

When Recorded Return To:

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

**THIRD AMENDMENT TO THE DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS FOR
QUIET VALLEY AT SPANISH FORK**

THIS THIRD AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR QUIET VALLEY AT SPANISH FORK (this "Third 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 July 21, 2022, Declarant caused to be recorded as Entry No. 82710:2022 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 Quiet Valley at Spanish Fork (the "Original Declaration") pertaining to a master planned development known as Quiet Valley at Spanish Fork located in the City of Spanish Fork, Utah County, Utah.

B. On September 14, 2022, Declarant caused to be recorded as Entry No. 100399:2022 in the Official Records that certain First Supplemental Declaration to the Declaration of Covenants, Conditions and Restrictions for Quiet Valley at Spanish Fork (the "First Supplemental Declaration").

C. On December 27, 2022, Declarant caused to be recorded as Entry No. 127010:2022 in the Official Records that certain Second Supplemental Declaration and Amendment to the Declaration of Covenants, Conditions and Restrictions for Quiet Valley at Spanish Fork (the "Second Supplemental Declaration").

D. On April 24, 2023, Declarant caused to be recorded as Entry No. 25413:2023 in the Official Records that certain Third Supplemental Declaration and Second Amendment to the Declaration of Covenants, Conditions and Restrictions for Quiet Valley at Spanish Fork (the "Third Supplemental Declaration").

E. The Original Declaration, as previously supplemented and amended, pertains to and affects that certain real property located in Utah County, Utah, which is more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

F. Section 17.2.2 of the Original Declaration provides that, until the expiration of the Period of Declarant Control, Declarant may unilaterally amend the Original Declaration for any purpose that Declarant deems to be in the best interest of the Project.

G. Pursuant to Section 17.2.2 of the Original Declaration, Declarant is executing and recording this Third Amendment for the purpose of amending certain provisions of the Original Declaration, as previously supplemented and amended, as hereinafter set forth.

THIRD AMENDMENT

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

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

2. Amendment of Section 1.53 of the Original Declaration. Section 1.53 of the Original Declaration is hereby amended and restated in its entirety to read as follows:

1.53 “Neighboring Property” shall mean any street within Quiet Valley (including annexed property) that is adjacent to the specific Lot, Unit or Parcel in reference.

3. Amendment of Section 1.92 of the Original Declaration. Section 1.92 of the Original Declaration is hereby amended and restated in its entirety to read as follows:

1.92 “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 4.4.5 of the Original Declaration. Section 4.4.5 of the Original Declaration is hereby amended and restated in its entirety to read as follows:

4.4.5 Trash Containers and Collection. No garbage, recycling or trash shall be placed or kept on any Lot, Unit or Parcel, 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 Townhome 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, Units and Parcels and shall not be allowed to accumulate thereon. No outdoor incinerators shall be kept or maintained on any Lot, Unit or Parcel.

5. Declaration Redefined. The Original Declaration, as previously supplemented and amended, and as amended by this Third Amendment, shall collectively be referred to as the "Declaration." Except as previously supplemented and amended, and as amended by this Third Amendment, the Original Declaration shall remain unmodified and in full force and effect.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Declarant has caused this Third Amendment to be executed by a person duly authorized to execute the same.

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

By: *Adam R. Loser*
Name: Adam R. Loser
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. Loser, in such person's capacity as the Vice President of D.R. Horton, Inc., a Delaware corporation.



Krisel Travis
NOTARY PUBLIC

EXHIBIT "A"
TO
THIRD AMENDMENT TO THE DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS FOR
QUIET VALLEY AT SPANISH FORK

Legal Description of the Property

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

PLAT A1

(07-12-2022)

A portion of the Northwest Quarter and the Southwest Quarter of Section 27, Township 8 South, Range 3 East, Salt Lake Base and Meridian and being more particularly described as follows:

Beginning at a point located N0°12'09"W along the section line 0.07 feet and East 19.77 feet from the West Quarter Corner of Section 27, Township 8 South, Range 3 East, Salt Lake Base and Meridian; thence N89°47'51"E 19.57 feet; thence S00°27'24"E 76.90 feet; thence N89°32'36"E 106.75 feet; thence N12°28'49"E 78.34 feet; thence N89°47'51"E 95.09 feet; thence S28°26'09"E 276.28 feet; thence S89°36'24"W 180.25 feet; thence along the arc of a curve to the left 15.71 feet with a radius of 10.00 feet through a central angle of 90°00'00", chord: S44°36'24"W 14.14 feet; thence S00°23'36"E 217.50 feet; thence along the arc of a curve to the left 42.87 feet with a radius of 45.00 feet through a central angle of 54°34'42", chord: S27°40'57"E 41.26 feet; thence S54°58'17"E 40.25 feet; thence along the arc of a curve to the right 12.49 feet with a radius of 180.00 feet through a central angle of 03°58'35", chord: S52°59'00"E 12.49 feet; thence S39°00'17"W 60.00 feet; thence S53°10'04"W 106.36 feet; thence N55°04'48"W 98.20 feet; thence N00°49'00"W 126.00 feet; thence N05°26'00"W 401.31 feet; thence N00°37'02"W 66.76 feet to the point of beginning.

Together with:

PLAT A2

(08-11-2022)

A portion of the Northwest Quarter and the Southwest Quarter of Section 27, Township 8 South, Range 3 East, Salt Lake Base and Meridian and being more particularly described as follows:

Beginning at the West Quarter Corner of Section 27, Township 8 South, Range 3 East, Salt Lake Base and Meridian; thence N00°12'09"W along the section line 395.47 feet; thence S28°14'00"E 448.03 feet; thence S89°47'51"W 46.92 feet; thence S12°28'49"W 78.34 feet; thence S89°32'36"W 106.75 feet; thence N00°27'24"W 76.90 feet; thence S89°47'51"W 39.34 feet to the point of beginning.

Contains: ±1.16 acres.

Together with:

PLAT A3

(08-11-2022)

A portion of the Southwest Quarter of Section 27, Township 8 South, Range 3 East, Salt Lake Base and Meridian and being more particularly described as follows:

Beginning at a point located South 243.27 feet and East 210.03 feet from the West Quarter Corner of Section 27, Township 8 South, Range 3 East, Salt Lake Base and Meridian (Basis of Bearing being N0°12'09"W between the West Quarter Corner and the Northwest Corner of Section 27); thence N89°36'24"E 146.94 feet; thence S00°23'36"E 113.01 feet; thence S03°21'37"W 64.61 feet; thence S37°21'36"W 148.74 feet; thence along the arc of a non-tangent curve to the left 12.49 feet with a radius of 180.00 feet through a central angle of 03°58'35", chord: N52°59'00"W 12.49 feet; thence N54°58'17"W 40.25 feet; thence along the arc of a curve to the right 42.87 feet with a radius of 45.00 feet through a central angle of 54°34'42", chord: N27°40'57"W 41.26 feet; thence N00°23'36"W 217.50 feet; thence along the arc of a curve to the right 15.71 feet with a radius of 10.00 feet through a central angle of 90°00'00", chord: N44°36'24"E 14.14 feet to the point of beginning.

Contains: ±0.89 acres

Together with:

Beginning at a point located N0°12'09"W along the section line 418.60 feet and East 174.53 feet from the West Quarter Corner of Section 27, Township 8 South, Range 3 East, Salt Lake Base and Meridian; thence East 389.32 feet; thence South 100.00 feet; thence East 29.38 feet; thence South 125.35 feet; thence S28°14'00"E 215.25 feet; thence S61°46'00"W 160.00 feet; thence N28°14'00"W 7.43 feet; thence S61°33'51"W 101.91 feet; thence N27°41'09"W 134.73 feet to a point on that real property described at deed Entry No. 24369:1978 in the official records of Utah County; thence N28°26'09"W along said real property 470.06 feet to the point of beginning.

Contains: ± 6.32 net acres.

Together with:

PLAT B

(07-12-2022)

A portion of the Northwest Quarter and the Southwest Quarter of Section 27, Township 8 South, Range 3 East, Salt Lake Base and Meridian and being more particularly described as follows:

Beginning at a point located N0°12'09"W along the section line 193.25 feet and East 592.44 feet from the West Quarter Corner of Section 27, Township 8 South, Range 3 East, Salt Lake Base & Meridian; thence North 125.35 feet; thence West 29.38 feet; thence North 100.00 feet; thence East 872.94 feet; thence along the arc of a non-tangent curve to the right 296.42 feet with a radius of 5629.65 feet through a central angle of 03°01'00", chord: S21°53'50"E 296.38 feet; thence S69°36'41"W 160.00 feet; thence along the arc of a non-tangent curve to the left 29.33 feet with a radius of 5469.65 feet through a central angle of 00°18'26", chord: N20°32'33"W 29.33 feet; thence S68°16'39"W 100.02 feet; thence S20°18'27"E 69.23 feet; thence S89°25'21"W 444.36 feet; thence S28°14'00"E 8.55 feet; thence along the arc of a curve to the right 86.88 feet with a radius of 180.00 feet through a central angle of 27°39'21", chord: S14°24'20"E 86.04 feet; thence S0°34'39"E 1.58 feet; thence along the arc of a curve to the left 15.71 feet with a radius of 10.00 feet through a central angle of 90°00'00", chord: S45°34'39"E 14.14 feet; thence

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N89°25'21"E 2.00 feet; thence S00°34'39"E 60.00 feet; thence S89°25'21"W 176.16 feet; thence along the arc of a curve to the left 12.65 feet with a radius of 170.00 feet through a central angle of 04°15'49", chord: S87°17'27"W 12.65 feet; thence S00°45'50"E 139.94 feet; thence S89°33'51"W 167.09 feet; thence N28°26'09"W 70.00 feet; thence N27°41'09"W 137.08 feet; thence N61°33'51"E 101.91 feet; thence S28°14'00"E 7.43 feet; thence N61°46'00"E 160.00 feet; thence N28°14'00"W 215.25 feet to the point of beginning.

Contains: ±9.86 acres.

Together with:

PLAT C1

A portion of the Northwest Quarter and the Southwest Quarter of Section 27, Township 8 South, Range 3 East, Salt Lake Base and Meridian and being more particularly described as follows:

Beginning at a point on the south line of Quiet Valley at Spanish Fork, Plat B, said point being located South 155.80 feet and East 721.73 feet from the West Quarter Corner of Section 27, Township 8 South, Range 3 East, Salt Lake Base & Meridian (Basis of Bearing being N0°12'09"W between the West Quarter Corner and the Northwest Corner of Section 27); thence along said plat the following thirteen (13) courses: along the arc of a non-tangent curve to the right 12.65 feet with a radius of 170.00 feet through a central angle of 04°15'49", chord: N87°17'27"E 12.65 feet; thence N89°25'21"E 176.16 feet; thence N00°34'39"W 60.00 feet; thence S89°25'21"W 2.00 feet; thence along the arc of a curve to the right 15.71 feet with a radius of 10.00 feet through a central angle of 90°00'0", chord: N45°34'39"W 14.14 feet; thence N00°34'39"W 1.58 feet; thence along the arc of a curve to the left 86.88 feet with a radius of 180.00 feet through a central angle of 27°39'21", chord: N14°24'20"W 86.04 feet; thence N28°14'00"W 8.55 feet; thence N89°25'21"E 444.36 feet; thence N20°18'27"W 69.23 feet; thence N68°16'39"E 100.02 feet; thence along the arc of a non-tangent curve to the right 29.33 feet with a radius of 5469.65 feet through a central angle of 00°18'26", chord: S20°32'33"E 29.33 feet; thence N69°36'41"E 160.00 feet to an existing railroad right-of-way; thence along said railroad the following two (2) courses; along the arc of a non-tangent curve to the right 135.35 feet with a radius of 5629.65 feet through a central angle of 01°22'39", chord: S19°42'00"E 135.35 feet; thence N89°25'04"E 31.61 feet; thence along the arc of a non-tangent curve to the right 319.12 feet with a radius of 5659.65 feet through a central angle of 03°13'50", chord: S17°17'41"E 319.08 feet to the north line of that real property described at deed Entry No. 24369:1978 in official records; thence S89°33'51"W along said line 994.37 feet; thence N00°45'50"W 139.94 feet to the point of beginning.

Contains: ±6.57 acres

Together with:

PLAT C2

A portion of the Southwest Quarter of Section 27, Township 8 South, Range 3 East, Salt Lake Base and Meridian and being more particularly described as follows:

Beginning at a point located South 538.00 feet and East 263.69 feet from the West Quarter Corner of Section 27, Township 8 South, Range 3 East, Salt Lake Base & Meridian (Basis of Bearing being N0°12'09"W between the West Quarter Corner and the Northwest Corner of Section 27); thence along the arc of a non-tangent curve to the right 66.30 feet with a radius of 180.00 feet

through a central angle of $21^{\circ}06'17''$, chord: $S40^{\circ}26'34''E$ 65.93 feet; thence $S29^{\circ}53'26''E$ 56.29 feet; thence along the arc of a curve to the left 15.71 feet with a radius of 10.00 feet through a central angle of $90^{\circ}00'00''$, chord: $S74^{\circ}53'26''E$ 14.14 feet; thence $S32^{\circ}53'05''E$ 60.08 feet; thence $N60^{\circ}06'34''E$ 2.44 feet; thence along the arc of a non-tangent curve to the left 41.74 feet with a radius of 105.00 feet through a central angle of $22^{\circ}46'36''$, chord: $N48^{\circ}43'17''E$ 41.47 feet; thence $N37^{\circ}19'59''E$ 17.13 feet; thence $S54^{\circ}58'17''E$ 434.72 feet; thence $N37^{\circ}29'59''E$ 48.62 feet; thence $S64^{\circ}29'39''E$ 228.35 feet; thence $S38^{\circ}05'44''W$ 260.17 feet to the existing railroad right-of-way; thence said right-of-way the following two (2) courses: along the arc of a non-tangent curve to the left 298.41 feet with a radius of 3492.38 feet through a central angle of $04^{\circ}53'44''$, chord: $N52^{\circ}37'56''W$ 298.32 feet; thence $N55^{\circ}04'48''W$ 582.61 feet; thence $N53^{\circ}10'04''E$ 106.36 feet; thence along the arc of a non-tangent curve to the right 1.73 feet with a radius of 120.00 feet through a central angle of $0^{\circ}49'30''$, chord: $S50^{\circ}34'58''E$ 1.73 feet; thence $N37^{\circ}21'21''E$ 60.04 feet to the point of beginning.

Contains: ± 3.44 acres.

Together with:

PLAT C3

A portion of the Southwest Quarter of Section 27, Township 8 South, Range 3 East, Salt Lake Base and Meridian and being more particularly described as follows:

Beginning at a point located South 538.00 feet and East 263.69 feet from the West Quarter Corner of Section 27, Township 8 South, Range 3 East, Salt Lake Base & Meridian (Basis of Bearing being $N0^{\circ}12'09''W$ between the West Quarter Corner and the Northwest Corner of Section 27); thence $N37^{\circ}21'30''E$ 148.74 feet; thence $N03^{\circ}21'37''E$ 64.61 feet; thence $N00^{\circ}23'36''W$ 113.01 feet; thence $N89^{\circ}36'24''E$ 33.31 feet to the southerly line of that real property described at Entry No. 24369:1978 in official records; thence along said line the following two (2) courses: $S28^{\circ}26'09''E$ 199.59 feet; thence $N89^{\circ}33'51''E$ 1264.86 feet; thence along the arc of a non-tangent curve to the right 596.07 feet with a radius of 5659.65 feet through a central angle of $06^{\circ}02'04''$, chord: $S11^{\circ}24'24''E$ 595.80 feet; thence $S86^{\circ}11'43''W$ 115.27 feet; thence along the arc of a non-tangent curve to the right 6.61 feet with a radius of 2850.00 feet through a central angle of $00^{\circ}07'58''$, chord: $S05^{\circ}07'47''E$ 6.61 feet; thence $S86^{\circ}45'21''W$ 600.06 feet; thence $S64^{\circ}51'41''W$ 68.93 feet; thence $N34^{\circ}19'16''W$ 134.67 feet; thence $N64^{\circ}29'39''W$ 228.35 feet; thence $S37^{\circ}29'59''W$ 48.62 feet; thence $N54^{\circ}58'17''W$ 434.72 feet; thence $S37^{\circ}19'59''W$ 17.13 feet; thence along the arc of a curve to the right 41.74 feet with a radius of 105.00 feet through a central angle of $22^{\circ}46'36''$, chord: $S48^{\circ}43'17''W$ 41.47 feet; thence $S60^{\circ}06'34''W$ 2.44 feet; thence $N32^{\circ}53'05''W$ 60.08 feet; thence along the arc of a non-tangent curve to the right 15.71 feet with a radius of 10.00 feet through a central angle of $90^{\circ}00'00''$, chord: $N74^{\circ}53'26''W$ 14.14 feet; thence $N29^{\circ}53'26''W$ 56.29 feet; thence along the arc of a curve to the left 66.30 feet with a radius of 180.00 feet through a central angle of $21^{\circ}06'17''$, chord: $N40^{\circ}26'34''W$ 65.93 feet to the point of beginning.

Contains: ± 17.77 acres.

Together with:

PLAT D

A portion of the Southwest Quarter of Section 27, Township 8 South, Range 3 East, Salt Lake Base and Meridian and being more particularly described as follows:

Beginning at a point located South 1162.95 feet and East 855.60 feet from the West Quarter Corner of Section 27, Township 8 South, Range 3 East, Salt Lake Base & Meridian (Basis of Bearing being $N0^{\circ}12'09''W$ between the West Quarter Corner and the Northwest Corner of Section 27); thence $N38^{\circ}05'44''E$ 260.17 feet; thence $S34^{\circ}19'16''E$ 134.67 feet; thence $N64^{\circ}51'41''E$ 68.93 feet; thence $N86^{\circ}45'21''E$ 600.06 feet; thence along the arc of a non-tangent curve to the left 6.61 feet with a radius of 2850.00 feet through a central angle of $00^{\circ}07'58''$, chord: $N05^{\circ}07'47''W$ 6.61 feet; thence $N86^{\circ}11'43''E$ 115.27 feet; thence along the arc of a non-tangent curve to the right 447.86 feet with a radius of 5659.65 feet through a central angle of $04^{\circ}32'02''$, chord: $S06^{\circ}07'21''E$ 447.75 feet; thence $S03^{\circ}51'20''E$ 1012.84 feet to the northerly railroad line; thence along said railroad the following five (5) courses: $N88^{\circ}00'00''W$ 69.61 feet; thence $N48^{\circ}37'31''W$ 228.66 feet; thence along the arc of a non-tangent curve to the left 1241.15 feet with a radius of 3487.38 feet through a central angle of $20^{\circ}23'29''$, chord: $N36^{\circ}36'34''W$ 1234.61 feet; thence $N89^{\circ}41'08''E$ 7.26 feet; thence along the arc of a non-tangent curve to the left 211.24 feet with a radius of 3492.38 feet through a central angle of $03^{\circ}27'56''$, chord: $N48^{\circ}27'06''W$ 211.20 feet to the point of beginning.

Contains: \pm 18.64 acres.

PLAT D

A portion of the Southwest Quarter of Section 27, Township 8 South, Range 3 East, Salt Lake Base and Meridian and being more particularly described as follows:

Beginning at a point located South 1162.95 feet and East 855.60 feet from the West Quarter Corner of Section 27, Township 8 South, Range 3 East, Salt Lake Base & Meridian (Basis of Bearing being $N0^{\circ}12'09''W$ between the West Quarter Corner and the Northwest Corner of Section 27); thence $N38^{\circ}05'44''E$ 260.17 feet; thence $S34^{\circ}19'16''E$ 134.67 feet; thence $N64^{\circ}51'41''E$ 68.93 feet; thence $N86^{\circ}45'21''E$ 600.06 feet; thence along the arc of a non-tangent curve to the left 6.61 feet with a radius of 2850.00 feet through a central angle of $00^{\circ}07'58''$, chord: $N05^{\circ}07'47''W$ 6.61 feet; thence $N86^{\circ}11'43''E$ 115.27 feet; thence along the arc of a non-tangent curve to the right 447.86 feet with a radius of 5659.65 feet through a central angle of $04^{\circ}32'02''$, chord: $S06^{\circ}07'21''E$ 447.75 feet; thence $S03^{\circ}51'20''E$ 1012.84 feet to the northerly railroad line; thence along said railroad the following five (5) courses: $N88^{\circ}00'00''W$ 69.61 feet; thence $N48^{\circ}37'31''W$ 228.66 feet; thence along the arc of a non-tangent curve to the left 1241.15 feet with a radius of 3487.38 feet through a central angle of $20^{\circ}23'29''$, chord: $N36^{\circ}36'34''W$ 1234.61 feet; thence $N89^{\circ}41'08''E$ 7.26 feet; thence along the arc of a non-tangent curve to the left 211.24 feet with a radius of 3492.38 feet through a central angle of $03^{\circ}27'56''$, chord: $N48^{\circ}27'06''W$ 211.20 feet to the point of beginning.

Contains: \pm 18.64 acres.