'57''E$ 8.78 feet to the southeast corner of Lot 113 of said VALLEY VIEW RANCH NORTH, Plat A-1; thence $N16 \square 44'41''E$ along said Plat 148.08 feet to the south line of VALLEY VIEW RANCH NORTH, Plat A-2, as constructed, according to the Official Plat thereof on file in the Office of the Utah County Recorder; thence along said Plat the following 5 (five) courses and distances: $S89 \square 23'16''E$ 138.62 feet; thence $N3 \square 42'23''E$ 24.94 feet; thence $N16 \square 18'15''E$ 159.48 feet; thence $N30 \square 43'08''E$ 140.53 feet; thence $N26 \square 55'42''E$ 266.48 feet; thence $N74 \square 00'48''E$ 234.04 feet; thence $S2 \square 05'47''W$ 209.54 feet; thence Northeasterly along the arc of a 271.00 foot radius non-tangent curve (radius bears: $S9 \square 37'53''E$) 48.45 feet through a central angle of $10 \square 14'37''$ (chord: $N85 \square 29'26''E$ 48.39 feet); thence $S89 \square 23'16''E$ 44.39 feet; thence $SO \square 36'44''W$ 50.00 feet; thence $S89 \square 23'16''E$ 16.20 feet; thence $SO \square 26'35''E$ 161.69 feet; thence $S1 \square 51'29''E$ 276.08 feet; thence $SO \square 41'06''W$ 61.99 feet to the point of beginning.

Contains: 8.06+/- acres