

**SUPPLEMENT TO**  
**DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR**  
**TALUS RIDGE**  
**(Annexation Notice)**

This Supplement to Declaration of Covenants, Conditions, and Restrictions for Talus Ridge is made and executed this 5 day of May, 2016 by WASATCH LAND COMPANY, a Utah Corporation ("Declarant").

**RECITALS**

A. Declarant is the Declarant as identified and set forth in that certain Declaration of Covenants, Conditions, and Restrictions for Talus Ridge, recorded with the Utah County Recorder on May 15, 2015 as Entry Number 41790:2015 ("Declaration").

B. Under the terms of the Declaration, Declarant reserved the right to expand the Property by the addition of all or a portion of the Additional Land including but not limited to Additional Land described in the Declaration.

C. Declarant desires to add a portion of the Additional Land as hereinafter provided for.

NOW THEREFORE, in consideration of the recitals set forth above, the Declarant hereby declares and certifies as follows:

1. Submission of Additional Land. Declarant hereby annexes in and submits the following described portion of the Additional Land (herein referred to as "Subject Property") to the Declaration, including, without limitation, the Declaration's terms, conditions, restrictions, covenants, assessments, and easements:

SEE EXHIBIT "A" ATTACHED HERETO

TOGETHER WITH: (i) all buildings, if any, improvements, and structures situated on or comprising a part of the above-described Subject Property, whether now existing or hereafter constructed; (ii) all easements, rights-of-way, and other appurtenances and rights incident to, appurtenant to, or accompanying said Subject Property; and (iii) all articles of personal property intended for use in connection with said Subject Property.

ALL OF THE FOREGOING IS SUBJECT TO: all liens for current and future taxes, assessments, and charges imposed or levied by governmental or quasi-governmental authorities; all patent reservations and exclusions; any mineral reservations of record and rights incident thereto; all instruments of record which affect the above-described Subject Property or any portion thereof, including, without limitation, any mortgage or deed of trust, The Declaration (as amended, supplemented and/or restated from time to time); all visible easements and rights-of-way; all easements and rights-of-way of record; any easements, rights-of-way, encroachments, or discrepancies shown on or revealed by the Plat or otherwise existing; an easement for each and every pipe, line, cable, wire, utility line, or similar facility which traverses or partially occupies the above-described Subject Property at such times as construction of all improvements is complete; and all easements necessary for ingress to, egress from, maintenance of, and replacement of all such pipes, lines, cables, wires, utility lines, and similar facilities.

RESERVING UNTO DECLARANT, however, such easements and rights of ingress and egress over, across, through, and under the above-described Land and any improvements now or hereafter constructed thereon as may be reasonably necessary for Declarant or for any assignee or successor of Declarant (in a manner which is reasonable and not inconsistent with the provisions of this Declaration): (i) to construct and complete any and all of the other improvements described in the Declaration or in the Map recorded concurrently herewith, and to do all things reasonably necessary or proper in connection therewith; (ii) to construct and complete all of the improvements described in this Declaration or in the Plat recorded concurrently herewith, and to do all things reasonably necessary or proper in connection therewith; and (iii) to improve portions of the Subject Property with such other or additional improvements, facilities, or landscaping designed for the use and enjoyment of all Owners, as Declarant or as such assignee or successor may reasonably determine to be appropriate. If, pursuant to the foregoing reservations, the above-described Land or any improvement thereon is traversed or partially occupied by a permanent improvement or utility line, a perpetual easement for improvement or utility line shall exist. With the exception of such perpetual easements, the reservations hereby effected shall, unless sooner terminated in accordance with their terms, expire ten (10) years after the date on which this Supplemental Declaration is filed for record in the Wasatch County records.

2. Supplemental Map. The real properties described in Paragraph 1, and the improvements to be constructed thereon, all of which are submitted to the terms and conditions of the Declaration, are more particularly set forth on a Supplemental Map



**EXHIBIT A**  
**SUBJECT LAND/ADDITIONAL LAND**  
Talus Ridge, Plats "E" and "F"

**TALUS RIDGE PLAT "E"**

A PORTION OF THE NORTHWEST QUARTER OF SECTION 22 & THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE N89°54'00"E ALONG THE SECTION LINE 1177.66 FEET TO THE NORTHWEST CORNER OF PLAT "B", TALUS RIDGE SUBDIVISION; THENCE S40°49'13"W ALONG THE BOUNDARY OF PLAT "B", TALUS RIDGE SUBDIVISION 373.98 FEET TO THE NORTHEAST CORNER OF PLAT "D", TALUS RIDGE SUBDIVISION; THENCE ALONG THE BOUNDARY OF PLAT "D", TALUS RIDGE SUBDIVISION THE FOLLOWING NINE (9) COURSES: N49°10'47"W 40.62 FEET; THENCE S89°19'12"W 267.58 FEET; THENCE S83°35'28"W 79.04 FEET; THENCE S56°45'17"W 131.17 FEET; THENCE S41°47'28"W 253.59 FEET; THENCE S15°40'23"W 58.62 FEET; THENCE S89°56'11"W 113.00 FEET; THENCE N89°34'25"W 313.97 FEET; THENCE N5°03'00"E 326.64 FEET; THENCE N89°54'00"E 109.01 FEET; THENCE N0°06'00"W 100.00 FEET; THENCE N8°45'00"E 56.67 FEET; THENCE N0°06'00"W 100.38 FEET; THENCE S88°57'41"E 19.12 FEET TO THE POINT OF BEGINNING. CONTAINS: ±10.46 ACRES

Lots 501 – 527 Talus Ridge Plat "E", recorded in the Utah County Recorders Office on March 24, 2016 as entry Number 24856:2016

**TALUS RIDGE PLAT "F"**

A PORTION OF THE NORTHWEST QUARTER OF SECTION 22 & THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 410, PLAT "D", TALUS RIDGE SUBDIVISION, SAID POINT BEING LOCATED N89°54'00"E 263.38 FEET ALONG THE SECTION LINE AND SOUTH 827.28 FEET FROM THE NORTHWEST CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE ALONG THE BOUNDARY OF PLAT "D", TALUS RIDGE SUBDIVISION THE FOLLOWING SIX (6) COURSES: S4°13'56"E 48.90 FEET; S38°05'39"E 358.44 FEET; S9°07'57"E 73.83 FEET; S0°19'09"W 197.16 FEET; S89°53'49"W 84.89 FEET; THENCE S5°33'42"W 77.38 FEET; THENCE S89°53'49"W 189.57 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT 24.78 FEET THROUGH A CENTRAL ANGLE OF 94°39'05" (CHORD: S42°34'16"W 22.06 FEET); THENCE S85°14'44"W 56.00 FEET; THENCE ALONG THE ARC OF A 1058.00 FOOT RADIUS NON-TANGENT CURVE (RADIUS BEARS: N85°14'44"E) TO THE RIGHT 6.90 FEET THROUGH A CENTRAL ANGLE OF 0°22'25" (CHORD: N4°34'04"W 6.90 FEET); THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT 22.44 FEET THROUGH A CENTRAL ANGLE OF 85°43'19" (CHORD: N47°14'31"W 20.41 FEET); THENCE S89°53'49"W 17.00 FEET; THENCE ALONG THE ARC OF A 261.50 FOOT RADIUS CURVE TO THE LEFT 75.47 FEET THROUGH A CENTRAL ANGLE OF 16°32'07" (CHORD: S81°37'46"W 75.21 FEET); THENCE ALONG THE ARC OF A 353.50 FOOT RADIUS CURVE TO THE RIGHT 103.67 FEET THROUGH A CENTRAL ANGLE OF 16°48'09" (CHORD: S81°45'47"W 103.30 FEET); THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT 24.04 FEET THROUGH A CENTRAL ANGLE OF 91°49'10" (CHORD: S44°15'17"W 21.55 FEET); THENCE S1°39'18"E 1.90 FEET; THENCE S88°20'42"W 56.00 FEET; THENCE N1°39'18"W 14.11 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT 20.51 FEET THROUGH A CENTRAL ANGLE OF 78°20'55" (CHORD: N40°49'46"W 18.95 FEET); THENCE N80°00'13"W 101.34 FEET TO THE EASTERLY BOUNDARY OF THE UTAH POWER & LIGHT COMPANY PROPERTY; THENCE N5°03'00"E ALONG SAID EASTERLY LINE 592.36 FEET TO THE SOUTH BOUNDARY LINE OF PLAT "D", TALUS RIDGE SUBDIVISION; THENCE ALONG SAID BOUNDARY THE FOLLOWING FOUR (4) COURSES: N63°20'23"E 110.46 FEET; N89°12'53"E 187.23 FEET; N57°51'01"E 65.66 FEET; THENCE N89°56'11"E 116.38 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±9.79 ACRES

Lots 601-627 Talus Ridge Plat "F", recorded in the Utah County Recorder's Office on April 21, 2016 as entry number 34812:2016