

When Recorded Return To:

D.R. Horton, Inc.
12351 South Gateway Park Place, Suite D-100
Draper, Utah 84020
Attention: Krisel Travis

**SECOND AMENDMENT TO THE
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR
SUMMIT RIDGE TOWNHOMES**

THIS SECOND AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SUMMIT RIDGE TOWNHOMES (this “**Second Amendment**”) is made as of October 10, 2023, by D.R. HORTON, INC., a Delaware corporation (“**Declarant**”), with reference to the following:

RECITALS

A. On December 3, 2020, Declarant caused to be recorded as Entry No. 192503:2020 in the official records of the Office of the Recorder of Utah County, Utah (the “**Official Records**”), that certain Declaration of Covenants, Conditions and Restrictions for Summit Ridge Townhomes (the “**Original Declaration**”) pertaining to a residential unit development known as Summit Ridge Townhomes located in Santaquin City, Utah County, Utah.

B. On August 3, 2021, Declarant caused to be recorded as Entry No. 135938:2021 in the Official Records that certain First Supplemental Declaration and First Amendment to the Declaration of Covenants, Conditions and Restrictions for Summit Ridge Townhomes (the “**First Supplemental Declaration**”).

C. On April 4, 2022, Declarant caused to be recorded as Entry No. 41947:2022 in the Official Records that certain Second Supplemental Declaration to the Declaration of Covenants, Conditions and Restrictions for Summit Ridge Townhomes (the “**Second Supplemental Declaration**”).

D. On October 4, 2022, Declarant caused to be recorded as Entry No. 107163:2022 in the Official Records that certain Third Supplemental Declaration to the Declaration of Covenants, Conditions and Restrictions for Summit Ridge Townhomes (the “**Third Supplemental Declaration**”).

E. Section 3.32(b) of the Original Declaration provides that Declarant shall have the right to unilaterally amend the Original Declaration during the Class B Control Period.

F. Declarant is executing and delivering this Second Amendment for the purpose of amending certain provisions of the Original Declaration, as previously supplemented and amended, as hereinafter set forth.

G. The Original Declaration, as previously supplemented and amended, and as amended by this Second Amendment pertains to and affects all of that real property located in Santaquin City, Utah County, Utah more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference (the "**Property**").

SECOND AMENDMENT

NOW, THEREFORE, for the reasons recited above, Declarant hereby declares as follows:

1. All defined terms as used in this Second Amendment shall have the same meanings as those set forth in the Original Declaration, as previously supplemented and amended, unless otherwise defined in this Second Amendment.

2. New Section 1.64 Added to the Original Declaration. The Original Declaration is hereby amended to add a new Section 1.64, which shall read as follows:

1.64 Neighboring Property shall mean any street within the Project (including annexed property) that is adjacent to the specific Lot or Unit in reference.

3. New Section 1.65 Added to the Original Declaration. The Original Declaration is hereby amended to add a new Section 1.65, which shall read as follows:

1.65 Visible From Neighboring Property shall mean, with respect to any object located on a Lot, that such object is or would be fully visible or unobscured from any street adjacent to the Lot on which the specific object is located.

4. Amendment of Section 3.5(c) of the Original Declaration. Section 3.5(c) of the Original Declaration is hereby amended and restated in its entirety to read as follows:

(c) Member's Easements and Rights of Way. Every Member of the Association shall as an Owner have the right and non-exclusive easement to use and enjoy the Common Areas in a manner consistent with the terms of this Declaration. The use by Owners and their guests of sidewalks, paths and trails within the Common Areas of the Project may be utilized by pedestrians and by individuals utilizing regular bicycles or e-bikes with two wheels pedal-assist (but not throttle-assist) or electric powered scooters. However, no throttle-assist e-bikes of any nature and no electric-powered scooters that exceed twenty miles per hour (20 mph) and no gasoline-powered bikes, recreational vehicles or vehicles of any nature are allowed upon or within the sidewalks, paths and trails within the Common Areas of the Project, other than gasoline-powered vehicles utilized in connection with the maintenance and repair of such areas. The

utilization of the sidewalks, paths and trails within the Common Areas of the Project may be controlled and regulated further pursuant to the rules and regulations adopted by the Board of Directors. Such right and easement shall be appurtenant to and shall pass with the title to every Lot, subject to the right of the Association to dedicate or transfer all or any part of the Common Areas to any public agency, authority or utility for the purpose of providing utilities to the Project and similar or related purposes. During the Class B Control Period, any such dedication or transfer shall be effective only if approved in writing by Declarant.

5. Amendment of Section 3.5(f)(4) of the Original Declaration. Section 3.5(f)(4) of the Original Declaration is hereby amended and restated in its entirety to read as follows:

(4) Trash Containers and Collection. All rubbish, trash, refuse, waste, dust, debris and garbage shall be regularly removed from the Lot and shall not be allowed to accumulate thereon. In the event the City will not provide trash removal service within the Project, then the Association shall engage the services of a private company to perform trash pickup service within the Project, and the expenses incurred by the Association to arrange for such trash pickup services shall be deemed to be a Common Areas Expense. No garbage, recycling or trash shall be placed or kept on any Lot, except in covered containers of a type, size and style as issued by the municipality in which the Project is located or by the Association or as otherwise approved by the Board. In no event shall such containers be maintained so as to be Visible From Neighboring Property, except to make the same available for collection within a 24-hour period. Notwithstanding any other provision or restriction to the contrary set forth in this Declaration, on a Lot where the garage is located on the rearward side of the Dwelling Unit, a maximum of two containers may be kept or stored immediately adjacent to the garage for such Dwelling Unit within the Limited Common Area that has been allocated for the exclusive use of such Dwelling Unit. All rubbish, recycling, trash and garbage shall be removed from the Lots and shall not be allowed to accumulate thereon. No outdoor incinerators shall be kept or maintained on any Lot, Unit or Parcel.

6. Amendment of Section 3.5(f)(16) of the Original Declaration. Section 3.5(f)(16) of the Original Declaration is hereby amended and restated in its entirety to read as follows:

(16) Business Activities. The Property within the Project shall not be used for any Business and/or Trade, garage sale, moving sale, rummage sale, or similar activity, except that an Owner or Permanent Resident may conduct business activities within a Unit so long as: (a) the Owner or Permanent Resident obtains all necessary licenses and permits; (b) the activity conforms to applicable laws, including all zoning requirements for the Project; (c) the Business and/or Trade activity does not involve door-to-door solicitation of residents of the Project; (d) the activity is consistent with the residential character of the Project and does not

constitute a nuisance, or a hazardous or offensive use, or threaten the security or safety of other Owners or Permanent Residents of the Project, as may be determined in the sole discretion of the Board; and (e) the Owner or Permanent Resident obtains the prior written consent of the Board. This Section 3.5(f)(16) shall not apply to any activity conducted by Declarant with respect to its development and sale of the Lots and Units or its use of any Lots or Units which it owns within the Project. Notwithstanding the above, except for the nightly rental of a residence, the leasing of a residence shall not be considered a Business and/or Trade within the meaning of this Section 3.5(f)(16). For purposes of this Declaration, the nightly rental of a residence shall be considered a Business and/or Trade within the meaning of this Section 3.5(f)(16). The nightly rental of a residence within the Project shall only be permitted if the Owner of such residence lives within the residence on a full-time basis, as determined by the Board in its reasonable discretion.

7. Amendment of Section 3.16(b) of the Original Declaration. Section 3.16(b) of the Original Declaration is hereby amended and restated in its entirety to read as follows:

(b) Class B. The Class B Member shall be Declarant and any successor of Declarant who takes title for the purpose of development and sale of Lots, and who is designated as such in a recorded instrument executed by Declarant. The Class B Member shall originally be entitled to ten (10) votes for each Class B Membership held by Declarant. The Class B Memberships shall cease and shall be converted to Class A Memberships, on the basis of the number of Lots and Units then owned by Declarant, on the happening of the first of the following events (herein referred to as the “Event” or “Events”):

(1) Sixty (60) days after the date on which Declarant has sold all of the Lots and/or Units owned and developed by Declarant within the Project and on any of the Additional Land that may be subjected to this Declaration and become part of the Project, pursuant to Article 4 hereof; or

(2) Twenty-five (25) years from the date the Declaration was recorded in the Office of the Recorder of Iron County, Utah; or

(3) When, in its discretion, Declarant so determines. If and when Declarant elects to relinquish control of the Association, Declarant shall send written notice of such relinquishment to the Class A Members of the Association, and Declarant, after giving such written notice to the Class A Members, shall record in the Office of the Recorder of Iron County, Utah an instrument voluntarily surrendering all rights to control the activities of the Association, pursuant to

Section 57-8a-502 of the Utah Code, as such Section may subsequently be amended or replaced. The effective date of such Event (the “**Transition Date**”) shall be the date Declarant records such instrument.

From and after the happening of the first to occur of the Events, the Class B Member shall be deemed to be a Class A Member entitled to one (1) vote for each Lot and/or Unit owned. At such time, Declarant shall call a meeting, in the manner described in the Bylaws of the Association for special meetings, to advise the membership of the termination of Class B status.

8. Amendment of Section 3.34(a) of the Original Declaration. Section 3.34(a) of the Original Declaration is hereby amended and restated in its entirety to read as follows:

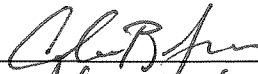
(a) Sales Office and Model Lots. Declarant shall have the right to maintain one (1) or more sales offices and one (1) or more model Lots or Units and parking incidental to the showing of model Lots or Units at any time. Such offices and/or models may be one or more of the Lots or Units owned by Declarant, or one or more of any separate structures or facilities placed on the Property for the purpose of aiding Declarant’s sales effort within the Project or within any other residential development for so long as Declarant may elect to do so and for so long as Declarant owns the Lots or Units within the Project utilized for model Lots or Units and the associated parking of vehicles.

9. Except as amended by the provisions of this Second Amendment, the Original Declaration, as previously supplemented and amended, shall remain unmodified and in full force and effect.

10. The Original Declaration, as previously supplemented and amended, and as supplemented and amended by this Second Amendment, shall collectively be referred to as the “**Declaration.**”

IN WITNESS WHEREOF, Declarant has caused this Second Amendment to be executed by an officer duly authorized to execute the same as of the date first above written.

D.R. HORTON, INC.,
a Delaware corporation

By: 
Name: Adam J. Lovelace
Title: Vice President

STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged to me this 10 day of October, 2023,
by Adam R. Lasek, in such person's capacity as the
Vice President of D.R. Horton, Inc., a Delaware corporation.



Krisel Travis
NOTARY PUBLIC

EXHIBIT "A"
TO
SECOND AMENDMENT TO THE DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS FOR
SUMMIT RIDGE TOWNHOMES

Legal Description of the Property

The Property consists of that certain real property located in Utah County, Utah more particularly described as follows:

SUMMIT RIDGE TOWNS, PLAT A

A portion of the Southeast Quarter of Section 10 and the Northeast Quarter of Section 15, Township 10 South, Range 1 East, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point on the northerly right-of-way line of South Ridge Farms Road, said point being located N0°05'18"W along the section line 149.69 feet and East 6.45 feet from the Southeast Corner of Section 10, Township 10 South, Range 1 East, Salt Lake Base and Meridian; thence along said right-of-way line the following two (2) courses: S87°18'00"W 51.91 feet; thence along the arc of a 640.00 foot radius curve to the left 13.81 feet through a central angle of 1°14'10" (chord: S86°40'55"W 13.81 feet); thence northeasterly along the arc of a 15.00 foot radius non-tangent curve to the left (radius bears: N46°10'29"W) 11.50 feet through a central angle of 43°54'49" (chord: N21°52'07"E 11.22 feet); thence N0°05'18"W 270.91 feet; thence N89°17'18"W 228.82 feet; thence S0°42'42"W 20.00 feet; thence N89°17'18"W 181.00 feet; thence N0°42'42"E 20.00 feet; thence N89°17'18"W 78.53 feet; thence N0°42'42"E 57.96 feet; thence N89°17'18"W 194.20 feet; thence N77°47'12"W 16.43 feet; thence N85°02'14"W 192.00 feet; thence N85°01'53"W 26.75 feet; thence N85°35'20"W 176.49 feet; thence S77°44'48"W 111.00 feet; thence S56°49'44"W 116.27 feet; thence S34°15'23"W 162.41 feet; thence East 80.17 feet; thence South 55.00 feet; thence West 84.62 feet; thence South 138.35 feet; thence S6°47'36"E 135.42 feet; thence S17°16'40"E 141.11 feet; thence S72°43'20"W 63.59 feet; thence S17°16'40"E 52.36 feet; thence S72°43'20"W 13.00 feet; thence S17°16'40"E 208.27 feet to the north line of Summit Ridge Parkway; thence along said line southwesterly along the arc of a 2060.00 foot radius non-tangent curve to the left (radius bears: S16°13'50"E) 62.00 feet through a central angle of 1°43'28" (chord: S72°54'26"W 62.00 feet); thence N17°16'40"W 193.25 feet; thence along the arc of a 15.00 foot radius curve to the left 23.89 feet through a central angle of 91°14'13" (chord: N62°53'46"W 21.44 feet); thence N16°36'12"W 55.03 feet; thence northeasterly along the arc of a 15.00 foot radius non-tangent curve to the left (radius bears: N18°30'53"W) 23.24 feet through a central angle of 88°45'47" (chord: N27°06'14"E 20.98 feet); thence N17°16'40"W 89.18 feet; thence along the arc of a 731.00 foot radius curve to the right 33.06 feet through a central angle of 2°35'29" (chord: N15°58'55"W 33.06 feet); thence along the arc of a 15.00 foot radius curve to the left 24.56 feet through a central angle of 93°49'42" (chord: N61°36'02"W 21.91 feet); thence N7°35'20"W 56.02 feet; thence northeasterly along the arc of a 15.00 foot radius non-tangent curve to the left (radius bears: N18°30'53"W) 20.84 feet through a central angle of 79°35'20" (chord: N31°41'27"E 19.20 feet); thence along the arc of a 731.00 foot radius curve to the right 61.26 feet through a central angle of 4°48'06" (chord: N5°42'10"W 61.24 feet); thence S87°07'45"W 13.00 feet; thence northwesterly along the arc of a 744.00 foot radius non-tangent curve to the right (radius bears: N86°42'20"E) 42.78 feet through a central angle of 3°17'40" (chord: N1°38'50"W 42.77 feet); thence North 52.43 feet; thence West 184.15 feet; thence North 77.00 feet; thence West 22.00 feet; thence North 55.00 feet; thence northeasterly along the arc of a 15.00 foot radius non-tangent curve to the left (radius bears:

North) 23.56 feet through a central angle of 90°00'00" (chord: N45°00'00"E 21.21 feet); thence East 55.00 feet; thence North 7.52 feet; thence East 13.00 feet; thence North 234.83 feet; thence East 305.64 feet; thence northeasterly along the arc of a 456.00 foot radius non-tangent curve to the right (radius bears: S38°55'30"E) 4.82 feet through a central angle of 0°36'21" (chord: N51°22'41"E 4.82 feet); thence along the arc of a 15.00 foot radius curve to the left 22.21 feet through a central angle of 84°49'23" (chord: N9°16'10"E 20.23 feet); thence N33°08'31"W 8.59 feet; thence along the arc of a 102.50 foot radius curve to the right 37.12 feet through a central angle of 20°45'05" (chord: N22°45'59"W 36.92 feet); thence N70°46'42"E 55.86 feet; thence East 12.86 feet; thence North 44.31 feet; thence N70°16'39"E 117.24 feet; thence N83°16'29"E 115.05 feet; thence S85°02'14"E 123.56 feet; thence East 68.00 feet; thence South 54.21 feet; thence along the arc of a 177.50 foot radius curve to the right 13.09 feet through a central angle of 4°13'30" (chord: S2°06'45"W 13.09 feet); thence S85°35'45"E 152.93 feet; thence North 53.22 feet; thence East 270.99 feet; thence S87°16'29"E 11.66 feet; thence N87°39'13"E 120.00 feet; thence N74°52'38"E 14.82 feet; thence East 379.41 feet; thence S0°05'18"E along the section line 555.80 feet; thence along the arc of a 15.00 foot radius curve to the left 14.46 feet through a central angle of 55°14'07" (chord: S27°42'22"E 13.91 feet) to the point of beginning.

Contains: ±12.82 acres

Together with:

SUMMIT RIDGE TOWNS, PLAT B

PARCEL A

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 10 AND THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF FOX RUN AVENUE, SAID POINT BEING LOCATED N0°05'18"W ALONG THE SECTION LINE 82.24 FEET AND WEST 1586.89 FEET FROM THE SOUTHEAST CORNER OF SECTION 10, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG SAID LINE THE FOLLOWING 10 COURSES: SOUTHEASTERLY ALONG THE ARC OF A 731.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: N86°41'53"E) 61.26 FEET THROUGH A CENTRAL ANGLE OF 4°48'06" (CHORD: S5°42'10"E 61.24 FEET); THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT 20.84 FEET THROUGH A CENTRAL ANGLE OF 79°35'20" (CHORD: S31°41'27"W 19.20 FEET); THENCE S7°35'20"E 56.02 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 15.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: S18°30'53"E) 24.56 FEET THROUGH A CENTRAL ANGLE OF 93°49'42" (CHORD: S61°36'02"E 21.91 FEET); THENCE ALONG THE ARC OF A 731.00 FOOT RADIUS CURVE TO THE LEFT 33.06 FEET THROUGH A CENTRAL ANGLE OF 2°35'29" (CHORD: S15°58'55"E 33.06 FEET); THENCE S17°16'40"E 89.18 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT 23.24 FEET THROUGH A CENTRAL ANGLE OF 88°45'47" (CHORD: S27°06'14"W 20.98 FEET); THENCE S16°36'12"E 55.03 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 15.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: S18°30'53"E) 23.89 FEET THROUGH A CENTRAL ANGLE OF 91°14'13" (CHORD: S62°53'46"E 21.44 FEET); THENCE S17°16'40"E 193.25 FEET TO THE NORTH LINE OF SUMMIT RIDGE PARKWAY; THENCE SOUTHWESTERLY ALONG SAID LINE AND THE ARC OF A 2060.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: S17°57'18"E) 659.27 FEET THROUGH A CENTRAL ANGLE OF 18°20'12" (CHORD: S62°52'36"W 656.46 FEET); THENCE NORTH 675.43 FEET; THENCE EAST 120.00 FEET; THENCE NORTH 45.26 FEET; THENCE N89°59'18"E 28.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 26.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: EAST) 40.84 FEET THROUGH A CENTRAL ANGLE OF 90°00'00" (CHORD: S45°00'00"E 36.77 FEET); THENCE EAST 33.70 FEET; THENCE ALONG THE ARC OF A

89.00 FOOT RADIUS CURVE TO THE RIGHT 35.37 FEET THROUGH A CENTRAL ANGLE OF 22°46'08" (CHORD: S78°36'56"E 35.14 FEET); THENCE N0°40'38"E 74.54 FEET; THENCE N71°29'07"E 182.15 FEET; THENCE N73°18'31"E 15.27 FEET; THENCE N87°07'45"E 13.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±6.90 ACRES

Also included in Plat B:

PARCEL B

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 10 AND THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N0°05'18"W ALONG THE SECTION LINE 253.76 FEET AND WEST 1364.05 FEET FROM THE SOUTHEAST CORNER OF SECTION 10, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE S30°08'48"E 23.50 FEET; THENCE SOUTH 91.52 FEET; THENCE ALONG THE ARC OF A 65.00 FOOT RADIUS CURVE TO THE LEFT 32.57 FEET THROUGH A CENTRAL ANGLE OF 28°42'48" (CHORD: S14°21'24"E 32.23 FEET); THENCE S28°42'48"E 164.00 FEET; THENCE S61°17'12"W 20.00 FEET; THENCE S28°42'48"E 117.92 FEET; THENCE N61°17'12"E 20.00 FEET; THENCE S28°42'48"E 91.00 FEET; THENCE S61°17'12"W 20.00 FEET; THENCE S28°42'48"E 41.71 FEET; THENCE N61°17'12"E 20.00 FEET; THENCE S28°42'48"E 64.00 FEET; THENCE S61°17'12"W 20.00 FEET; THENCE S28°42'48"E 4.50 FEET; THENCE S8°43'00"E 45.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SUMMIT RIDGE PARKWAY; THENCE ALONG SAID RIGHT-OF-WAY LINE, SOUTHWESTERLY ALONG THE ARC OF A 2060.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: S8°43'00"E) 270.16 FEET THROUGH A CENTRAL ANGLE OF 7°30'50" (CHORD: S77°31'35"W 269.96 FEET); THENCE N17°16'40"W 208.27 FEET; THENCE N72°43'20"E 13.00 FEET; THENCE N17°16'40"W 52.36 FEET; THENCE N72°43'20"E 63.59 FEET; THENCE N17°16'40"W 141.11 FEET; THENCE N6°47'36"W 135.42 FEET; THENCE NORTH 138.35 FEET; THENCE EAST 84.62 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±2.73 ACRES

Also included in Plat B:

PARCEL C

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N0°05'18"W ALONG THE SECTION LINE 308.76 FEET AND WEST 1363.96 FEET FROM THE SOUTHEAST CORNER OF SECTION 10, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE WEST 80.17 FEET; THENCE N34°15'23"E 162.41 FEET; THENCE N56°49'44"E 116.27 FEET; THENCE N77°44'48"E 57.43 FEET; THENCE S13°31'44"E 75.13 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 217.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: S13°04'13"E) 145.65 FEET THROUGH A CENTRAL ANGLE OF 38°27'24" (CHORD: S57°42'04"W 142.93 FEET); THENCE S38°28'22"W 65.54 FEET; THENCE N51°31'38"W 20.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 35.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: S51°31'38"E) 9.97 FEET THROUGH A CENTRAL ANGLE OF 16°19'24" (CHORD: S30°18'40"W 9.94 FEET); THENCE SOUTH 13.17 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±0.50 ACRES
TOTAL AREA: ± 10.13 ACRES

Together with:

SUMMIT RIDGE TOWNS, PLAT C

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 10 AND THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N0°05'18"W ALONG THE SECTION LINE 81.59 FEET AND WEST 1599.88 FEET FROM THE SOUTHEAST CORNER OF SECTION 10, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE S73°18'31"W 15.27 FEET; THENCE S71°29'07"W 182.15 FEET; THENCE S0°40'38"W 74.54 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 89.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: S22°46'08"W) 35.37 FEET THROUGH A CENTRAL ANGLE OF 22°46'08" (CHORD: N78°36'56"W 35.14 FEET); THENCE WEST 33.70 FEET; THENCE ALONG THE ARC OF A 26.00 FOOT RADIUS CURVE TO THE RIGHT 40.84 FEET THROUGH A CENTRAL ANGLE OF 90°00'00" (CHORD: N45°00'00"W 36.77 FEET); THENCE S89°59'18"W 28.00 FEET; THENCE SOUTH 45.26 FEET; THENCE WEST 120.00 FEET; THENCE NORTH 376.27 FEET; THENCE EAST 223.00 FEET; THENCE SOUTH 55.00 FEET; THENCE EAST 22.00 FEET; THENCE SOUTH 77.00 FEET; THENCE EAST 184.15 FEET; THENCE SOUTH 52.43 FEET; THENCE ALONG THE ARC OF A 744.00 FOOT RADIUS CURVE TO THE LEFT 42.78 FEET THROUGH A CENTRAL ANGLE OF 3°17'40" (CHORD: S1°38'50"E 42.77 FEET) TO THE POINT OF BEGINNING.
CONTAINS: ±2.54 ACRES

Together with:

SUMMIT RIDGE TOWNS, PLAT D

A portion of the Southeast Quarter of Section 10, Township 10 South, Range 1 East, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point located N0°05'18"W along the section line 331.29 feet and West 1723.87 feet from the Southeast Corner of Section 10, Township 10 South, Range 1 East, Salt Lake Base and Meridian; thence West 13.00 feet; thence South 7.52 feet; thence West 55.00 feet; thence southwesterly along the arc of a 15.00 foot radius non-tangent curve to the right (radius bears: West) 23.56 feet through a central angle of 90°00'00" (chord: S45°00'00"W 21.21 feet); thence West 223.00 feet; thence North 671.72 feet; thence N89°43'53"E 630.61 feet; thence South 79.33 feet; thence East 36.69 feet; thence South 55.00 feet; thence S9°15'52"W 18.63 feet; thence S0°24'58"E 137.69 feet; thence South 44.31 feet; thence West 12.86 feet; thence S70°46'42"W 55.86 feet; thence southeasterly along the arc of a 102.50 foot radius non-tangent curve to the left (radius bears: N77°36'34"E) 37.12 feet through a central angle of 20°45'05" (chord: S22°45'59"E 36.92 feet); thence S33°08'31"E 8.59 feet; thence along the arc of a 15.00 foot radius curve to the right 22.21 feet through a central angle of 84°49'23" (chord: S9°16'10"W 20.23 feet); thence along the arc of a 456.00 foot radius curve to the left 4.82 feet through a central angle of 0°36'21" (chord: S51°22'41"W 4.82 feet); thence West 305.64 feet; thence South 234.83 feet to the point of beginning.

Also included in Plat D:

A portion of the Southeast Quarter of Section 10, Township 10 South, Range 1 East, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point located N0°05'18"W along the section line 413.76 feet and West 538.07 feet from the Southeast Corner of Section 10, Township 10 South, Range 1 East, Salt Lake Base and Meridian; thence N89°17'18"W 161.48 feet; thence along the arc of a 283.00 foot radius curve to the right 20.72 feet through a central angle of 4°11'45" (chord: N87°11'25"W 20.72 feet); thence N85°05'33"W 9.31 feet; thence N4°54'27"E 20.00 feet; thence N85°05'33"W 278.54 feet; thence S4°54'27"W 20.00 feet; thence N85°05'33"W 107.26 feet; thence along the arc of a 217.00 foot radius curve to the left 68.09 feet through a central angle of 17°58'40" (chord: S85°55'07"W 67.81 feet); thence N13°31'44"W 75.13 feet; thence N77°44'48"E 53.57 feet; thence S85°35'20"E 176.49 feet; thence S85°01'53"E 26.75 feet; thence S85°02'14"E 192.00 feet; thence S77°47'12"E 16.43 feet; thence S89°17'18"E 194.20 feet; thence S0°42'42"W 57.96 feet; thence S89°17'18"E 5.51 feet; thence S0°42'42"W 20.00 feet to the point of beginning.

Contains: ±9.01 net acres

Together with:

SUMMIT RIDGE TOWNS, PLAT E

A portion of the Southeast Quarter of Section 10, Township 10 South, Range 1 East, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point on the northerly line of Plat A, Summit Ridge Towns and the east line of Section 10, said point being $N0^{\circ}05'18''W$ along the section line 717.80 feet from the Southeast Corner of Section 10, Township 10 South, Range 1 East, Salt Lake Base and Meridian; thence along said northerly line the following thirteen (13) courses: West 379.41 feet; thence $S74^{\circ}52'38''W$ 14.82 feet; thence $S87^{\circ}39'13''W$ 120.00 feet; thence $N87^{\circ}16'29''W$ 11.66 feet; thence West 270.99 feet; thence South 53.22 feet; thence $N85^{\circ}35'45''W$ 152.93 feet; thence along the arc of a non-tangent curve to the left 13.09 feet with a radius of 177.50 feet through a central angle of $04^{\circ}13'30''$, chord: $N02^{\circ}06'45''E$ 13.09 feet; thence North 54.21 feet; thence West 68.00 feet; thence $N85^{\circ}02'14''W$ 123.56 feet; thence $S83^{\circ}16'29''W$ 115.05 feet; thence $S70^{\circ}16'39''W$ 117.24 feet; thence $N00^{\circ}24'58''W$ 137.69 feet; thence $N09^{\circ}15'52''E$ 18.63 feet; thence North 55.00 feet; thence West 36.69 feet; thence North 79.33 feet; thence $N89^{\circ}43'53''E$ 1398.26 feet to the east line of Section 10; thence $S00^{\circ}05'18''E$ along the section line 272.20 feet to the point of beginning.

Contains: \pm 8.61 acres.