

RECORDING REQUESTED BY:

Commerce Land Title Incorporated
Attn: Shawn Parker
428 East 6400 South; Suite 110
Salt Lake City, Utah 84107
Fax: (801) 265-2599

ENT 73326:2006 PG 1 of 11
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
2006 Jun 12 4:23 pm FEE 88.00 BY SM
RECORDED FOR COMMERCE LAND TITLE

WHEN RECORDED, MAIL TO:

MOUNTAIN HOME DEVELOPMENT CORPORATION
3940 N. Traverse Mountain Blvd.; Suite 200
Lehi, Utah 84043

(Space Above for Recorder's Use)

**Supplemental Master Declaration
of Covenants, Conditions, Restrictions and
Reservation of Easements
For Traverse Mountain
Phase 2
Wood Haven Subdivision**

**Supplemental Master Declaration
of Covenants, Conditions, Restrictions and
Reservation of Easements
For Traverse Mountain
Phase 2
Wood Haven Subdivision**

This Supplemental Master Declaration of Covenants, Conditions, Restrictions and Reservation of Easements for Traverse Mountain ("*Supplemental Declaration*") is made by **RICHMOND AMERICAN HOMES OF UTAH, INC.**, a Colorado corporation ("*Neighborhood Builder*"), and **MOUNTAIN HOME DEVELOPMENT, CORPORATION**, a Utah corporation ("*Declarant*"). Unless otherwise indicated, all capitalized terms used in this Supplemental Declaration are given the same meanings as in the Master Declaration defined in the Preamble of this Supplemental Declaration. This Supplemental Declaration shall be interpreted according to the rules established in Section 1.69 of the Master Declaration except that references in this Supplemental Declaration to Sections and Exhibits are to Sections of and Exhibits to this Supplemental Declaration.

P R E A M B L E:

A. On August 29, 2001, Declarant executed a Master Declaration of Covenants, Conditions, Restrictions and Reservation of Easements for Traverse Mountain which was Recorded on August 31, 2001, as Entry No. 88405:2001, and amended by a First Amendment thereto, Recorded on August 12, 2002, as Entry No. 92301:2002, both in the Official Records of Utah County, Utah ("*Official Records*"), which may be further amended and restated (collectively, the "*Master Declaration*"). The Master Declaration is binding upon all Owners of Lots and Condominiums in the master planned development known as Traverse Mountain ("*Properties*").

B. Neighborhood Builder is the record owner of certain real property ("*Residential Property*") in Lehi City, Utah County, Utah, described on *Exhibit "RA."*

C. Neighborhood Builder is the record owner of certain real property ("*Annexed Master Association Property*") in the Lehi City, Utah County, Utah, described on *Exhibit "MP."* The Annexed Master Association Property and the Residential Property are collectively referred to in this Supplemental Declaration as "Phase 2, Wood Haven Subdivision".

D. Phase 2, Wood Haven Subdivision is part of the Annexable Territory defined in Section 1.2 of the Master Declaration.

E. Declarant is the Declarant defined in Section 1.21 of the Master Declaration. Neighborhood Builder is a Neighborhood Builder as defined in Section 1.49 of the Master Declaration. Neighborhood Builder wishes to add Phase 2, Wood Haven Subdivision to the Properties in accordance with Article XVI of the Master Declaration and impose the restrictions

contained in the Master Declaration and this Supplemental Declaration on Phase 2, Wood Haven Subdivision.

THEREFORE, DECLARANT AND NEIGHBORHOOD BUILDER DECLARE AS FOLLOWS:

1. **Designation of Neighborhood Builder.** Declarant designates Neighborhood Builder as a "Neighborhood Builder" defined in Section 1.49 of the Master Declaration. Declarant and Neighborhood Builder agree that Neighborhood Builder (i) may exercise all of the powers and exemptions of a Neighborhood Builder under the Master Declaration, and (ii) is responsible for performing all duties of a Neighborhood Builder under the Master Declaration.

2. **Annexation.** Neighborhood Builder and Declarant declare that Phase 2, Wood Haven Subdivision is added to and made a part of the real property subject to the Master Declaration, as a Phase of the Properties. This Supplemental Declaration is a "Supplemental Declaration" defined in Section 1.64 of the Master Declaration Recorded in compliance with Article XVI of the Master Declaration.

3. **Land Classifications.**

3.1 **Residential Area.** The Residential Property is designated as a portion of the Residential Area, defined in Section 1.62 of the Master Declaration. All Owners of Lots in Phase 2, Wood Haven Subdivision shall automatically become Members of the Master Association.

3.2 **Master Association Property.** Unless otherwise provided in this Supplemental Declaration, the Master Association shall commence maintaining all property in Phase 2, Wood Haven Subdivision that it is obligated to maintain concurrently with the commencement of Common Assessments in Phase 2, Wood Haven Subdivision.

3.2.1 **Annexed Master Association Property.** The Annexed Master Association Property is designated as a portion of the Master Association Property defined in Section 1.40 of the Master Declaration. The Annexed Master Association Property shall be conveyed to the Master Association prior to the first Close of Escrow for the sale of a Lot in Phase 2, Wood Haven Subdivision, as provided in the Master Declaration.

4. **Common Area.** The portion of the Residential Property identified on *Exhibit "RA"* as Open Space/Common Area is designated as Common Area as defined in Section 1.15 of the Master Declaration.

5. **Special Benefit Area.** Phase 2, Wood Haven Subdivision is not part of a Special Benefit Area.

6. **Neighborhood.** The Residential Property shall be a portion of the Chapel Ridge District, Wood Haven Neighborhood, which is a Neighborhood as defined in Section 1.47 of the Master Declaration. The Neighborhood Representative and alternate shall be selected as provided

in Section 4.5.1 of the Master Association Bylaws and shall serve the terms in accordance with Section 4.5.2 of the Bylaws.

7. **Special Allocation.** If telecommunications services are provided through the Master Association, this cost may be allocated among residences in proportions that are different from other portions of the Common Expenses.

8. **Assessment Obligations.** The rights and obligations of all Owners of Lots located in Phase 2, Wood Haven Subdivision with respect to assessments are as set forth in the Master Declaration and this Supplemental Declaration. All assessments provided for in the Master Declaration shall commence as to Lots in Phase 2, Wood Haven Subdivision on the day of the first Close of Escrow for the sale of a Lot in Phase 2, Wood Haven Subdivision.

9. **Amendment and Duration.** This Supplemental Declaration may be amended in accordance with Sections 16.4.1 and 16.4.2 of the Master Declaration. The Board may also amend this Supplemental Declaration to (i) conform to applicable law, (ii) correct typographical errors, and (iii) change any exhibit or portion of an exhibit to conform to as-built conditions. So long as Declarant or a Neighborhood Builder owns any portion of the Properties or the Annexable Area, any amendment adopted by the Board must also be approved by the Declarant. After the first Close of Escrow in Phase 2, Wood Haven Subdivision, all other amendments to this Supplemental Declaration must be made by complying with the requirements of Section 14.2 of the Master Declaration. Unless amended or terminated, this Supplemental Declaration shall continue and remain in full force and effect for so long as the Master Declaration remains in effect.

10. **Equitable Servitudes and Covenants Appurtenant.** This Supplemental Declaration and the Master Declaration are imposed as equitable servitudes upon Phase 2, Wood Haven Subdivision and each Lot therein, as a servient tenement, for the benefit of each and every other Lot and Condominium within the Properties and the Master Association Property, as the dominant tenements. The covenants, conditions and restrictions of this Supplemental Declaration and the Master Declaration shall run with, and shall inure to the benefit of and shall be binding upon all of Phase 2, Wood Haven Subdivision, and shall be binding upon and inure to the benefit of all Persons having, or hereafter acquiring, any right, title or interest in all or any portion of Phase 2, Wood Haven Subdivision, and their successive owners and assigns.

11. **Governing Documents.** This Supplemental Declaration is Recorded pursuant to Article XVI of the Master Declaration, is a part of the Governing Documents, and may be enforced as provided in the Master Declaration.

12. **No Representations or Warranties.** No representations or warranties, express or implied, have been given or made by Declarant, the Neighborhood Builder, Master Association or their agents in connection with the Properties, its physical condition, zoning, compliance with laws, fitness for intended use, or in connection with the subdivision, sale, operation, maintenance, cost of maintenance, taxes or regulation thereof as a master planned community, except as provided in this Supplemental Declaration or the Master Declaration, provided by Neighborhood Builder to the first Owner of a Lot.

[Signatures on following page]

**Signature Page to Supplemental Master Declaration
of Covenants, Conditions, Restrictions and
Reservation of Easements
For Traverse Mountain
Phase 2
Wood Haven Subdivision**

This Supplemental Declaration has been executed on June 12, 2006, to be effective as of the date of its Recordation.

MOUNTAIN HOME DEVELOPMENT,
CORPORATION, a Utah corporation

By: *Stephen L. Christensen*

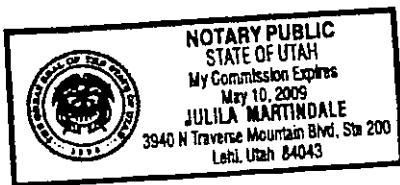
Print Name: Stephen L. Christensen

Title: Chief Executive Officer (CEO)

“Declarant”

STATE OF UTAH)
) ss.
COUNTY OF UTAH)

The foregoing instrument was acknowledged before me this 12th day of June, 2006, by **STEPHEN L. CHRISTENSEN**, an individual residing in the State of Utah, as the CEO of MOUNTAIN HOME DEVELOPMENT CORPORATION, a Utah corporation. Said **STEPHEN L. CHRISTENSEN** acknowledged before me that he executed the foregoing on behalf of MOUNTAIN HOME DEVELOPMENT CORPORATION, a Utah corporation.



Julila Martindale
Notary Public

Residing at: Lehi, Utah

My Commission Expires: May 10, 2009

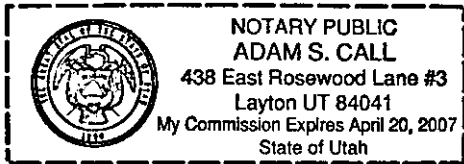
**Signature Page Continued to Supplemental Master Declaration
of Covenants, Conditions, Restrictions and
Reservation of Easements
For Traverse Mountain
Phase 2
Wood Haven Subdivision**

RICHMOND AMERICAN HOMES OF
UTAH, INC., a Colorado corporation

By: [Signature]
Name: JOHN STUBBS
Its: DIVISION PRESIDENT
"Neighborhood Builder"

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

The foregoing instrument was acknowledged before me this 31 day of May, 2006,
by JOHN STUBBS, an individual residing in the State of Utah, as the authorized
representative of RICHMOND AMERICAN HOMES OF UTAH, INC., a Colorado corporation.
Said person acknowledged before me that he executed the foregoing on behalf of RICHMOND
AMERICAN HOMES OF UTAH, INC., a Colorado corporation.



[Signature]
Notary Public

Residing at: _____

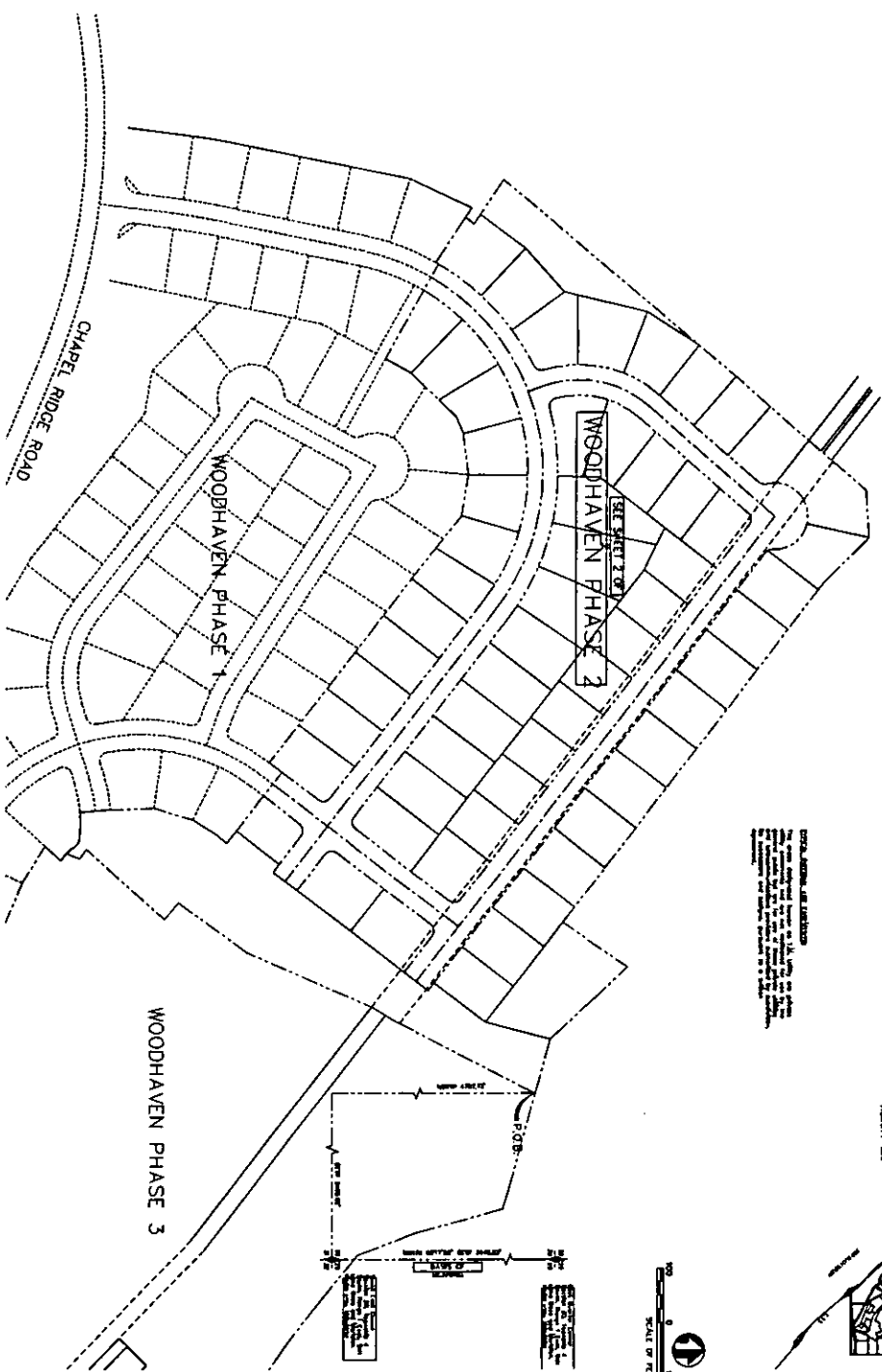
My Commission Expires: _____

EXHIBIT "RA"

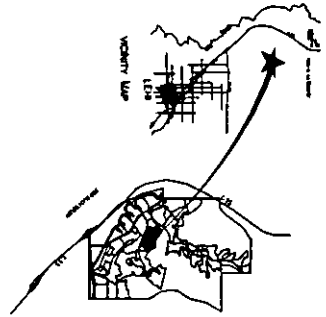
The Residential Property shall consist of Lots 201 through 259 in Phase 2, Wood Haven as set forth on the attached Plat Map.

1. The State of California has adopted the Uniform Subdivided Lands Act, which is contained in the Uniform Subdivided Lands Act, Chapter 1, Article 1, Section 10000, of the California Code of Regulations. The purpose of this Act is to provide a uniform system of regulation for the subdivision of land in California. The Act is intended to be construed liberally in order to effect its purpose and to be applied to all subdivisions of land in California. The Act is intended to be construed in accordance with the following principles:

WOODHAVEN PHASE 2
 A SUBDIVISION OF A PORTION OF
 LOT 63 WOODHAVEN PHASE 1 1/4
 AND PART OF THE NORTH HALF OF SEC 30
 OF THE NORTH WEST 1/4 OF SEC 30



GENERAL NOTES AND CONDITIONS
 1. THE SUBDIVISION IS SUBJECT TO ALL APPLICABLE ZONING ORDINANCES AND REGULATIONS OF THE CITY OF LOS ANGELES.
 2. THE SUBDIVISION IS SUBJECT TO ALL APPLICABLE STATE AND FEDERAL LAWS AND REGULATIONS.
 3. THE SUBDIVISION IS SUBJECT TO ALL APPLICABLE LOCAL ORDINANCES AND REGULATIONS.
 4. THE SUBDIVISION IS SUBJECT TO ALL APPLICABLE EASEMENTS AND ENCUMBRANCES.
 5. THE SUBDIVISION IS SUBJECT TO ALL APPLICABLE DEEDS AND INSTRUMENTS.



P S O M A S
 Planning Consultants
 1000 Wilshire Blvd, Suite 1000
 Los Angeles, CA 90024
 (310) 776-5177 (cell) 776-5182 (fax)

PLANNING COMMISSION APPROVAL
 APPROVED AND ADOPTED
 BY THE CITY PLANNING COMMISSION
 ON _____ A.D. 2006

APPROVED BY LEGISLATIVE BODY
 THE CITY COUNCIL OF LOS ANGELES
 ON _____ A.D. 2006



WOODHAVEN PHASE 2
 A SUBDIVISION OF A PORTION OF
 LOT 63 WOODHAVEN PHASE 1 1/4
 AND THE NORTH WEST 1/4 OF SEC 30
 OF THE NORTH WEST 1/4 OF SEC 30

WOODHAVEN PHASE 2
 A SUBDIVISION OF A PORTION OF
 LOT 63 WOODHAVEN PHASE 1 1/4
 AND THE NORTH WEST 1/4 OF SEC 30
 OF THE NORTH WEST 1/4 OF SEC 30

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 LOT 63 WOODHAVEN PHASE 1 1/4
 AND THE NORTH WEST 1/4 OF SEC 30
 OF THE NORTH WEST 1/4 OF SEC 30

EXHIBIT "MP"

The Annexed Master Association Property shall include the Property marked "Open Space 2A" and "Open Space 3" as indicated on the attached Plat Map.

1. A portion of the land shown on this map is reserved to the State of Utah for public use, and the same is not to be included in this subdivision.

2. The subdivision shown on this map is subject to the provisions of the Utah Subdivision Map Act, Chapter 37A, Utah Code, and the rules and regulations of the Utah State Office of Public Safety, Division of Land Use Planning, and the Utah State Office of Public Safety, Division of Land Use Planning, and the Utah State Office of Public Safety, Division of Land Use Planning.

3. The subdivision shown on this map is subject to the provisions of the Utah Subdivision Map Act, Chapter 37A, Utah Code, and the rules and regulations of the Utah State Office of Public Safety, Division of Land Use Planning, and the Utah State Office of Public Safety, Division of Land Use Planning, and the Utah State Office of Public Safety, Division of Land Use Planning.

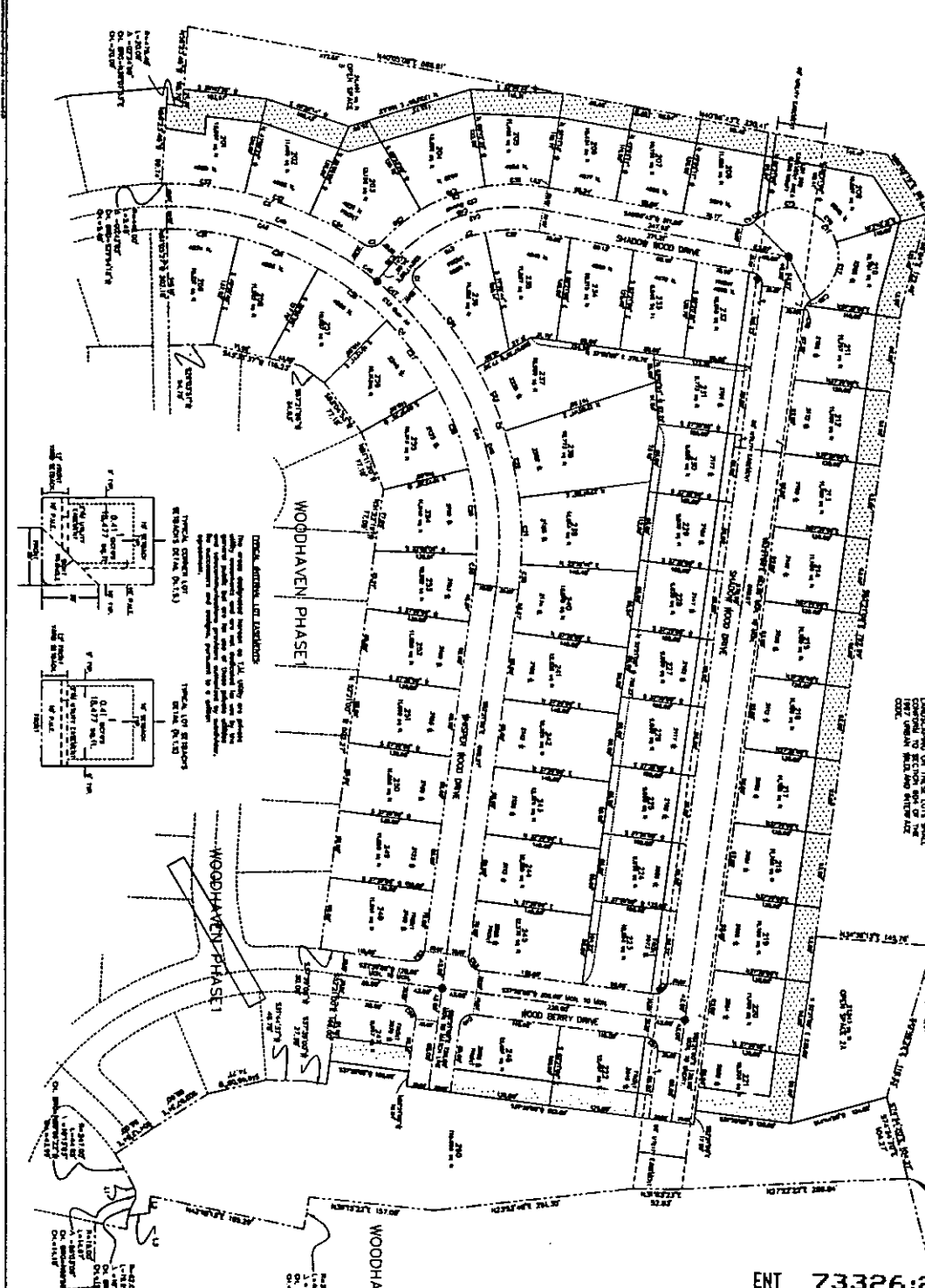
4. The subdivision shown on this map is subject to the provisions of the Utah Subdivision Map Act, Chapter 37A, Utah Code, and the rules and regulations of the Utah State Office of Public Safety, Division of Land Use Planning, and the Utah State Office of Public Safety, Division of Land Use Planning, and the Utah State Office of Public Safety, Division of Land Use Planning.

- LEGEND**
- WOODHAVEN PHASE 1
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 - WOODHAVEN PHASE 100

LOT 100 CONTAINS 1.17 ACRES. THE SAME IS RESERVED TO THE STATE OF UTAH FOR PUBLIC USE, AND THE SAME IS NOT TO BE INCLUDED IN THIS SUBDIVISION. THE STATE OF UTAH HAS A CLAIM TO THE LAND SHOWN ON THIS MAP, AND THE SAME IS NOT TO BE INCLUDED IN THIS SUBDIVISION.

WOODHAVEN PHASE 2
 A SUBDIVISION OF A PORTION OF
 LOT 63 WOODHAVEN PHASE 1 1/4
 AND THE NORTH WEST 1/4 OF SEC 10
 OF THE NORTH WEST 1/4 OF SEC 30

A PLANNED COMMUNITY DEVELOPMENT LOCATED IN THE CITY OF UTAH COUNTY, UTAH
 WITHIN A SUBDIVISION LOCATED IN LOT 63, WOODHAVEN PHASE 1 1/4, AND
 THE NORTH WEST 1/4 OF SEC 10 AND SEC 30, T4N, R10E, S10E, UTAH COUNTY, UTAH.



ENT 73326:2006 PG 11 of 11

LOT	AREA (SQ. FT.)	AREA (ACRES)
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LOT	AREA (SQ. FT.)	AREA (ACRES)
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69	10,000	0.23
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79	10,000	0.23
80	10,000	0.23
81	10,000	0.23
82	10,000	0.23
83	10,000	0.23
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98	10,000	0.23
99	10,000	0.23
100	10,000	0.23

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04-27-06	PSOMAS	61
04-27-		