

**SUPPLEMENTAL DECLARATION**  
**OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR**  
**VALLEY VIEW RANCH AND NOTICE OF ANNEXATION OF REAL PROPERTY**

Eagle Mountain, Utah

THIS SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR VALLEY VIEW RANCH AND NOTICE OF ANNEXATION OF REAL PROPERTY (this "Supplemental Declaration") is made this 2 day of September, 2015, by EDGE LAND INVESTORS, LLC, a Utah limited liability company ("Declarant"), and WASATCH LAND COMPANY, a Utah corporation ("Owner").

**RECITALS**

A. Declarant previously executed and recorded that certain Declaration of Covenants, Conditions and Restrictions for Valley View Ranch dated September 12, 2014, recorded on September 17, 2014, as Entry No. 66473:2014 of the Official Records of Utah County, State of Utah ("Official Records"), as supplemented by that certain Supplemental Declaration of Covenants, Conditions, and Restrictions for Valley View Ranch and Notice of Annexation of Real Property dated January 16, 2015 and recorded on January 16, 2015, as Entry No. 3635:2015 of the Official Records, (collectively the "Declaration"). The Declaration pertains to certain real property commonly known as Valley View Ranch and more particularly described as Phases 4, 5, and 6 as more particularly described on Exhibit A attached hereto. All real property subject to the Declaration from time to time is referred to herein as the "Development". Capitalized terms used but not otherwise defined herein shall have the meanings given them in the Declaration.

B. Article II of the Declaration provides that the Declarant thereunder may annex into the Project any Additional Property by recordation of a Supplemental Declaration or Notice of Annexation.

C. Owner owns certain real property ("Phase 7") more particularly described on Exhibit B, that certain real property ("Phase 8") more particularly described on Exhibit C, and that certain real property ("Phase 9") more particularly described on each attached hereto and incorporated herein by this reference and depicted on a subdivision plat recorded at the Office of the Recorder of Utah County, State of Utah.

D. Pursuant to Article II of the Declaration, Declarant and Owner desire to annex Phases 7, 8 and 9 into the Project and subject it to all the provisions of the Declaration, except as expressly set forth herein.

**1. ANNEXATION**

As of the date on which this Supplemental Declaration is recorded, all property included within Phases 7, 8 and 9 are annexed into the Project and subjected to the provisions of the Declaration, all of which are hereby incorporated into this Supplemental Declaration as if such provisions were fully set forth herein, pursuant to Article II of the Declaration, and the parties

hereto hereby declare that all of the property included within Phases 7, 8 and 9 is and shall continue to be held, conveyed, hypothecated, encumbered, leased, rented, used, occupied, and improved subject to the limitations, covenants, conditions, restrictions, and easements set forth in the Declaration, as the Declaration may be amended from time to time, all of which are declared and agreed to be in furtherance of a general plan established for the preservation of the values of Lots within the Project. The Owner of each Lot within Phases 7, 8 and 9 shall have and be subject to all the rights, powers, and responsibilities of Owners under the provisions of the Declaration.

**2. GENERAL PROVISIONS**

2.1 The provisions of this Supplemental Declaration shall continue in effect for so long as the Declaration continues in effect.

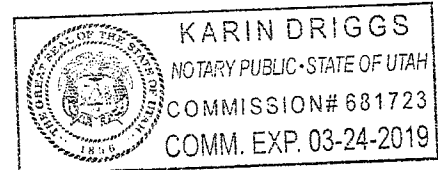
2.2 This Supplemental Declaration as well as any amendment hereto and any valid action or directive made pursuant thereto, shall be binding on each party hereto and on the Owners and their heirs, grantees, tenants, successors, and assigns.

**EXECUTED** by Declarant and Owner on the day and year first above written.

EDGE LAND INVESTORS, LLC,  
a Utah limited liability company

By [Signature]  
Name: Michael C Bingham  
Title: Manager

STATE OF UTAH )  
: ss.  
COUNTY OF UTAH )



The foregoing instrument was acknowledged before me this 2 day of September, 2015, by Michael C Bingham, Manager of Edge Land Investors, LLC, a Utah limited liability company.

[Signature]  
NOTARY PUBLIC  
Residing at: Celhi, UT

My Commission Expires:

3/24/19

WASATCH LAND COMPANY,  
a Utah corporation company

By [Signature]  
Name: Gordon Jones  
Title: President

STATE OF UTAH            )  
                                      : ss.  
COUNTY OF UTAH        )

The foregoing instrument was acknowledged before me this 2 day of September, 2015, by Gordon Jones, President of Wasatch Land Company, a Utah ~~limited liability company.~~  
Corporation Company

[Signature]  
NOTARY PUBLIC  
Residing at: Lehi, UT

My Commission Expires:  
3/24/19

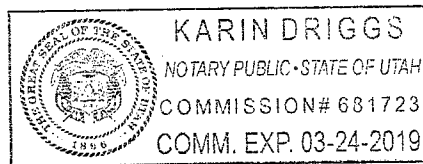


EXHIBIT A

Description of Phases 4, 5 and 6

Phase 4

Lots 401-410, Plat "A" Phase 4 Valley View Ranch Subdivision, recorded in the Utah County Recorder's Office on September 16, 2014 as Entry No. 66106:2014.

Phase 5

Lots 501-521, Plat "A" Phase 5 Valley View Ranch Subdivision, recorded in the Utah County Recorder's Office on December 11, 2014 as Entry No. 89279:2014.

Phase 6

Lots 601-613, Plat "A" Phase 6 Valley View Ranch Subdivision, recorded in the Utah County Recorder's Office on September 18, 2014 as Entry No. 66813:2014.

## EXHIBIT B

## Description of Phase 7

A portion of Section 13, Township 5 South, Range 2 West, and Section 18, Township 5 South, Range 1 West, Salt Lake Base & Meridian, more particularly described as follows:

Beginning at the East  $\frac{1}{4}$  Corner of Section 13, T5S, R2W, S.L.B.& M. (Basis of Bearing: S0°41'06"W along the Section line from the East  $\frac{1}{4}$  Corner to the Southeast Corner of said Section 13); thence N89°33'01"W 13.50 feet; thence N0°41'06"E 61.99 feet; thence N1°51'29"W 276.08 feet; thence N0°26'35"W 161.69 feet; thence N89°23'16"W 16.20 feet; thence N°36'44"E 50.00 feet; thence N89°23'16"W 44.39 feet; thence along the arc of a 271.00 foot radius curve to the left 48.45 feet through a central angle of 10°14'37" (chord: S85°29'26"W 48.39 feet; thence N2°05'47"E 209.54 feet; thence N74°00'48"E 133.25 feet; thence S84°49'15"E 50.00 feet; thence Southwesterly along the arc of a 529.00 foot radius non-tangent curve (radius bears: N84°49'15"W) 64.12 feet through a central angle of 6°56'42" (chord: S8°39'06"W 64.08 feet); thence S86°21'12"E 121.56 feet; thence S79°25'25"E 127.60 feet; thence S56°07'28"E 500.00 feet; thence S66°00'20"E 73.49 feet; thence N85°42'20"E 150.18 feet; thence N75°49'22"E 50.00 feet; thence N88°00'34"E 151.11 feet; thence N19°22'52"E 211.72 feet; thence S65°36'05"E 428.72 feet; thence S89°05'14"E 196.50 feet to the westerly line of VALLEY VIEW RANCH Subdivision, Plat "B", as constructed, according to the Official Plat thereof on file in the Office of the Utah County Recorder; thence along said Plat the following 3 (three) courses and distances: S10°08'25"E 202.14 feet; thence Southwesterly along the arc of a 125.00 foot radius non-tangent curve (radius bears: N9°42'24"W) 22.16 feet through a central angle of 10°09'23" (chord: S85°22'18" W 22.13 feet); thence N89°33'01"W 14.70 feet; thence S0°26'59"W along said Plat and extension thereof 246.60 feet to the north line of MEADOW RANCH Plat 3, as constructed, according to the Official Plat thereof on file in the Office of the Utah County Recorder; thence N89°33'01"W along said Plat 1,142.66 feet to the southeast corner of that Real Property described in Deed Entry 90785:2006 of the Official Records of Utah County; thence N17°16'35"E 75.29 feet; thence N71°15'42"W 92.33 feet; thence N61°10'51"W 76.19 feet; thence N56°34'51"W 292.01 feet; thence N67°39'52"W 114.48 feet; thence N81°05'17"W 70.47 feet; thence N89°24'14"W 54.91 feet; thence S1°52'09"W 349.44 feet; thence N89°33'01"W 16.99 feet to the point of beginning.

Contains: 19.38+/- acres

Also described as Lots 701-724 and Parcel A, Plat "A" Phase 7 Valley View Ranch Subdivision, recorded in the Utah County Recorder's Office on May 14, 2015 as Entry No. 41615:2015.

## EXHIBIT C

## Description of Phase 8

A portion of Section 18, Township 5 South, Range 1 West, Salt Lake Base & Meridian, more particularly described as follows:

Beginning at the southeast corner of VALLEY VIEW RANCH Plat "A" Phase 5 Subdivision, according to the Official Plat thereof on file in the Office of the Utah County Recorder, said plat corner is located N0°41'25"E along the Section line 789.14 feet and East 34.34 feet from the West 1/4 Corner of Section 18, T5S, R1W, S.L.B.& M.; thence Northeasterly along the arc of a 518.50 foot radius non-tangent curve (radius bears: N84°49'15"W) 40.51 feet through a central angle of 4°28'34" (chord: N2°56'28"E 40.50 feet); thence N0°42'11"E 394.35 feet, the previous 2 (two) courses along said Plat A-5; thence S89°17'49"E 157.66 feet; thence S56°34'53"E 939.35 feet; thence S65°36'05"E 220.41 feet to the northwesterly corner of proposed Lot 711, Plat "A" Phase 7, VALLEY VIEW RANCH Subdivision; thence along said proposed Plat the following 10 (ten) courses and distances: S19°22'52"W 211.72 feet; thence S88°00'34"W 151.11 feet; thence S75°49'22"W 50.00 feet; thence S85°42'20"W 150.18 feet; thence N66°00'20"W 73.49 feet; thence N56°07'28"W 500.00 feet; thence N79°25'25"W 127.60 feet; thence N86°21'12"W 121.56 feet; thence Northeasterly along the arc of a 529.00 foot radius non-tangent curve (radius bears: N77°52'33"W) 64.12 feet through a central angle of 6°56'42" (chord: N8°39'06"E 64.08 feet); thence N84°49'15"W 10.50 feet the point of beginning.

Contains: 10.95+/- acres

Also described as Lots 801-817, Plat "A" Phase 8 Valley View Ranch Subdivision, recorded in the Utah County Recorder's Office on July 7, 2015 as Entry No. 60183:2015.

## EXHIBIT D

## Description of Phase 9

A portion of Section 18, Township 5 South, Range 1 West, Salt Lake Base & Meridian, more particularly described as follows:

Beginning at a point located N0°41'25"E along the Section line 1,223.94 feet and East 36.02 feet from the West 1/4 Corner of Section 18, T5S, R1W, S.L.B.& M.; thence N0°42'11"E 358.38 feet; thence N73°36'07"E 10.98 feet; thence N89°09'41"E 185.98 feet; thence S79°33'09"E 172.70 feet; thence S65°33'23"E 141.76 feet; thence S54°07'45"E 489.53 feet; thence S58°01'55"E 191.86 feet; thence N30°26'45"E 175.00 feet; thence N64°01'57"E 60.62 feet; thence N30°26'45"E 155.0 feet; thence S59°33'15"E 88.91 feet; thence S68°55'51"E 168.89 feet; thence S89°31'20"E 297.83 feet to the westerly line of VALLEY VIEW RANCH Subdivision, Plat "B", as constructed, according to the Official Plat thereof on file in the Office of the Utah County Recorder; thence along said Plat the following 7 (seven) courses and distances; thence S7°06'52"W 264.32 feet; thence Northwesterly along the arc of a 630.00 foot radius non-tangent curve (radius bears: N7°28'19"E) 20.88 feet through a central angle of 1°53'55" (chord: N81°34'44"W 20.87 feet); thence S9°22'15"W 212.43 feet; thence S89°36'49"W 29.41 feet; thence S1°53'09"W 234.19 feet; thence Southeasterly along the arc of a 624.00 foot radius non-tangent curve (radius bears: N1°57'18"E) 37.24 feet through a central angle of 3°25'08" (chord: S89°45'16"E 37.23 feet); thence S1°32'16"E 175.68 feet; thence N89°05'22"W 196.49 feet; thence N65°36'05"W 649.15 feet; thence N56°34'53"W 939.35 feet; thence N89°17'49"W 157.66 feet the point of beginning.

Contains: 23.64+/- acres

Also described as Lots 901-939, Plat "A" Phase 9 Valley View Ranch Subdivision, recorded in the Utah County Recorder's Office on July 15, 2015 as Entry No. 63180:2015.