

When Recorded, Mail To:

Edge Homes
480 West 800 North, Suite 200
Orem, UT 84057

ENT 5553:2016 PG 1 of 7
Jeffery Smith
Utah County Recorder
2016 Jan 21 01:06 PM FEE 148.00 BY SS
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ELECTRONICALLY RECORDED

SUPPLEMENTAL DECLARATION
OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR
TALUS RIDGE AND NOTICE OF ANNEXATION OF REAL PROPERTY

Saratoga Springs, Utah

THIS SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR TALUS RIDGE AND NOTICE OF ANNEXATION OF REAL PROPERTY (this "Supplemental Declaration") is made this 20 day of January, 2016, by WASATCH LAND COMPANY, a Utah corporation ("Declarant").

RECITALS

A. Declarant previously executed and recorded that certain Declaration of Covenants, Conditions and Restrictions for Talus Ridge dated May 12, 2015, recorded on May 15, 2015, as Entry No. 41790:2015 of the Official Records of Utah County, State of Utah ("Official Records, as supplemented (the "Declaration"). The Declaration pertains to certain real property commonly known as Talus Ridge and more particularly described as Plat A as more particularly described on Exhibit A attached hereto. 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 ("Plat C") more particularly described on Exhibit B, and that certain real property ("Plat D") 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 and Owner desire to annex Plats C and D 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 Plats C and D 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 Plats C and D is 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 Plats C and D shall have and be subject to all the rights, powers, and responsibilities of Owners under the provisions of the Declaration.

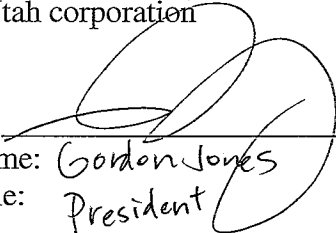
2. GENERAL PROVISIONS

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.

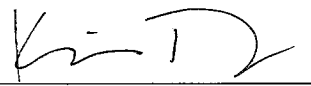
EXECUTED by Declarant on the day and year first above written.

WASATCH LAND COMPANY,
a Utah corporation

By 
Name: Gordon Jones
Title: President

STATE OF UTAH)
 : ss.
COUNTY OF UTAH)

The foregoing instrument was acknowledged before me this 20 day of January, 2016, by Gordon Jones, President of Wasatch Land Company, a Utah corporation.



NOTARY PUBLIC
Residing at: Lehi, UT

My Commission Expires:
3/24/19

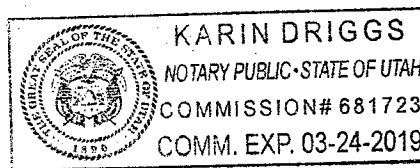


EXHIBIT A

Description of Talus Ridge Phases A and B

Real property located in Utah County, State of Utah which is specifically described as follows:

Plat A

Lots 1 through 31 inclusive, PLAT "A", Talus Ridge, Residential Subdivision, Saratoga Springs, Utah, according to the official plat thereof recorded in the Utah County Recorder's Office on February 25, 2015 as Entry No. 2015-14479, Book 53, Page 511.

Plat B

Lots 232 through 280 inclusive, PLAT "B", Talus Ridge, Residential Subdivision, Saratoga Springs, Utah, according to the official plat thereof, recorded in the Utah County Recorder's Office on August 24, 2015 as Entry No. 76883:2015.

EXHIBIT B

Description of Plat C

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

BEGINNING AT A POINT LOCATED N89°54'00"E ALONG THE SECTION LINE 803.76 FEET AND SOUTH 1606.20 FEET FROM THE NORTHWEST CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE ALONG THE BOUNDARY LINE OF TALUS RIDGE PLAT "B" THE FOLLOWING FOUR (4) COURSES: S89°40'56"E 100.01 FEET; N82°30'34"E 56.52 FEET; N89°53'49"E 125.92 FEET; NO°06'11"W 94.09 FEET; THENCE ALONG THE BOUNDARY LINE OF TALUS RIDGE PLAT "B" AND PLAT "A" N89°53'49"E 272.98 FEET; THENCE ALONG THE BOUNDARY LINE OF TALUS RIDGE PLAT "A" THE FOLLOWING SIX (6) COURSES: ALONG THE ARC OF A 261.50 FOOT RADIUS CURVE TO THE RIGHT 65.73 FEET THROUGH A CENTRAL ANGLE OF 14°24'10" (CHORD: S82°54'06"E 65.56 FEET); S4°54'54"W 94.40 FEET; S68°24'00"E 159.08 FEET; S39°41'18"E 67.35 FEET; S60°06'11"E 159.73 FEET; S9°47'30"W 180.86 FEET; THENCE S89°53'35"W 876.90 FEET; THENCE ALONG THE BOUNDARY LINE OF TALUS RIDGE PLAT "B" THE FOLLOWING TWO (2) COURSES: N11°53'31"W 168.09 FEET; NO°19'09"E 205.93 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±8.00 ACRES

Also described as:

Lots 301 through 323, Talus Ridge Plat C, recorded in the Utah County Recorder's Office on September 29, 2015 as Entry No. 88948:2015.

TOGETHER WITH all easements, rights-of-way, and other appurtenances and rights incident to, appurtenant to, or accompanying the above-described parcel of real property, whether or not the same are reflected on a Plat.

RESERVING UNTO DECLARANT, however, such easements and rights of ingress and egress over, across, through, and under the said property and any improvements (including Buildings) now or hereafter constructed thereon as may be reasonably necessary for Declarant (in a manner which is reasonable and not inconsistent with the provisions of this Declaration): (i) to construct and complete each of the improvements described in this Declaration or in a Plat, and to do all things reasonably necessary or proper in connection therewith; and (ii) to improve portions of the said property with such other or additional improvements, facilities, or landscaping designed for the use and enjoyment of all the Owners as Declarant may reasonably determine to be appropriate. If, pursuant to the foregoing reservations, the said property or any improvement thereon is traversed or partially occupied by a permanent improvement or utility line, a perpetual easement for such 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 Declaration is recorded in the Public Records.

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; all mineral reservations of record and rights incident thereto; all instruments of record which affect the above-described real property or any portion thereof, including, without limitation, any mortgage (and nothing in this paragraph shall be deemed to modify or amend such mortgage); all visible easements and rights-of-way; all easements and rights-of-way, encroachments, or discrepancies shown on, or revealed by, a 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 said real property at such time as construction of all Development improvements is complete; and all easements necessary for ingress to, egress from, maintenance of, and replacement of all such pipes, lines, cable, wires, utility lines, and similar facilities; **AND TO EACH OF THE EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN THIS DECLARATION.**

EXHIBIT C

Description of Plat D

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

BEGINNING AT A POINT LOCATED N89°54'00"E ALONG THE SECTION LINE 634.89 FEET AND SOUTH 258.69 FEET FROM THE NORTHWEST CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE N89°19'12"E 267.58 FEET; THENCE S49°10'47"E 40.62 FEET TO THE WESTERLY BOUNDARY LINE OF TALUS RIDGE PLAT "B" SUBDIVISION; THENCE ALONG SAID WESTERLY BOUNDARY THE FOLLOWING FIFTEEN (15) COURSES: S40°49'13"W 264.94 FEET; S0°19'04"W 39.19 FEET; S89°54'00"W 160.00 FEET; N48°12'32"W 66.87 FEET; S41°47'28"W 114.08 FEET; ALONG THE ARC OF A 172.00 FOOT RADIUS CURVE TO THE LEFT 124.18 FEET THROUGH A CENTRAL ANGLE OF 41°21'53" (CHORD: S21°06'32"W 121.50 FEET); S0°25'35"W 73.66 FEET; ALONG THE ARC OF A 172.00 FOOT RADIUS CURVE TO THE LEFT 115.64 FEET THROUGH A CENTRAL ANGLE OF 38°31'14" (CHORD: S18°50'02"E 113.47 FEET); S38°05'39"E 194.28 FEET; ALONG THE ARC OF A 328.00 FOOT RADIUS CURVE TO THE RIGHT 219.90 FEET THROUGH A CENTRAL ANGLE OF 38°24'48" (CHORD: S18°53'15"E 215.81 FEET); S0°19'09"W 199.44 FEET; ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT 23.67 FEET THROUGH A CENTRAL ANGLE OF 90°25'20" (CHORD: S44°53'31"E 21.29 FEET); N89°53'49"E 84.89 FEET; S0°19'16"W 77.00 FEET; THENCE S0°19'09"W 104.83 FEET; THENCE N82°20'33"W 110.27 FEET; THENCE S75°49'31"W 65.02 FEET; THENCE N73°55'28"W 178.58 FEET; THENCE N3°32'17"W 56.09 FEET; THENCE N5°33'42"E 77.38 FEET; THENCE N89°53'49"E 84.89 FEET; THENCE N0°19'09"E 197.16 FEET; THENCE N9°07'57"W 73.83 FEET; THENCE N38°05'39"W 358.44 FEET; THENCE N4°13'56"W 48.90 FEET; THENCE S89°56'11"W 116.38 FEET; THENCE S57°51'01"W 65.66 FEET; THENCE S89°12'53"W 187.23 FEET; THENCE S63°20'23"W 110.46 FEET; THENCE N5°03'00"E 333.71 FEET; THENCE S89°34'25"E 313.97 FEET; THENCE N89°56'11"E 113.00 FEET; THENCE N15°40'23"E 58.62 FEET; THENCE N41°47'28"E 253.59 FEET; THENCE N56°45'17"E 131.17 FEET; THENCE N83°35'28"E 79.04 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±10.44 ACRES

Also described as:

Lots 401 through 424, Talus Ridge Plat D, recorded in the Utah County Recorder's Office on November 17, 2015 as Entry No. 103878:2015.

TOGETHER WITH all easements, rights-of-way, and other appurtenances and rights incident to, appurtenant to, or accompanying the above-described parcel of real property, whether or not the same are reflected on a Plat.

RESERVING UNTO DECLARANT, however, such easements and rights of ingress and egress over, across, through, and under the said property and any improvements (including Buildings) now or hereafter constructed thereon as may be reasonably necessary for Declarant (in a manner which is reasonable and not inconsistent with the provisions of this Declaration): (i) to construct and complete each of the improvements described in this Declaration or in a Plat, and to do all things reasonably necessary or proper in connection therewith; and (ii) to improve portions of the said property with such other or additional improvements, facilities, or landscaping designed for the use and enjoyment of all the Owners as Declarant may reasonably determine to be appropriate. If, pursuant to the foregoing reservations, the said property or any improvement thereon is traversed or partially occupied by a permanent improvement or utility line, a perpetual easement for such 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 Declaration is recorded in the Public Records.

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; all mineral reservations of record and rights incident thereto; all instruments of record which affect the above-described real property or any portion thereof, including, without limitation, any mortgage (and nothing in this paragraph shall be deemed to modify or amend such mortgage); all visible easements and rights-of-way; all easements and rights-of-way, encroachments, or discrepancies shown on, or revealed by, a 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 said real property at such time as construction of all Development improvements is complete; and all easements necessary for ingress to, egress from, maintenance of, and replacement of all such pipes, lines, cable, wires, utility lines, and similar facilities; **AND TO EACH OF THE EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN THIS DECLARATION.**