

**WHEN RECORDED PLEASE RETURN TO:**

Dennis M. Astill  
7730 S Union Park Avenue  
Sandy, Utah 84047

ENT 79710:2014 PG 1 of 3  
Jeffery Smith  
Utah County Recorder  
2014 Nov 05 11:23 AM FEE 14.00 BY SS  
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**DECLARATION  
OF COVENANTS, CONDITIONS, AND RESTRICTIONS  
FOR POD 10 VINEYARD HOMESTEADS DEVELOPMENT,  
TOWN OF VINEYARD, UTAH COUNTY, UTAH**

THIS DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR "POD 10, VINEYARD HOMESTEADS" located in Town of Vineyard, Utah County, Utah (the "Declaration") is made as of this 3rd day of November, 2014, by VINEYARD HOMESTEADS DEVELOPMENT 2012, LLC, DBA PVH DEVELOPMENT, LLC (the "Declarant").

**RECITALS**

WHEREAS, Declarant is the owner of certain real property in Town of Vineyard, Utah County, Utah, more particularly described at Exhibit A attached hereto (the "Property");

WHEREAS, Declarant recorded that certain Declaration of Restrictive Covenants For The Homesteads at Vineyard, dated May 20, 2014 and recorded as Instrument No. 36066-2014, Official Records of Utah County Recorder, State of Utah ("Homesteads Master Declaration"), which allowed for annexation of other property;

WHEREAS, the Homesteads Master Declaration was amended by that First Amendment dated November 3rd, 2014, which amendment was recorded as Instrument No. 79702:2014, Official Records of Utah County Recorder, State of Utah;

WHEREAS, the Declarant intends to sell to various purchasers the fee title to the Property, subject to the following covenants, conditions, restrictions, easements and limitations herein set forth which are hereby declared to be for the benefit and burden of the Property, their successors and assigns, to the extent determined by Declarant and set forth herein;

NOW, THEREFORE, in consideration of the foregoing Recitals, which are incorporated herein and declared to be true and correct, Declarant hereby executes this Declaration of Protective Covenants.

This Declaration incorporates by reference the Homesteads Master Declaration in its



## EXHIBIT A

## POD 10, VINEYARD HOMESTEADS DEVELOPMENT

TAX PARCEL NO. 18-015-0129

## LEGALLY DESCRIBED AS FOLLOWS:

A parcel of land located in the Southwest quarter of Section 17, Township 6 South, Range 2 East, Salt Lake Base and Meridian.

Beginning at a point being located North 89°38'03" East along the center Section line between the found Utah County brass cap monument marking the West quarter corner of Section 17, and the found Utah County brass cap monument marking the East quarter corner of said Section a distance of 943.05 feet and South 1820.52 feet; thence East 242.27 feet; thence South 89°43'34" East 62.22 feet; thence North 89°58'55" East 245.52 feet; thence South 00°01'05" East 130.28 feet; thence South 40°28'12" West 73.63 feet; thence South 00°01'05" East 150.00 feet to a point on a boundary line agreement (per entry number 149923-2006 of official records); thence along said boundary line agreement South 89°58'55" West for a distance of 1293.59 feet to the East line of Main Street Parkway per the Homesteads Road Dedication plat as recorded in Entry number 137765:2007 in the Utah County Recorder's Office; thence along said Easterly Right of Way line the following 6 courses North for a distance of 79.88 feet to a point of curvature of 15.00 foot radius curve to the right; thence continuing 23.56 feet along the arc of said curve through a central angle of 90°00'00" (Chord bears North 45°00'00" East 21.21 feet); thence North a distance of 56.00 feet; thence West for a distance of 12.00 feet to a point on the arc of a 15.00 foot radius curve to the right; thence continuing 23.56 feet along the arc of said curve through a central angle of 90°00'00" (Chord bears North 45°00'00" West 21.21 feet); thence North a distance of 395.65 feet to a point of curvature of a 2045.50 foot radius curve to the left; thence continuing 65.38 feet along the arc of said curve through a central angle 01°49'53" (Chord bears North 00°54'56" West for 65.38 feet); thence North 39°23'45" East for a distance of 59.28 feet; thence North 47°26'29" East for a distance of 62.45 feet; thence North 70°31'53" East for a distance of 122.63 feet; thence South 70°19'44" East for a distance of 133.25 feet; thence South 22°27'59" East for a distance of 240.16 feet; thence South 24°25'36" West for a distance of 19.00 feet; thence South 43°51'56" West for a distance of 176.26 feet; thence South 20°36'18" East for a distance of 84.12 feet; thence South 60°15'39" East for a distance of 121.53 feet; thence South 00°01'05" East for a distance of 46.36 feet; thence North 89°58'55" East for a distance of 172.98 feet to a point of curvature with a 272.00 foot radius curve to the left; thence continuing 48.45 feet along the arc of said curve through a central angle 10°12'18" (Chord bears North 84°52'46" East 48.38 feet); thence North 79°46'37" East for a distance of 74.38 feet; thence North 10°13'23" West for a distance of 42.96 feet; thence North 36°56'50" East for a distance of 128.00 feet; thence North 50°47'37" East for a distance of 24.54 feet to the point of beginning.