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After Recording Return To:
7730 S. Union Park Ave., Suite 130
Midvale, UT 84047

ENT 81503:2014 PG 1 of 4
JEFFERY SMITH
UTAH COUNTY RECORDER
2014 Nov 12 3:47 pm FEE 69.00 BY SW
RECORDED FOR DENNIS M ASTILL PC

**SUPPLEMENTAL DECLARATION OF ANNEXATION OF PROPERTY
FOR
THE HOMESTEADS AT VINEYARD
A Master Planned Community**

THIS SUPPLEMENTAL DECLARATION OF ANNEXATION OF PROPERTY FOR THE HOMESTEADS AT VINEYARD, is made and executed the date set forth below, by VINEYARD HOMESTEADS DEVELOPMENT 2012, dba PVH DEVELOPMENT, LLC ("Declarant").

RECITALS

WHEREAS, The 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, Utah ("Declaration").

WHEREAS, Pursuant to Section 2.02 of the Declaration the Declarant may subject any property identified as Additional Land therein to the Declaration by recording a supplemental declaration.

WHEREAS, Certain real property in the Town of Vineyard, Utah County, Utah, more particularly described at Exhibit A attached hereto (the "Gardens, Phase 1 & 2") was identified in the Declaration as part of the Additional Land.

NOW, THEREFORE, in accordance with the Section 2.02 of the Declaration, the Declarant hereby exercises its unilateral right to add the Gardens, Phase 1 & 2 as part of the Declaration. Pursuant to the terms and conditions of the Declaration, the Gardens, Phase 1 & 2 shall be a part of and subject to the Declaration. As such all of the Gardens, Phase 1 & 2 shall be owned, conveyed, hypothecated, encumbered, used, occupied and improved subject to the Declaration. The easements, covenants, conditions, restrictions and charges described in the Declaration shall run with the property referred to as the Gardens, Phase 1 & 2 and legally described at Exhibit A, and shall be binding upon all parties having or acquiring any right, title

or interest in the Gardens, Phase 1 & 2 or any part thereof and shall inure to the benefit of Declarant and each owner thereof.

IN WITNESS WHEREOF, the Declarant has caused this Supplemental Declaration to be executed by its duly authorized officers on the 8th day of August, 2014.

DECLARANT:

VINEYARD HOMESTEADS DEVELOPMENT 2012, LLC

dba PVH DEVELOPMENT, LLC

By: Pro Management of Utah, LLC


Its: Manager



Glen R. Pettit, Manager

STATE OF UTAH)
 SS:
COUNTY OF SALT LAKE)

On the 8th day of AUGUST, 2014, acknowledged before me by Glen R. Pettit, as the Manager for Pro Management-Utah, LLC, as the Manager for VINEYARD HOMESTEADS DEVELOPMENT 2012, LLC, dba PVH DEVELOPMENT, LLC, a Utah limited liability company, for and on behalf of said company.



Notary Public



EXHIBIT A**LEGAL DESCRIPTION OF GARDENS, PHASE 1 & 2****Tax Parcel No. 18:016:0012**

PARCEL OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 18, AND THE NORTHWEST QUARTER SECTION 17, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, AND LOCATED IN THE TOWN OF VINEYARD UTAH COUNTY, UTAH AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING LOCATED NORTH 89°38'03" EAST 1431.11 FEET ALONG THE CENTER SECTION LINE OF SECTION 17, FROM THE WEST QUARTER OF SAID SECTION AS DEFINED BY THE FOUND BRASS CAP MONUMENTS MARKING THE EAST AND THE WEST QUARTER CORNER OF SECTION 17, AND NORTH 78.99 FEET TO A POINT ON THE WEST LINE OF THE WINN PARCEL AND THE POINT OF BEGINNING; AND RUNNING THENCE SOUTH 89°38'03" WEST 15.17 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG THE ARC OF A 2051.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 4°35'28" A DISTANCE OF 164.34 FEET (CHORD BEING SOUTH 87°20'19" WEST); THENCE SOUTH 85°02'35" WEST 189.34 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG THE ARC OF A 1950.00 FOOT RADIUS CURVE THE RIGHT THROUGH A CENTRAL ANGLE OF 4°35'28" A DISTANCE OF 156.25 FEET (CHORD BEING SOUTH 87°20'19" WEST); THENCE SOUTH 89°38'03" WEST 22.52 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90°00'00" A DISTANCE OF 23.56 FEET; (CHORD BEING NORTH 45°21'57" WEST 21.21 FEET); THENCE NORTH 00°21'57" WEST 5.50 FEET; THENCE SOUTH 89°38'03" WEST 56.00 FEET; THENCE SOUTH 00°21'57" EAST 5.50 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90°00'00" A DISTANCE OF 23.56 FEET (CHORD BEING SOUTH 44°38'03" WEST 21.21 FEET); THENCE SOUTH 89°38'03" WEST 753.94 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG THE ARC OF A 220.50 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 16°48'21" A DISTANCE OF 64.68 FEET (CHORD BEING SOUTH 81°13'52" WEST 64.44 FEET); THENCE SOUTH 72°49'42" WEST 19.01 FEET TO A POINT OF CURVATURE; THENCE WESTERLY ALONG THE ARC OF A 19.50 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 49°48'19" A DISTANCE OF 16.95 FEET (CHORD BEING NORTH 82°16'09" WEST 16.42 FEET); THENCE NORTH 57°21'59" WEST 31.88 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG THE ARC OF A 29.50 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 41°08'25" A DISTANCE OF 21.18 FEET (CHORD BEING NORTH 36°47'46" WEST 20.73 FEET); TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG THE ARC OF A 879.50 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 16°13'34" A DISTANCE OF 249.07 FEET

CHORD BEING NORTH 08°06'47" WEST 248.24 FEET); THENCE NORTH 36.88 FEET TO A POINT ON A 449.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 5°23'24" A DISTANCE OF 42.24 FEET (CHORD BEING NORTH 02°41'42" EAST 42.24 FEET) TO A POINT ON A 477.25 FOOT NON TANGENT RADIUS CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°25'28" A DISTANCE OF 103.49 FEET (CHORD BEING NORTH 18°39'56" EAST 103.29 FEET) ; THENCE NORTH 18°49'48" EAST 108.20 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY 23.49 FEET ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 89°44'21" (CHORD BEARING NORTH 63°41'58" EAST 21.16 FEET); THENCE SOUTH 71°25'51" EAST 0.57 FEET; THENCE NORTH 18°49'48" EAST 56.00 FEET; THENCE NORTH 71°25'51" WEST 12.67 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 88°24'32" A DISTANCE OF 23.14 FEET (CHORD BEARING NORTH 27°13'35" WEST 20.92 FEET) TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG THE ARC OF A 451.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 18°31'25" A DISTANCE OF 145.81 (CHORD BEING NORTH 07°42'58" EAST 145.17 FEET) TO A POINT ON THE QUARTER SECTION LINE; THENCE SOUTH 01°32'44" EAST 21.63 FEET ALONG SAID QUARTER SECTION LINE; THENCE SOUTH 89°44'41" EAST 1012.71 FEET; THENCE SOUTH 42°35'41" EAST 295.50 FEET; THENCE SOUTH 25°55'41" EAST 549.10 FEET TO THE POINT OF BEGINNING.