

## SEVENTH SUPPLEMENTAL DECLARATION

THIS SEVENTH SUPPLEMENTAL DECLARATION is made this 9<sup>th</sup> day of July, 2015 by RED LEDGES LAND DEVELOPMENT, INC., a Florida corporation (hereinafter referred to as "Declarant"), and joined by RED LEDGES COMMUNITY ASSOCIATION, INC., a Utah non-profit corporation (hereinafter referred to as the "Association").

WHEREAS, a Declaration of Covenants, Conditions and Restrictions for Red Ledges dated October 11, 2007, executed by the Declarant and the Association (the "Declaration"), has been recorded in the land records of Wasatch County, Utah (the "Land Records") in Book 951, at Page 1779; and

WHEREAS, a First Supplemental Declaration dated June 4, 2008, executed by the Declarant and the Association, has been recorded in the Land Records in Book 969, at Page 1394; and

WHEREAS, a Second Supplemental Declaration dated May 11, 2010, executed by the Declarant and the Association, has been recorded in the Land Records in Book 1014 at Page 962; and

WHEREAS, a Third Supplemental Declaration dated October 22, 2012, executed by the Declarant and the Association, has been recorded in the Land Records in Book 1066 at Page 063; and

WHEREAS, a Fourth Supplemental Declaration dated November 22, 2013, executed by the Declarant and the Association, has been recorded in the Land Records in Book 1095 at Page 355; and

WHEREAS, a Fifth Supplemental Declaration dated March 24, 2014, executed by the Declarant and the Association, has been recorded in the Land Records in Book 1101 at Page 1433; and

WHEREAS, a Sixth Supplemental Declaration dated November 24, 2014, executed by the Declarant and the Association, has been recorded in the Land Records in Book 1117 at Page 1387; and

WHEREAS, the Declarant is authorized to execute and record in the Land Records a Supplemental Declaration pursuant to Article II, Section 2 of the Declaration; and

WHEREAS, the Declarant desires to supplement the Declaration and is executing this Seventh Supplemental Declaration for such purpose.

NOW THEREFORE, the Declarant hereby supplements the Declaration as follows (capitalized terms used herein which are not defined shall have the meaning ascribed to them in the Declaration):

1. Creation of Neighborhoods.

(a) The Declarant hereby declares that the real property described on Exhibit A attached hereto and made a part hereof is hereby considered a Neighborhood for purposes of the Declaration. This Neighborhood is herein referred to as the "Driveway 94-95 Neighborhood."

(b) The Declarant hereby declares that the real property described on Exhibit B attached hereto and made a part hereof is hereby considered a Neighborhood for purposes of the Declaration. This Neighborhood is herein referred to as the "Driveway 216-217 Neighborhood."

(c) The Declarant hereby declares that the real property described on Exhibit C attached hereto and made a part hereof is hereby considered a Neighborhood for purposes of the Declaration. This Neighborhood is herein referred to as the "Driveway 714-716 Neighborhood."

2. Exclusive Common Area.

(a) The Declarant hereby declares that the property depicted on Exhibit A as "Exclusive Common Area" is hereby designated as Exclusive Common Area for purposes of the Declaration with respect to the Lots described on said Exhibit A.

(b) The Declarant hereby declares that the property depicted on Exhibit B as "Exclusive Common Area" is hereby designated as Exclusive Common Area for purposes of the Declaration with respect to the Lots described on said Exhibit B.

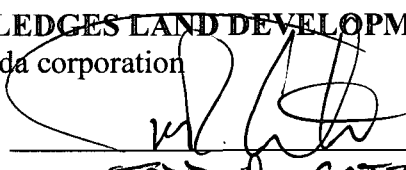
(c) The Declarant hereby declares that the property depicted on Exhibit C as "Exclusive Common Area" is hereby designated as Exclusive Common Area for purposes of the Declaration with respect to the Lots described on said Exhibit C.

3. Maintenance Requirements.

(a) The Association will be responsible for the maintenance of the Exclusive Common Area in the Driveway 94-95 Neighborhood, the Exclusive Common Area in the Driveway 216-217 Neighborhood, and the Exclusive Common Area in the Driveway 714-716 Neighborhood. The expenses associated with the maintenance of the Exclusive Common Area within each of the aforesaid Neighborhoods shall be assessed against the Owners of the Lots within the respective Neighborhood as a Special Assessment in accordance with the provisions of the Declaration.

IN WITNESS WHEREOF, this Seventh Supplemental Declaration has been executed as of the day and year first above written.

**RED LEDGES LAND DEVELOPMENT, INC.,**  
a Florida corporation

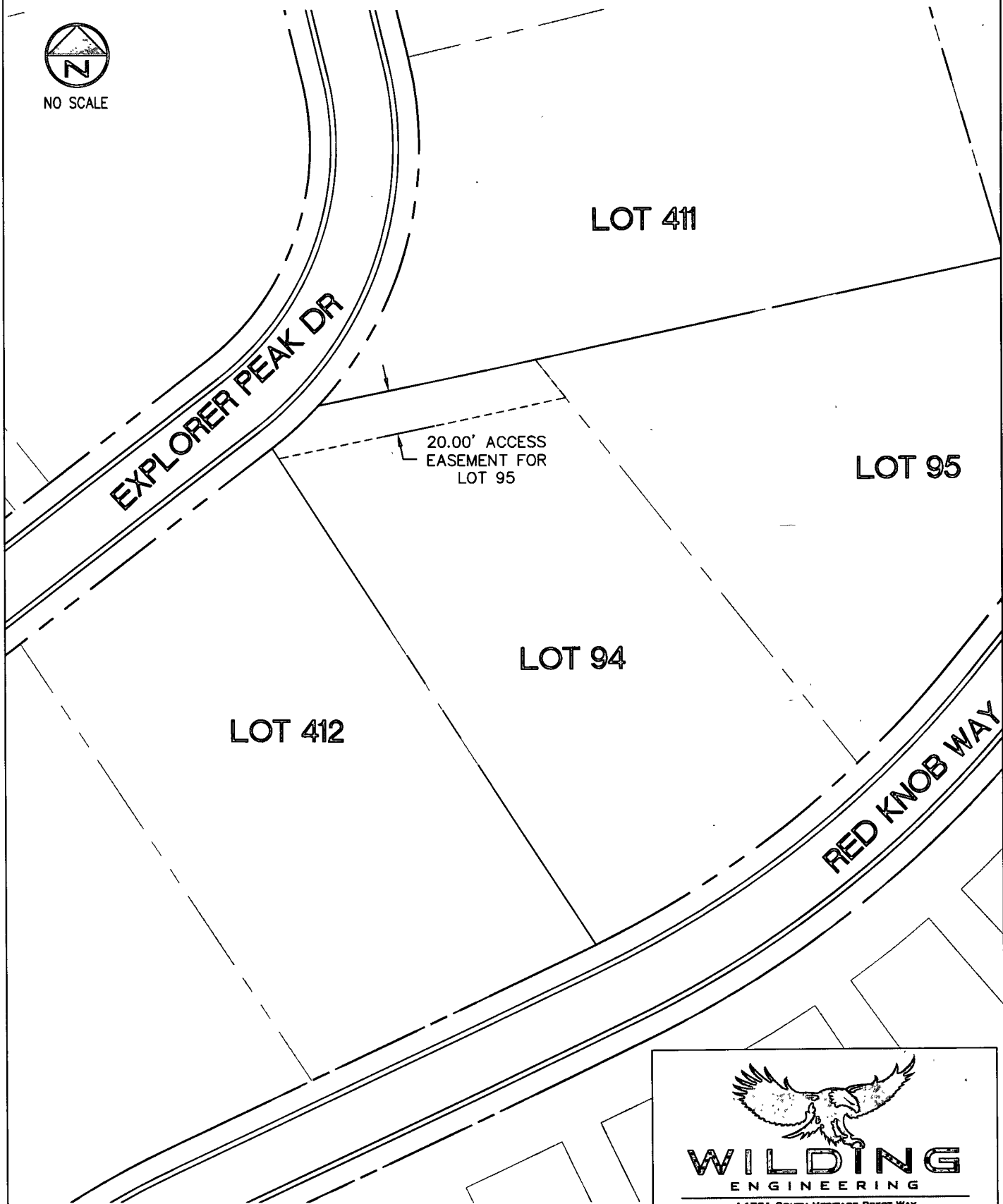
By:   
Name: TODD R. CATES  
Title: VP

# RED LEDGES

## LOT 94-95 ACCESS EASEMENT



NO SCALE



LOT 411

EXPLORER PEAK DR

20.00' ACCESS  
EASEMENT FOR  
LOT 95

LOT 95

LOT 94

LOT 412

RED KNOB WAY

**WILDING**  
ENGINEERING

14721 SOUTH HERITAGE CREST WAY  
BLUFFDALE, UTAH 84065  
801.553.0119  
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Exhibit A  
Page 2

The north 20 feet of Lot 94 as recorded in the Red Ledges Phase 1 Amended subdivision plat (Entry 338822, Book 972, Pages 637-756 in the Wasatch County Recorder's Office), more particularly described as follows:

Beginning at a point common to Lot 412 of the Red Ledges Phase 1K subdivision plat (Entry 387772, Book 1076, Pages 1060-1079 in the Wasatch County Recorder's Office), Lot 94, and the Explorer Peak Right of Way line, said point being South 00°00'52" East (along the section line) 2057.36 feet and East 506.80 feet from the Southeast Corner of Section 28, Township 3 South, Range 5 East, Salt Lake Base and Meridian, and running thence along the Explorer Peak right of way, northeasterly 29.03 feet along the arc of a 175.00 foot radius curve to the left (chord bears North 47°33'21" East 29.00 feet) to the northerly lot line of Lot 94. Thence along said northerly lot line, North 78°02'58" East 102.03 feet to a point common to lots 411, 94, and 95. Thence along the lot line common to Lots 94 and 95, South 38°21'17" East 22.33 feet; thence South 78°02'58" West 134.92 feet to a point common to lots 412 and 94; thence along the lot line between lots 412 and 94 North 32°56'35" West 5.66 feet to the point of beginning.

Contains 2,439 square feet, more or less.

# RED LEDGES

## LOT 216-217 COMMON DRIVEWAY



NO SCALE

LOT 214

RED MOUNTAIN  
COURT

LOT 219

COMMON DRIVEWAY FOR  
LOTS 216 & 217

LOT 218

LOT 215

LOT 217

LOT 216



**WILDING**  
ENGINEERING

14731 SOUTH HERITAGE CREST WAY  
BLUFFDALE, UTAH 84065  
801-863-0118  
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Exhibit B

Page 2

A 20' wide access easement for lots 216 and 217 from Red Mountain Court, more particularly described as follows:

Beginning at a point common to the front lot corner of Lots 216 and 217 of the Red Ledges Phase 1Q subdivision plat (Entry 400191, Book 1103, Pages 933-952 in the Wasatch County Recorder's Office), and the Red Mountain Court Right of Way line, said point being North  $89^{\circ}48'57''$  East (along the section line) 1224.65 feet and North 1973.78 feet and North  $07^{\circ}14'36''$  West 278.85 feet from the Southwest Corner of Section 34, Township 3 South, Range 5 East, Salt Lake Base and Meridian, and running thence along the Red Mountain Court right of way, northeasterly 10.04 feet along the arc of a 57.00 foot radius curve to the left (chord bears North  $77^{\circ}42'17''$  East 10.04 feet); thence South  $07^{\circ}14'36''$  East 78.11 feet; Thence South  $82^{\circ}45'24''$  West 20.00 feet; North  $07^{\circ}14'36''$  West 78.11 feet to a point on the Red Mountain Court right of way line; thence along said right of way line, northeasterly 10.05 feet along the arc of a 57.00 foot radius curve to the left (chord bears North  $87^{\circ}48'32''$  East 10.04 feet) to the point of beginning.

Contains 1,550 square feet, more or less.

# RED LEDGES

## LOT 714-716 COMMON DRIVEWAY



NO SCALE

LOT 716

LOT 715

COMMON DRIVEWAY FOR  
LOTS 714, 715, & 716

LOT 714

LOT 713

COPPER BELT WAY

LOT 719

LOT 718

LOT 717



**WILDING**  
ENGINEERING

14721 SOUTH HERITAGE CREST WAY  
BLUFFDALE, UTAH 84065  
801.882.8112  
WWW.WILDINGENGINEERING.COM

## Exhibit C

## Page 2

A 20' wide access easement for lots 714, 715, and 716 from Copper Belt Way, more particularly described as follows:

Beginning at a point common to the front lot corner of Lots 715 and 716 of the Red Ledges Phase 2H subdivision plat (Entry 412302, Book 1130, Pages 1455-1474 in the Wasatch County Recorder's Office), and the Copper Belt Way Right of Way line, said point being North 00°19'28" East (along the section line) 975.89 feet and East 203.56 feet and South 01°16'55" East 167.71 feet and North 73°33'07" East 173.35 feet and South 02°33'53" East 229.41 feet from the Southwest Corner of Section 34, Township 3 South, Range 5 East, Salt Lake Base and Meridian, and running thence along the Copper Belt Way right of way, southwesterly 10.02 feet along the arc of a 52.00 foot radius curve to the left (chord bears South 86°48'01" West 10.00 feet); thence North 02°33'53" West 229.52 feet; thence North 87°26'07" East 20.00 feet; thence South 02°33'53" East 25.98 feet; thence southeasterly 43.98 feet along the arc of a 28.00 foot radius curve to the left (chord bears South 47°33'53" East 39.60 feet); thence North 87°26'07" East 22.00 feet; thence South 02°33'53" East 20.00 feet; thence South 87°26'07" West 22.00 feet; thence southwesterly 43.98 feet along the arc of a 28.00 foot radius curve to the left (chord bears South 42°26'07" West 39.60 feet); thence South 02° 33'53" East 129.28 feet to a point on the Copper Belt Way right of way line; thence along said right of way line, northwesterly 10.19 feet along the arc of a 52.00 foot radius curve to the left (chord bears North 82°04'11" East 10.17 feet) to the point of beginning.

Contains 5,931 square feet, more or less.