

**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

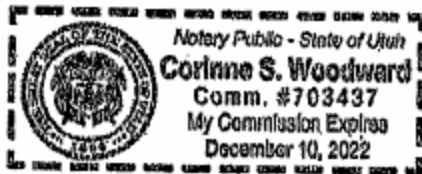


EXHIBIT A
Legal Description

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	00-0021-2927	00-0021-2954	00-0021-2981
00-0021-2901	00-0021-2928	00-0021-2955	00-0021-2982
00-0021-2902	00-0021-2929	00-0021-2956	00-0021-2983
00-0021-2903	00-0021-2930	00-0021-2957	00-0021-2984
00-0021-2904	00-0021-2931	00-0021-2958	00-0021-2985
00-0021-2905	00-0021-3932	00-0021-2959	00-0021-2986
00-0021-2906	00-0021-2933	00-0021-2960	00-0021-2987
00-0021-2907	00-0021-2934	00-0021-2961	00-0021-2988
00-0021-2908	00-0021-2935	00-0021-2962	00-0021-2989
00-0021-2909	00-0021-2936	00-0021-2963	00-0021-2990
00-0021-2910	00-0021-2937	00-0021-2964	00-0021-2991
00-0021-2911	00-0021-2938	00-0021-2965	00-0021-2992
00-0021-2912	00-0021-2939	00-0021-2966	00-0021-2993
00-0021-2913	00-0021-2940	00-0021-2967	00-0021-2994
00-0021-2914	00-0021-2941	00-0021-2968	00-0021-2995
00-0021-2915	00-0021-2942	00-0021-2969	00-0021-2996
00-0021-2916	00-0021-2943	00-0021-2970	00-0021-2997
00-0021-2917	00-0021-2944	00-0021-2971	00-0021-2998
00-0021-2918	00-0021-2945	00-0021-2972	00-0021-2999
00-0021-2919	00-0021-2946	00-0021-2973	00-0021-3000
00-0021-2920	00-0021-2947	00-0021-2974	00-0021-3001
00-0021-2921	00-0021-2948	00-0021-2975	00-0021-3002
00-0021-2922	00-0021-2949	00-0021-2976	00-0021-3003
00-0021-2923	00-0021-2950	00-0021-2977	00-0021-3004
00-0021-2924	00-0021-2951	00-0021-2978	00-0021-3005
00-0021-2925	00-0021-2952	00-0021-2979	00-0021-3006
00-0021-2926	00-0021-2953	00-0021-2980	00-0021-3007
			00-0021-3008

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 1247-1478.

Parcels:

00-0021-3827	00-0021-3849	00-0021-3871	00-0021-3893
00-0021-3828	00-0021-3850	00-0021-3872	00-0021-3894
00-00213829	00-0021-3851	00-0021-3873	00-0021-3895
00-0021-2820	00-0021-3852	00-0021-3874	00-0021-3896
00-0021-3831	00-0021-3853	00-0021-3875	00-0021-3897
00-0021-3832	00-0021-3854	00-0021-3876	00-0021-3898
00-0021-3833	00-0021-3855	00-0021-3877	00-0021-3899
00-0021-3834	00-0021-3856	00-0021-3878	00-0021-3900
00-0021-3835	00-0021-3857	00-0021-3879	00-0021-3901
00-0021-3836	00-0021-3858	00-0021-3880	00-0021-3902
00-0021-3837	00-0021-3859	00-0021-3881	00-0021-3903
00-0021-3838	00-0021-3860	00-0021-3882	00-0021-3904
00-0021-3839	00-0021-3861	00-0021-3883	00-0021-3905
00-0021-3840	00-0021-3862	00-0021-3884	00-0021-3906
00-0021-3841	00-0021-3863	00-0021-3885	00-0021-3907
00-0021-3842	00-0021-3864	00-0021-3886	00-0021-3908
00-0021-3843	00-0021-3865	00-0021-3887	00-0021-3909
00-0021-3844	00-0021-3866	00-0021-3888	00-0021-3910
00-0021-3845	00-0021-2867	00-0021-3889	00-0021-3911
00-0021-3846	00-0021-3868	00-0021-3890	00-0021-3912
00-0021-3847	00-0021-3869	00-0021-3891	00-0021-3913
00-0021-3848	00-0021-3870	00-0021-3892	00-0021-3914

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	00-0021-3944	00-0021-3971	00-0021-3998	00-0021-4025
00-0021-3917	00-0021-3945	00-0021-3972	00-0021-3999	00-0021-4026
00-0021-3918	00-0021-3946	00-0021-3973	00-0021-4000	00-0021-4027
00-0021-3920	00-0021-3947	00-0021-3974	00-0021-4001	00-0021-4028
00-0021-3921	00-0021-3948	00-0021-3975	00-0021-4002	00-0021-4029
00-0021-3922	00-0021-3949	00-0021-3976	00-0021-4003	00-0021-4030
00-0021-3923	00-0021-3950	00-0021-3977	00-0021-4004	00-0021-4031
00-0021-3924	00-0021-3951	00-0021-3978	00-0021-4005	00-0021-4032
00-0021-3925	00-0021-3952	00-0021-3979	00-0021-4006	00-0021-4033
00-0021-3926	00-0021-3953	00-0021-3980	00-0021-4007	00-0021-4034
00-0021-3927	00-0021-3954	00-0021-3981	00-0021-4008	00-0021-4035
00-0021-3928	00-0021-3955	00-0021-3982	00-0021-4009	00-0021-4036
00-0021-3929	00-0021-3956	00-0021-3983	00-0021-4010	00-0021-4037
00-0021-3930	00-0021-3957	00-0021-3984	00-0021-4011	00-0021-4038
00-0021-3931	00-0021-3958	00-0021-3985	00-0021-4012	00-0021-4039
00-0021-3932	00-0021-3959	00-0021-3986	00-0021-4013	00-0021-4040
00-0021-3933	00-0021-3960	00-0021-3987	00-0021-4014	00-0021-4041
00-0021-3934	00-0021-3961	00-0021-3988	00-0021-4015	00-0021-4042
00-0021-3935	00-0021-3962	00-0021-3989	00-0021-4016	00-0021-4043
00-0021-3936	00-0021-3963	00-0021-3990	00-0021-4017	00-0021-4044
00-0021-3937	00-0021-3964	00-0021-3991	00-0021-4018	00-0021-4045
00-0021-3938	00-0021-3965	00-0021-3992	00-0021-4019	00-0021-4046
00-0021-3939	00-0021-3966	00-0021-3993	00-0021-4020	00-0021-4047
00-0021-3940	00-0021-3967	00-0021-3994	00-0021-4021	00-0021-4048
00-0021-3941	00-0021-3968	00-0021-3995	00-0021-4022	00-0021-4049
00-0021-3942	00-0021-3969	00-0021-3996	00-0021-4023	00-0021-4050
00-0021-3943	00-0021-3970	00-0021-3997	00-0021-4024	00-0021-4051