

After Recording  
Mail to:  
Mustang Development  
Jared Fields  
2720 Homestead Rd, Ste 200  
Park City, UT 84098

Ent 494326 Bk 1339 Pg 503 - 515  
MARCY M. MURRAY, Recorder  
WASATCH COUNTY CORPORATION  
2021 Feb 18 01:35PM Fee: \$708.00 TC  
For: US Title Insurance Agency  
ELECTRONICALLY RECORDED

**SUPPLEMENT TO AMENDED AND RESTATED  
MASTER DECLARATION OF COVENANTS, CONDITIONS,  
AND RESTRICTIONS  
FOR  
THE COMMUNITY PRESERVATION ASSOCIATION  
FOR HIDEOUT CANYON  
IN  
HIDEOUT, UTAH**

This Supplement to the Amended and Restated Master Declaration of Covenants, Conditions, and Restrictions for the Community Preservation Association for Hideout Canyon (the "Project"), located in Hideout, Utah, is made and executed by Mountain Resort Land Company aka Mustang Properties, LLC, a Utah limited liability company having a registered address of 2720 Homestead Road, Ste. 200, Park City, UT 84098.

**RECITALS**

**WHEREAS**, that certain Master Development Agreement for the Hideout Canyon Master Planned Community (the "MDA") between the Town of Hideout, a political subdivision of the State of Utah (the "Town") and Mustang Development, LLC (the "Master Developer") was recorded with the Office of Recorder for Wasatch County, Utah on July 9, 2010, as Entry No. 360737, Book 1017, Pages 1027-1086 for development of the Hideout Canyon development project (the "Project");

**WHEREAS**, the MDA provides, among other things, that open space, recreation amenities, and/or private roads within any phase of the Project would be operated and maintained by a homeowners association.

**WHEREAS**, the Master Developer had previously recorded that certain Declaration of Covenants, Conditions and Restrictions for Hideout Canyon (the "Initial Declaration") on October 6, 2005 as Entry No. 290025, Book 792, Pages 0493-0560 and filed articles of incorporation with the Utah Division of Corporations and Commercial Code thus establishing the Community Preservation Association as the master association for the Project (the "Master Association").

**WHEREAS**, consistent with the rights and authority reserved to the Master Developer in the Initial Declaration, the Master Developer recorded that certain Amended and Restated Master Declaration of Covenants, Conditions, and Restrictions for the Community Preservation Association for Hideout Canyon (the "Master Declaration") with the Office of Recorder for Wasatch County, Utah on November 7, 2016, as Entry No.431062, Book 1175, Pages 89-176 to facilitate further development of the Project as a master-planned community;

**WHEREAS**, pursuant to the MDA, the Master Developer has developed and constructed Golden Eagle Subdivision Phase 1, 2 and 3 of Golden Eagle Subdivision and has established

certain common area and common improvements within each, including certain open space parcels.

**WHEREAS** the inclusion of Golden Eagle Subdivision Phase 1, 2 and 3 in the Master Association is set forth on the recorded subdivision plats (recorded as entry nos. 451612, 461913, and 461914 on May 17, 2018, March 28, 2019, and March 28, 2019, respectively), and the respective lots and homes therein are and have been benefitted by the Master Association's administration and maintenance of the common areas and common improvements in said phases.

**WHEREAS**, the Master Developer now reiterates the inclusion of all three phases of Golden Eagle Subdivision and confirms that such properties were and are properly annexed into the Master Association consistent with the MDA, and to reiterates the Master Association's continued administration and maintenance of the common area and other common improvements and open space by the Master Association in accordance with the Master Declaration.

### **SUPPLEMENT TO DECLARATION**

**NOW, THEREFORE**, for the reasons recited above, Mountain Resort Land Company aka Mustang Properties, LLC hereby executes this Supplement to the Master Declaration.

1. Legal Description. The real property defined herein as the Golden Eagle Subdivision Phases 1, 2 and 3 and the respective lots and units constructed thereon shall be held, transferred, sold, conveyed and occupied subject to the provisions of the Master Declaration, as it may be further supplemented or amended from time to time.

2. Acceptance of Annexation into Master Association. Consistent with the provisions of the Master Declaration, Golden Eagle Subdivision Phase 1, Golden Eagle Subdivision Phase 2 and Golden Eagle Subdivision Phase 3, and the respective lots and units therein, have been and shall continue to be subject to the Master Declaration, and the respective owners and occupants of lots and units constructed thereon are subject to the powers, rights, duties, functions, and jurisdiction of the Master Association.

3. Benefitted Common Area. Additional recreation amenities, infrastructure, and other improvements for Golden Eagle Subdivision Phase 1 owners and occupants have been or may be developed which are hereby designated as Benefitted Common Area (defined in the Master Declaration) for the primary use and benefit of the Golden Eagle Subdivision Phase 1 owners and occupants. Benefitted Common Area Expenses may be assessed to owners of lots within Golden Eagle Subdivision Phase 1 as provided in the Master Declaration. Further, additional recreation amenities, infrastructure, and other improvements for Golden Eagle Subdivision Phase 2 owners and occupants have been or may be developed which are hereby designated as Benefitted Common Area (defined in the Master Declaration) for the primary use and benefit of the Golden Eagle Subdivision Phase 2 owners and occupants. Benefitted Common Area Expenses may be assessed to owners of lots within Golden Eagle Subdivision Phase 2 as provided in the Master Declaration. Similarly, additional recreation amenities, infrastructure, and other improvements for Golden Eagle Subdivision Phase 3 owners and occupants have been or may be developed which are hereby designated as Benefitted Common Area (defined in the Master Declaration) for the primary use

and benefit of the Golden Eagle Subdivision Phase 3 owners and occupants. Benefitted Common Area Expenses may be assessed to owners of lots within Golden Eagle Subdivision Phase 3 as provided in the Master Declaration. Additionally, recreation amenities, infrastructure, and other improvements for owners and occupants of all phases of Golden Eagle Subdivision have been or may be developed which are hereby designated as Benefitted Common Area (defined in the Master Declaration) for the primary use and benefit of the owners and occupants of all phases of Golden Eagle Subdivision. Benefitted Common Area Expenses may be assessed to owners of lots within all phases of Golden Eagle Subdivision as provided in the Master Declaration.

Dated this 11 day of FEB, 2021.

MOUNTAIN RESORT LAND COMPANY, LLC

By: [Signature]

Its: [Signature]  
Authorized Representative

STATE OF UTAH )  
COUNTY OF Summit ) :ss

Before me, on the 11 day of February, 2021, personally appeared Robert J. Martino, who acknowledged before me that he executed the foregoing instrument on behalf of Mountain Resort Land Company, LLC.

[Signature]  
Notary Public



**EXHIBIT "A"**

The real property referred to in the foregoing instrument is located in Wasatch County, State of Utah and is more particularly described as follows:

Golden Eagle Subdivision Phase 1, Lots 1 through 106, inclusive, as shown on the official plat thereof on file and recorded with the Office of Recorder for Wasatch County, Utah on May 17, 2018 as Entry No. 451612, Book 1223, Pages 169-198, as amended.

Parcels:

- 00-0021-2900
- 00-0021-2901
- 00-0021-2902
- 00-0021-2903
- 00-0021-2904
- 00-0021-2905
- 00-0021-2906
- 00-0021-2907
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**EXHIBIT "A"**

The real property referred to in the foregoing instrument is located in Wasatch County, State of Utah and is more particularly described as follows:

Golden Eagle Subdivision Phase 2, Lots 200 through 281, inclusive, as shown on the official plat thereof on file and recorded with the Office of Recorder for Wasatch County, Utah on March 28, 2019 as Entry No. 461913, Book 1247, Pages 1439-1478.

Parcels:

- 00-0021-3827
- 00-0021-3828
- 00-0021-3829
- 00-0021-3830
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**EXHIBIT "A"**

The real property referred to in the foregoing instrument is located in Wasatch County, State of Utah and is more particularly described as follows:

Golden Eagle Subdivision Phase 3, Lots 300 through 427, inclusive, as shown on the official plat thereof on file and recorded with the Office of Recorder for Wasatch County, Utah on March 28, 2019 as Entry No. 461914, Book 1247, Pages 1479-1528.

Parcels:

- 00-0021-3916
- 00-0021-3917
- 00-0021-3918
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