

SUPPLEMENTAL DECLARATION
OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR
VALLEY VIEW RANCH AND NOTICE OF ANNEXATION OF REAL PROPERTY

Eagle Mountain, Utah

THIS SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR VALLEY VIEW RANCH AND NOTICE OF ANNEXATION OF REAL PROPERTY (this "Supplemental Declaration") is made this 22 day of June, 2015, by EDGE LAND INVESTORS, LLC, a Utah limited liability company ("Declarant"), and EDGE LAND 15, LLC, a Utah limited liability company ("Owner").

RECITALS

A. Declarant previously executed and recorded that certain Declaration of Covenants, Conditions and Restrictions for Valley View Ranch dated September 12, 2014, recorded on September 17, 2014, as Entry No. 66473:2014 of the Official Records of Utah County, State of Utah ("Official Records"), as supplemented by that certain Supplemental Declaration of Covenants, Conditions, and Restrictions for Valley View Ranch and Notice of Annexation of Real Property dated January _____, 2015 and recorded on _____, 2015, as Entry No. _____ of the Official Records (the "Declaration"). The Declaration pertains to certain real property commonly known as Valley View Ranch and more particularly described as Phases 4, 5 and 6 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. Owner owns certain real property ("Phase 7") more particularly described on Exhibit B, 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 Phase 7 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 Phases 7 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 Phase 7 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 Phase 7 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 and Owner on the day and year first above written.

EDGE LAND INVESTORS, LLC,
a Utah limited liability company

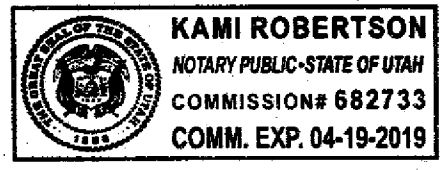
By [Signature]
Name: Michael C. Bingham
Title: Manager

STATE OF UTAH)
 : ss.
COUNTY OF UTAH)

The foregoing instrument was acknowledged before me this 19th day of June, 2015, by Michael C. Bingham, Manager of Edge Land Investors, LLC, a Utah limited liability company.

[Signature]
NOTARY PUBLIC
Residing at: Provo, UT

My Commission Expires:
4.19.2019



EDGE LAND 15, LLC,
a Utah limited liability company

By [Signature]
Name: Michael C. Bingham
Title: Manager

STATE OF UTAH)
 : ss.
COUNTY OF UTAH)

The foregoing instrument was acknowledged before me this 19th day of June, 2015, by Michael C. Bingham Manager of Edge Land 15, LLC, a Utah limited liability company.

[Signature]
NOTARY PUBLIC
Residing at: PROVO, UT

My Commission Expires:
4-19-2019

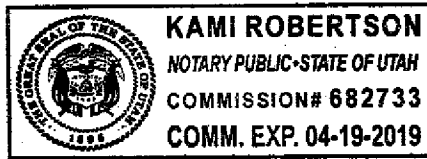


EXHIBIT A

Description of Phases 4, 5 and 6

Phase 4

Lots 401-410, Plat "A" Phase 4 Valley View Ranch Subdivision, recorded in the Utah County Recorder's Office on September 16, 2014 as Entry No. 66106:2014.

Phase 5

Lots 501-521, Plat "A" Phase 5 Valley View Ranch Subdivision, recorded in the Utah County Recorder's Office on December 11, 2014 as Entry No. 89279:2014.

Phase 6

Lots 601-613, Plat "A" Phase 6 Valley View Ranch Subdivision, recorded in the Utah County Recorder's Office on September 18, 2014 as Entry No. 66813:2014.

EXHIBIT B

Description of Phase 7

A portion of Section 13, Township 5 South, Range 2 West, and Section 18, Township 5 South, Range 1 West, Salt Lake Base & Meridian, more particularly described as follows:

Beginning at the East ¼ Corner of Section 13, T5S, R2W, S.L.B.& M. (Basis of Bearing: S0°41'06"W along the Section line from the East ¼ Corner to the Southeast Corner of said Section 13); thence N89°33'01"W 13.50 feet; thence N0°41'06"E 61.99 feet; thence N1°51'29"W 276.08 feet; thence N0°26'35"W 161.69 feet; thence N89°23'16"W 16.20 feet; thence N°36'44"E 50.00 feet; thence N89°23'16"W 44.39 feet; thence along the arc of a 271.00 foot radius curve to the left 48.45 feet through a central angle of 10°14'37" (chord: S85°29'26"W 48.39 feet; thence N2°05'47"E 209.54 feet; thence N74°00'48"E 133.25 feet; thence S84°49'15"E 50.00 feet; thence Southwesterly along the arc of a 529.00 foot radius non-tangent curve (radius bears: N84°49'15"W) 64.12 feet through a central angle of 6°56'42" (chord: S8°39'06"W 64.08 feet); thence S86°21'12"E 121.56 feet; thence S79°25'25"E 127.60 feet; thence S56°07'28"E 500.00 feet; thence S66°00'20"E 73.49 feet; thence N85°42'20"E 150.18 feet; thence N75°49'22"E 50.00 feet; thence N88°00'34"E 151.11 feet; thence N19°22'52"E 211.72 feet; thence S65°36'05"E 428.72 feet; thence S89°05'14"E 196.50 feet to the westerly line of VALLEY VIEW RANCH Subdivision, Plat "B", as constructed, according to the Official Plat thereof on file in the Office of the Utah County Recorder; thence along said Plat the following 3 (three) courses and distances: S10°08'25"E 202.14 feet; thence Southwesterly along the arc of a 125.00 foot radius non-tangent curve (radius bears: N9°42'24"W) 22.16 feet through a central angle of 10°09'23" (chord: S85°22'18" W 22.13 feet); thence N89°33'01"W 14.70 feet; thence S0°26'59"W along said Plat and extension thereof 246.60 feet to the north line of MEADOW RANCH Plat 3, as constructed, according to the Official Plat thereof on file in the Office of the Utah County Recorder; thence N89°33'01"W along said Plat 1,142.66 feet to the southeast corner of that Real Property described in Deed Entry 90785:2006 of the Official Records of Utah County; thence N17°16'35"E 75.29 feet; thence N71°15'42"W 92.33 feet; thence N61°10'51"W 76.19 feet; thence N56°34'51"W 292.01 feet; thence N67°39'52"W 114.48 feet; thence N81°05'17"W 70.47 feet; thence N89°24'14"W 54.91 feet; thence S1°52'09"W 349.44 feet; thence N89°33'01"W 16.99 feet to the point of beginning.

Contains: 19.38+/- acres

Also described as Lots 701-723, Plat "A" Phase 7 Valley View Ranch Subdivision, recorded in the Utah County Recorder's Office on _____, 2014 as Entry No. _____:2014.