

WHEN RECORDED PLEASE RETURN TO:

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18020-0028

**DECLARATION
OF COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR POD 6 VINEYARD HOMESTEADS DEVELOPMENT,
TOWN OF VINEYARD, UTAH COUNTY, UTAH**

THIS DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR "POD 6, VINEYARD HOMESTEADS" located in Town of Vineyard, Utah County, Utah (the "Declaration") is made as of this 2nd day of May, 2016, 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, known as the Vineyard Homesteads Development;

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 additional property;

WHEREAS, Declarant is the owner of the Property described herein;

WHEREAS, the Homesteads Master Declaration was amended by that First Amendment dated November 3, 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 fee title to part or all of 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.

EXHIBIT A**POD 6, VINEYARD HOMESTEADS DEVELOPMENT****TAX PARCEL NO. 18:020:0028****LEGALLY DESCRIBED AS FOLLOWS:**

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

BEGINNING AT A POINT BEING SITUATED SOUTH 89°38'03" WEST 273.67 FEET ALONG THE EXTENDED CENTER SECTION LINE OF SECTION 17, AS DEFINED BY THE FOUND BRASS CAP MONUMENTS MARKING THE WEST QUARTER CORNER OF SECTION 17 AND THE EAST QUARTER CORNER OF SECTION 17 OF SAID TOWNSHIP AND RANGE, AND SOUTH 24.50 FEET TO THE POINT OF BEGINNING LOCATED ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A 30.00 FOOT RADIUS; THENCE SOUTHEASTERLY 8.32 FEET ALONG THE ARC OF SAID CURVE BEARING TO CENTER SOUTH 41°47'23" WEST THROUGH A CENTRAL ANGLE OF 15°53'47" (CHORD BEARING SOUTH 40°15'44" EAST 8.30 FEET); THENCE SOUTH 32°18'50" EAST 20.18 FEET TO A POINT OF A 340.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHEASTERLY 187.26 FEET ALONG THE ARC OF SAID CURVE BEARING TO CENTER SOUTH 58°26'36" WEST THROUGH A CENTRAL ANGLE OF 31°33'24" (CHORD BEARING SOUTH 15°46'42" EAST 184.90); THENCE SOUTH 113.77 FEET; THENCE SOUTH 03°20'33" WEST 113.64 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT, HAVING A 1040.50 FOOT RADIUS; THENCE SOUTHEASTERLY 110.28 FEET ALONG THE ARC OF SAID CURVE BEARING TO CENTER NORTH 84°10'27" EAST THROUGH A CENTRAL ANGLE OF 06°04'21" (CHORD BEARING SOUTH 08°51'43" EAST 110.23); TO A POINT OF A NON-TANGENT CURVE TO THE RIGHT, HAVING 15.00 FOOT RADIUS; THENCE SOUTHWESTERLY 22.95 FEET ALONG THE ARC OF SAID CURVE BEARING TO CENTER SOUTH 78°06'06" WEST THROUGH A CENTRAL ANGLE OF 87°39'55" (CHORD BEARING SOUTH 31°56'03" WEST 20.78 FEET); THENCE SOUTH 75°46'01" WEST 15.75 FEET; THENCE SOUTH 14°13'59" EAST 56.00 FEET; THENCE NORTH 75°46'01" EAST 27.76 FEET TO A POINT OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A 15.00 FOOT RADIUS; THENCE SOUTHEASTERLY 22.94 FEET ALONG THE ARC OF SAID CURVE BEARING TO CENTER SOUTH 14°13'59" EAST THROUGH A CENTRAL ANGLE OF 87°38'18" (CHORD BEARING SOUTH 60°24'50" EAST 20.77 FEET) TO A POINT OF A NON-TANGENT CURVE TO THE LEFT, HAVING A 1028.50 FOOT RADIUS; THENCE SOUTHEASTERLY 180.10' ALONG THE ARC OF SAID CURVE BEARING TO CENTER NORTH 73°24'19" EAST THROUGH A CENTRAL ANGLE OF 10°02'00" (CHORD BEARING SOUTH 21°36'41" EAST 179.87 FEET) TO A POINT OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A 1471.50 FOOT RADIUS; THENCE SOUTHEASTERLY 149.76 FEET ALONG THE ARC OF SAID CURVE BEARING TO

CENTER SOUTH 63°22'19" WEST THROUGH A CENTRAL ANGLE OF 05°49'52" (CHORD BEARING SOUTH 23°42'45" EAST 149.69 FEET); THENCE SOUTH 12°20'31" EAST 108.47 FEET TO A POINT OF A NON-TANGENT CURVE TO THE LEFT, HAVING A 1459.50 FOOT RADIUS; THENCE SOUTHEASTERLY 94.00 FEET ALONG THE ARC OF SAID CURVE BEARING TO CENTER NORTH 77°06'32" EAST THROUGH A CENTRAL ANGLE OF 03°41'25" (CHORD BEARING SOUTH 14°44'10" EAST 93.99 FEET) TO A POINT OF A NON-TANGENT CURVE TO THE RIGHT HAVING A 15.00 FOOT RADIUS; THENCE SOUTHWESTERLY 24.13 FEET ALONG THE ARC OF SAID CURVE BEARING TO CENTER SOUTH 77°06'32" WEST THROUGH A CENTRAL ANGLE OF 92°10'56" (CHORD BEARING SOUTH 33°12'00" WEST 21.61 FEET); THENCE SOUTH 79°17'28" WEST 193.22 FEET TO A POINT OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A 1210.00 FOOT RADIUS; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 569.98 FEET BEARING TO CENTER NORTH 10°42'32" WEST THROUGH A CENTRAL ANGLE OF 26°59'23" (CHORD BEARING NORTH 87°12'51" WEST 564.72 FEET); THENCE NORTH 73°43'10" WEST 25.84 FEET TO A POINT OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A 15.00 FOOT RADIUS; THENCE NORTHWESTERLY 23.56 FEET ALONG THE ARC OF SAID CURVE BEARING TO CENTER NORTH 16°16'50" EAST THROUGH A CENTRAL ANGLE OF 90°00'00" (CHORD BEARING NORTH 28°43'10" WEST 21.21 FEET); THENCE NORTH 16°16'50" EAST 3.50 FEET; THENCE NORTH 73°43'10" WEST 56.00 FEET; SOUTH 16°16'50" WEST 3.50 FEET TO A POINT OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A 15.00 FOOT RADIUS; THENCE SOUTHWESTERLY 23.56 FEET ALONG THE ARC OF SAID CURVE BEARING TO CENTER NORTH 73°43'10" WEST THROUGH A CENTRAL ANGLE OF 90°00'00" (CHORD BEARING SOUTH 61°16'50" WEST 21.21 FEET); THENCE NORTH 73°43'10" WEST 136.57 FEET TO A POINT OF A 1540.00 FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHWESTERLY 464.93 FEET ALONG THE ARC OF SAID CURVE BEARING TO CENTER SOUTH 16°16'50" WEST THROUGH A CENTRAL ANGLE OF 17°17'51" (CHORD BEARING NORTH 82°22'05" WEST 463.16 FEET); THENCE SOUTH 88°58'57" WEST 269.30 FEET TO A POINT OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A 15.00 FOOT RADIUS; THENCE NORTHWESTERLY 23.55 FEET ALONG THE ARC OF SAID CURVE BEARING TO CENTER NORTH 01°01'17" WEST THROUGH A CENTRAL ANGLE OF 89°57'16" (CHORD BEARING NORTH 46°02'39" WEST 21.20 FEET); THENCE NORTH 01°04'01" WEST 972.64 FEET TO A POINT OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A 15.00 FOOT RADIUS; THENCE NORTHEASTERLY 21.87 FEET ALONG THE ARC OF SAID CURVE BEARING TO CENTER NORTH 88°56'48" EAST THROUGH A CENTRAL ANGLE OF 83°22'14" (CHORD BEARING NORTH 40°42'55" EAST 19.98 FEET TO A POINT OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A 290.00 FOOT RADIUS; THENCE NORTHEASTERLY 36.19 FEET ALONG THE ARC OF SAID CURVE BEARING TO CENTER SOUTH 07°30'58" EAST THROUGH A CENTRAL ANGLE OF 07°09'00" (CHORD BEARING NORTH 86°03'32" EAST 36.17 FEET); THENCE NORTH 89°38'03" EAST 388.97 FEET; THENCE SOUTH 84°08'27" EAST 110.67 FEET; THENCE NORTH 89°38'03" EAST 117.73 FEET TO A POINT OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A 15.00 FOOT RADIUS; THENCE SOUTHEASTERLY 23.56 FEET ALONG THE ARC OF SAID CURVE BEARING TO CENTER SOUTH 00°21'57" EAST THROUGH A CENTRAL ANGLE OF 90°00'00" (CHORD BEARING SOUTH 45°21'57" EAST 21.21 FEET); THENCE

SOUTH 00°21'57" EAST 15.00 FEET; THENCE NORTH 89°38'03" EAST 56.00 FEET; THENCE NORTH 00°21'57" WEST 27.00 FEET TO A POINT OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A 15.00 FOOT RADIUS; THENCE NORTHEASTERLY 23.56 FEET ALONG THE ARC OF SAID CURVE BEARING TO CENTER NORTH 89°38'03" EAST THROUGH A CENTRAL ANGLE OF 90°00'00" (CHORD BEARING NORTH 44°38'03" EAST 21.21 FEET); THENCE NORTH 89°38'03" EAST 645.34 FEET TO A POINT OF A NON-TANGENT CURVE TO THE LEFT, HAVING A 160.00 FOOT RADIUS; THENCE NORTHEASTERLY 35.89 FEET ALONG THE ARC OF SAID CURVE BEARING TO CENTER NORTH 00°21'57" WEST THROUGH A CENTRAL ANGLE OF 12°51'03" (CHORD BEARING NORTH 83°12'32" EAST 35.81 FEET); THENCE NORTH 89°38'03" EAST 50.38 FEET TO THE POINT OF BEGINNING.