

WHEN RECORDED RETURN TO:

Mountain Home Development Corporation  
3940 N. Traverse Mountain Blvd., #150  
Lehi, Utah 84047

ENT 7549:2015 PG 1 of 6  
Jeffery Smith  
Utah County Recorder  
2015 Jan 30 04:27 PM FEE 98.00 BY SS  
RECORDED FOR Meridian Title Company  
ELECTRONICALLY RECORDED

Space above for County Recorder's Use

### AGREEMENT TO INCLUDE PROPERTY IN ANNEXABLE TERRITORY

THIS AGREEMENT TO INCLUDE PROPERTY IN ANNEXABLE TERRITORY (this "Agreement") is made this 28<sup>th</sup> day of January, 2015, by Mountain Home Development Corporation, a Utah corporation ("**Declarant**") and Perry Homes Utah Inc., a Utah corporation ("**Perry Homes**"). Declarant and Perry Homes are referred to herein collectively as the "**Parties**."

A. Declarant previously entered into that certain Amended and Restated Master Declaration of Covenants, Conditions, Restrictions and Reservation of Easements for Traverse Mountain, recorded as Entry No. 88194:2007 in the official records of the Utah County Recorder's Office, as may be amended or supplemented from time to time (the "**Master Declaration**").

B. Section 16.1 of the Master Declaration provides that Declarant may add to the real property encumbered by the Master Declaration all or any portion of certain real property designated as "Annexable Territory" by recording a supplemental declaration encumbering the portion of the Annexable Territory annexed thereby.

C. Section 16.5 of the Master Declaration provides that additional property outside of the Annexable Territory may be annexed to the Annexable Territory and brought within the general plan of the Master Declaration upon the approval by Neighborhood Representatives representing at least two-thirds (2/3) of the voting power of the Traverse Mountain Master Association ("**Master Association**").

D. Perry Homes owns that certain parcel of real property of approximately 61.398 acres that is described on Exhibit A attached hereto and incorporated herein (the "**Perry Homes Property**").

E. Perry Homes desires that the Perry Homes Property be added to the Annexable Territory and brought within the general plan of the Master Declaration.

F. On January 21, 2015, the Master Association convened a meeting of Neighborhood Representatives consistent with all requirements of the Master Declaration to consider the request of Perry Homes to add the Perry Homes Property to the Annexable Territory.



By executing this Agreement, the undersigned, as the owner of the Perry Homes Property, hereby acknowledges and agrees to the recording of this Agreement

OWNER:

PERRY HOMES UTAH, INC., a Utah corporation

William O Perry  
By: WILLIAM O. PERRY  
Its: CHAIRMAN

STATE OF UTAH )  
 ) ss.  
COUNTY OF UTAH )

On this 28 day of January, 2015, personally appeared before me William O. Perry, who being by me duly sworn did acknowledge that he is the CHAIRMAN and authorized signer of Perry Homes Utah, Inc., a Utah corporation, and who acknowledged to me that said company executed the foregoing.

Carolyn Woolsey  
Notary Public  
Residing at: Salt Lake County

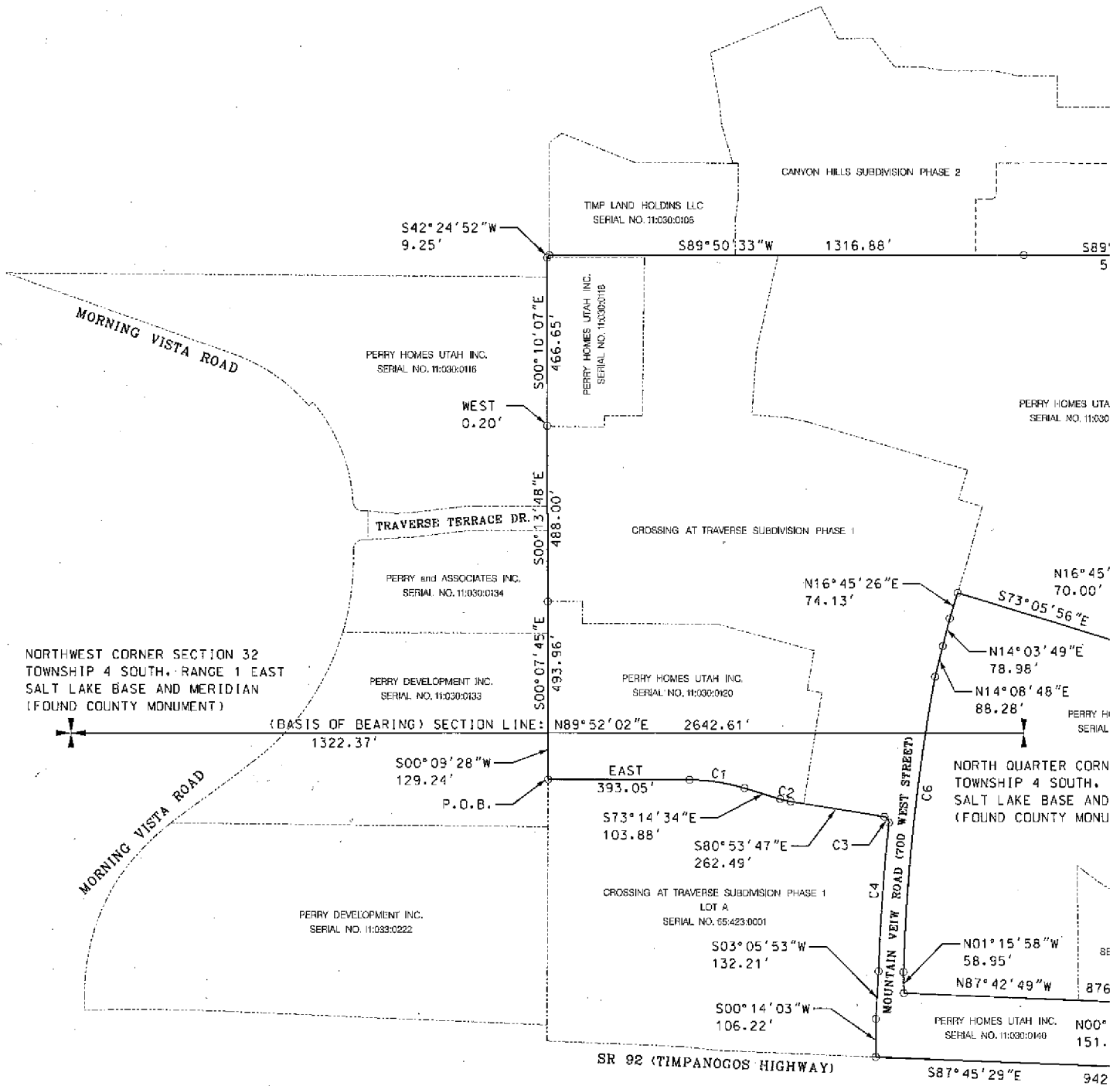
My Commission Expires: Feb 08, 2015



Exhibit A**ANNEXATION BOUNDARY DESCRIPTION**

Beginning at the northwest corner of Lot A, Crossing at Traverse Subdivision, Phase 1, Amended Plat, on file with the Utah County Recorder's Office which point is North 89°52'02" East along the Section Line 1322.37 feet and South 00°09'28" West 129.24 feet from the Northwest Corner of Section 32, Township 4 South, Range 1 East, Salt Lake Base and Meridian; thence along the north line of said Lot A the following five (5) calls: (1) East 393.05 feet to a point of curvature; (2) along the arc of a 533.00 foot radius curve to the right 155.89 feet through a central angle of 16°45'26", the chord of which bears South 81°37'17" East 155.33 feet; (3) South 73°14'34" East 103.88 feet to a point of curvature; (4) along the arc of a 228.00 foot radius curve to the left 30.46 feet through a central angle of 07°39'12", the chord of which bears South 77°04'10" East 30.43 feet; (5) South 80°53'47" East 262.49 feet to a point of curvature; thence along the arc of a 15.00 foot radius curve to the right 22.86 feet through a central angle of 87°18'47", the chord of which bears South 37°14'56" East 20.71 feet to the westerly right of way line of Mountain View Road (700 West Street); thence along said right of way the following three (3) calls: (1) along the arc of a 5438.46 foot radius curve to the left 413.65 feet through a central angle of 04°21'29", the chord of which bears South 03°48'11" West 413.55 feet; (2) South 03°05'53" West 132.21 feet; (3) South 00°14'03" West 106.22 feet to the northerly right of way line of SR 92 (Timpanogos Highway); thence South 87°45'29" East along said northerly right of way line 942.10 feet; thence along the arc of a 39.00 foot radius curve to the left 30.98 feet through a central angle of 45°30'38", the chord of which bears North 22°39'29" East 30.17 feet to the westerly right of way line of 500 West Street; thence North 00°05'03" West along said westerly right of way 151.41 feet; thence leaving said right of way North 87°42'49" West 876.62 feet to the easterly right of way of said Mountain View Road (700 West Street); thence along said easterly right of way the following five (5) calls: (1) North 01°15'58" West 58.95 feet to a point of curvature; (2) along the arc of a 5370.46 foot radius curve to the right 825.25 feet through a central angle of 08°48'16", the chord of which bears North 06°01'39" East 824.44 feet; (3) North 14°08'48" East 88.28 feet; (4) North 14°03'49" East 78.98 feet; (5) North 16°45'26" East 74.13 feet; thence leaving said right of way South 73°05'56" East 763.85 feet; thence North 16°45'26" East 70.00 feet to a point of non-tangent curvature; thence along the arc of a 31.00 foot radius curve to the left 16.41 feet through a central angle of 30°19'20", the chord of which bears South 88°24'14" East 16.22 feet; thence North 00°05'59" West 1094.80 feet to the south line of Canyon Hills Subdivision, Phase 1 on file with the Utah County Recorder's Office; thence South 89°51'58" West along said south line 583.30 feet; thence South 89°50'33" West along said south line and along the south line of Canyon Hills Subdivision, Phase 2 and its line extended 1316.88 feet; thence South 42°24'52" West 9.25 feet; thence South 00°10'07" East 466.65 feet to a northerly line of said Crossing at Traverse Subdivision, Phase 1; thence West 0.20 feet to the northwest corner of Lot 146 of said subdivision; thence South 00°13'48" East along the westerly line of said subdivision 488.00 feet; thence South 00°07'45" East along said westerly line 493.96 feet to the point of beginning.

Area= 61.398 Acres



NORTHWEST CORNER SECTION 32  
 TOWNSHIP 4 SOUTH, RANGE 1 EAST  
 SALT LAKE BASE AND MERIDIAN  
 (FOUND COUNTY MONUMENT)

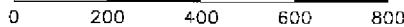
NORTH QUARTER CORN  
 TOWNSHIP 4 SOUTH,  
 SALT LAKE BASE AND  
 (FOUND COUNTY MONU)

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD	BEAR
C1	16°45'26"	533.00	155.89	155.33	S81°3'
C2	07°39'12"	228.00	30.46	30.43	S77°0'
C3	87°18'47"	15.00	22.66	20.71	S37°1'
C4	04°21'29"	5436.46	413.65	413.55	S03°4'
C5	45°30'38"	39.00	30.98	30.17	N22°3'
C6	08°48'16"	5370.46	825.25	824.44	N06°0'
C7	30°19'20"	31.00	16.41	16.22	S88°2'



Office: (801) 377-1790 Fax: (801) 377-1789  
 578 East 770 North, Orem UT 84057

SCALE (FEET)



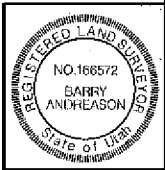
**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THIS IS A TRUE AND ACCURATE MAP OF THE TRACT OF LAND TO BE ANNEXED, TO TRAVERSE MOUNTAIN MASTER ASSOCIATION, UTAH COUNTY, UTAH.

**BOUNDARY DESCRIPTION**

Beginning at the northwest corner of Lot A, Crossing at Traverse Subdivision, Phase 1, Amended Plat, on file with the Utah County Recorder's Office which point is North 89°52'02" East along the Section Line 1322.37 feet and South 00°09'28" West 129.24 feet from the Northwest Corner of Section 32, Township 4 South, Range 1 East, Salt Lake Base and Meridian; thence along the north line of said Lot A the following five (5) calls: (1) East 393.05 feet to a point of curvature; (2) along the arc of a 533.00 foot radius curve to the right 155.89 feet through a central angle of 16°45'26", the chord of which bears South 81°37'17" East 155.33 feet; (3) South 73°14'34" East 103.88 feet to a point of curvature; (4) along the arc of a 228.00 foot radius curve to the left 30.46 feet through a central angle of 07°39'12", the chord of which bears South 77°04'10" East 30.43 feet; (5) South 80°53'47" East 262.49 feet to a point of curvature; thence along the arc of a 15.00 foot radius curve to the right 22.86 feet through a central angle of 87°18'47", the chord of which bears South 37°14'56" East 20.71 feet to the westerly right of way line of Mountain View Road (700 West Street); thence along said right of way the following three (3) calls: (1) along the arc of a 5438.46 foot radius curve to the left 413.65 feet through a central angle of 04°21'29", the chord of which bears South 03°48'11" West 413.55 feet; (2) South 03°05'53" West 132.21 feet; (3) South 00°14'03" West 106.22 feet to the northerly right of way line of SR 92 (Timpanogos Highway); thence South 87°45'29" East along said northerly right of way line 942.10 feet; thence along the arc of a 39.00 foot radius curve to the left 30.98 feet through a central angle of 45°30'38", the chord of which bears North 22°39'29" East 30.17 feet to the westerly right of way line of 500 West Street; thence North 00°05'03" West along said westerly right of way 151.41 feet; thence leaving said right of way North 87°42'49" West 876.62 feet to the easterly right of way of said Mountain View Road (700 West Street); thence along said easterly right of way the following five (5) calls: (1) North 01°15'58" West 58.95 feet to a point of curvature; (2) along the arc of a 5370.46 foot radius curve to the right 825.25 feet through a central angle of 08°48'16", the chord of which bears North 06°01'39" East 824.44 feet; (3) North 14°08'48" East 88.28 feet; (4) North 14°03'49" East 78.98 feet; (5) North 16°45'26" East 74.13 feet; thence leaving said right of way South 73°05'56" East 763.85 feet; thence North 16°45'26" East 70.00 feet to a point of non-tangent curvature; thence along the arc of a 31.00 foot radius curve to the left 16.41 feet through a central angle of 30°19'20", the chord of which bears South 88°24'14" East 16.22 feet; thence North 00°05'59" West 1094.80 feet to the south line of Canyon Hills Subdivision, Phase 1 on file with the Utah County Recorder's Office; thence South 89°51'58" West along said south line 583.30 feet; thence South 89°50'33" West along said south line and along the south line of Canyon Hills Subdivision, Phase 2 and its line extended 1316.88 feet; thence South 42°24'52" West 9.25 feet; thence South 00°10'07" East 466.65 feet to a northerly line of said Crossing at Traverse Subdivision, Phase 1; thence West 0.29 feet to the northwest corner of Lot 146 of said subdivision; thence South 00°13'48" East along the westerly line of said subdivision 488.00 feet; thence South 00°07'45" East along said westerly line 493.96 feet to the point of beginning.

Area= 61.358 Acres

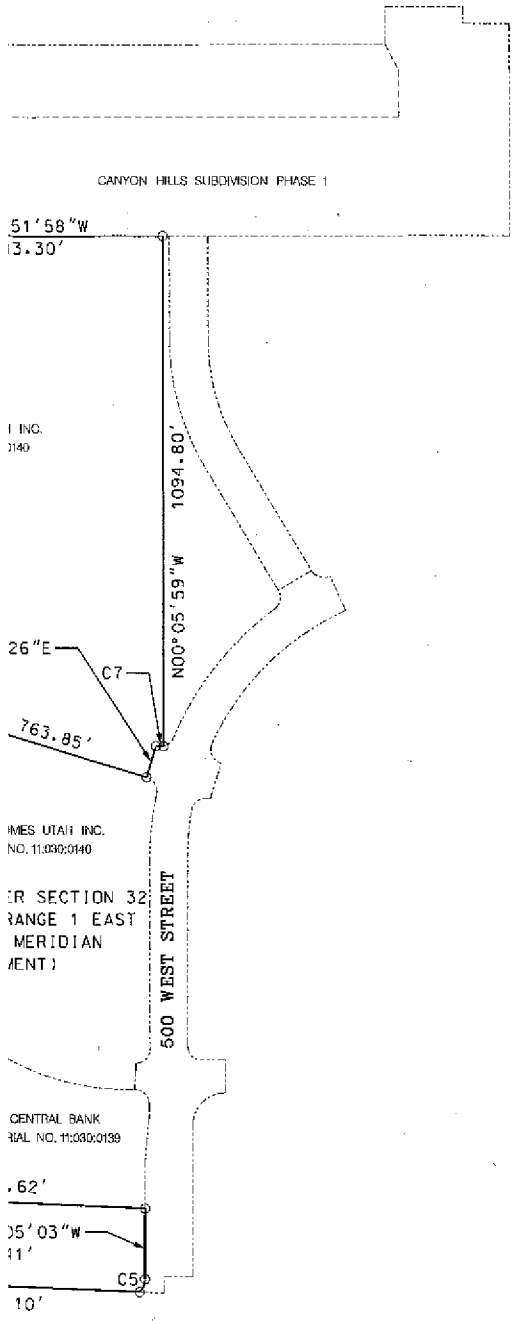


PROFESSIONAL LAND SURVEYOR

DATE

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**PERRY PROPERTIES  
TRAVERSE MOUNTAIN HOA  
ANNEXATION**



ING
'17"E
'10"E
'56"E
'11"W
'29"E
'39"E
'14"E