

When Recorded Return To:

DAI Managers, LLC  
14034 S. 145 E. Suite 204  
Draper, UT 84020



ENT 77432:2019 PG 1 of 3  
JEFFERY SMITH  
UTAH COUNTY RECORDER  
2019 Aug 14 10:45 am FEE 72.00 BY SS  
RECORDED FOR EVANS RANCH LLC

**SUPPLEMENTAL DECLARATION AND  
CERTIFICATE OF AMENDMENT FOR EVANS RANCH**  
An Expandable Planned Unit Development

(Plat "J-1")

This SUPPLEMENTAL DECLARATION AND CERTIFICATE OF AMENDMENT FOR EVANS RANCH ("**Supplemental Declaration**") is executed and adopted by Evans Ranch, LLC, a Utah limited liability company ("**Declarant**").

**RECITALS**

A. This Supplemental Declaration shall modify and supplement the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Evans Ranch ("**Declaration**") recorded with the Utah County Recorder's Office on February 22, 2016 as Entry No. 14297:2016.

B. Evans Ranch, LLC is the Declarant as identified and set forth in the Declaration, and is the owner of the real property subject to this Supplemental Declaration as identified on Exhibit A attached hereto. Declarant consents to subjecting the Subject Property to the terms, covenants, and restrictions contained in the Declaration.

C. Under the terms of the Declaration, Declarant reserved the right to expand the Evans Ranch project by the addition of Additional Land. Declarant desires to add the Subject Property to the project as Additional Land as hereinafter provided for.

**ANNEXATION**

NOW THEREFORE, in consideration of the recitals set forth above, the Declarant hereby declares and certifies as follows:

1. Annexation of Additional Land. Declarant hereby confirms that all of the real property identified on Exhibit A attached hereto, together with (i) all buildings, improvements, and structures situated on or comprising a part of the above-described real property, whether now existing or hereafter constructed; (ii) all easements, rights-of-way, and other appurtenances and rights incident to, appurtenant to, or accompanying said real property; and (iii) all articles of personal property intended for use in connection therewith (collectively referred to herein as the "**Subject Property**") is submitted to and properly annexed into the Declaration. The Subject Property shall hereinafter be held, transferred, sold, conveyed, and occupied subject to the terms, covenants, restrictions, easements, charges, assessments, and liens set forth in the Declaration and all supplements and amendments thereto.

2. Evans Ranch Plat J-1. The real properties described in Paragraph 1, and the

improvements to be constructed thereon, all of which are submitted to the terms and conditions of the Declaration, are more particularly set forth on the **Evans Ranch Plat "J-1"** subdivision plat map, which plat map shall be recorded with this Supplemental Declaration.

3. Submission. The Subject Property shall hereinafter be held, transferred, sold, conveyed, and occupied subject to the covenants, restrictions, easements, charges, and liens set forth in the Declaration and all supplements and amendments thereto.

4. Membership. The Owner of each Lot or Parcel within the Subject Property shall be a member of the Evans Ranch Owners Association, Inc. and shall be entitled to all benefits of such membership and shall be subject to the Declaration. Each Lot Owner is allotted one vote in such Association per Lot owned. The Association's Common Expenses shall be apportioned among the Lots within the Subject Property in accordance with the Declaration.

5. Representations of Declarant. Declarant represents that the annexed real property is part of the Additional Land described in the Declaration.

6. Reservation of Declarant's Rights. Pursuant to the Declaration, all rights concerning the Project reserved to Declarant in the Declaration are hereby incorporated and reserved to Declarant with respect to the Subject Property. The exercise of Declarant's rights concerning such Subject Property shall be governed by the same terms, provisions and limitations set forth in the Declaration.

7. Effective Date. This Supplemental Declaration shall take effect upon being recorded with the Utah County Recorder.

IN WITNESS WHEREOF, the Declarant has executed this Supplemental Declaration this 13<sup>th</sup> day of August, 2019.

**DECLARANT**  
**EVANS RANCH, LLC**  
a Utah Limited Liability Company

By: DAI Managers, LLC, its Manager

By: \_\_\_\_\_

Name: Nathan Shipp

Title: Manager

STATE OF UTAH )  
 ) ss.  
COUNTY OF Salt Lake )

On the 13<sup>th</sup> day of August, 2019, personally appeared before me Nathan Shipp who by me being duly sworn, did say that she/he is an authorized representative of DAI Managers, LLC, the Manager of Evans Ranch, LLC, and that the foregoing instrument is signed on behalf of said company and executed with all necessary authority.

Notary Public: Katelyn Mickelsen



**EXHIBIT A**  
**SUBJECT PROPERTY/ADDITIONAL LAND**  
**(Legal Description)**

All of **Evans Ranch Plat "J-1"**, according to the official plat on file in the office of the Utah County Recorder.

More particularly described as:

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY BOUNDARY OF PLAT "B-3", EVANS RANCH SUBDIVISION BEING LOCATED S0°37'03"W ALONG THE SECTION LINE 1297.69 FEET AND EAST 504.72 FEET FROM THE WEST 1/4 CORNER OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG THE BOUNDARY OF SAID SUBDIVISION THE FOLLOWING FOUR (4) COURSES: N9°15'53"W 30.37 FEET; THENCE N70°00'40"W 30.10 FEET; THENCE N25°55'27"W 100.31 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 194.48 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: N27°00'43"W) 160.04 FEET THROUGH A CENTRAL ANGLE OF 47°09'17" (CHORD: S86°33'55"W 155.56 FEET); THENCE N22°15'56"E 118.72 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 228.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: N19°56'04"E) 42.97 FEET THROUGH A CENTRAL ANGLE OF 10°52'14" (CHORD: N64°37'49"W 42.91 FEET); THENCE N30°48'18"E 53.00 FEET; THENCE N30°32'52"E 77.53 FEET; THENCE N2°27'40"W 198.26 FEET; THENCE N19°06'07"E 190.23 FEET; THENCE N51°34'39"E 105.66 FEET; THENCE S38°23'34"E 11.53 FEET; THENCE N51°34'39"E 20.00 FEET; THENCE N56°33'01"E 88.11 FEET; THENCE N77°07'41"E 141.02 FEET; THENCE S7°06'18"E 135.59 FEET; THENCE S16°51'58"E 53.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 323.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: S16°51'58"E) 9.25 FEET THROUGH A CENTRAL ANGLE OF 1°38'17" (CHORD: S72°18'53"W 9.25 FEET); THENCE S19°23'24"E 130.96 FEET TO THE NORTHERLY BOUNDARY OF PLAT "H-1", EVANS RANCH SUBDIVISION; THENCE ALONG THE BOUNDARY OF SAID SUBDIVISION THE FOLLOWING ELEVEN (11) COURSES: S53°03'06"W 165.87 FEET; THENCE S11°35'39"W 28.84 FEET; THENCE S70°00'27"W 34.71 FEET; S82°41'17"W 31.89 FEET; THENCE S19°59'33"E 100.00 FEET; THENCE S40°13'54"E 56.49 FEET; THENCE S28°15'43"E 58.52 FEET; THENCE S37°27'11"E 56.32 FEET; THENCE S49°12'09"W 98.98 FEET; THENCE S32°52'14"W 55.23 FEET; THENCE S49°12'09"W 135.71 FEET TO THE POINT OF BEGINNING,

CONTAINS: ±6.00 ACRES  
261522 SQ FT