

R.O.



**WHEN RECORDED RETURN TO:**

First Utah Bank  
11025 South State Street  
Sandy, Utah 84070  
Attention: Dean Hardy

ENT 87257:2011 PG 1 of 8  
JEFFERY SMITH  
UTAH COUNTY RECORDER  
2011 Dec 05 4:51 pm FEE 220.00 BY SS  
RECORDED FOR PROVO LAND TITLE COMPANY

Space above for County Recorder's Use

**RELEASE AND TERMINATION OF AMENDMENTS  
TO DECLARATION OF PROTECTIVE EASEMENTS, COVENANTS, CONDITIONS  
AND RESTRICTIONS OF SUNSET HOLLOW AT THANKSGIVING POINT**

THIS RELEASE AND TERMINATION OF AMENDMENTS TO DECLARATION OF PROTECTIVE EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS OF SUNSET HOLLOW AT THANKSGIVING POINT (this "Release and Termination of Amendments") is entered into as of DEC 5, 2011, 2011 by Sunset Hollows, LLC, a Utah limited liability company ("Sunset Hollows").

**RECITALS:**

A. Thanksgiving Ridge LLC, a Utah limited liability company ("Declarant"), in its capacity as the owner and developer of Sunset Hollow at Thanksgiving Point, an expandable planned unit development in Lehi, Utah County, Utah (the "Development"), executed that certain Declaration of Protective Easements, Covenants, Conditions and Restrictions of Sunset Hollow at Thanksgiving Point dated December 20, 2004, which was recorded in the Office of the Recorder of Utah County, Utah on February 9, 2005 as Entry No. 13801:2005 (the "Original Declaration"). The Original Declaration affects and was recorded against that certain real property located in Utah County, Utah, more particularly described in Exhibit "A" attached hereto and incorporated herein by this reference.

B. Pursuant to Section 3.03 of the Original Declaration, Declarant executed that certain First Supplemental Declaration of Protective Easements, Covenants, Conditions and Restrictions of Sunset Hollow at Thanksgiving Point dated January 6, 2006, which was recorded in the Office of the Recorder of Utah County, Utah on January 18, 2006 as Entry No. 6111:2006 (the "First Supplemental Declaration"). The First Supplement Declaration was executed and recorded to expand the Development by the annexation into the Development of that certain real property described in Exhibit "B" attached hereto and incorporated herein by this reference.

C. Pursuant to Section 3.03 of the Original Declaration, Castlewood – Thanksgiving Point, LLC, a Utah limited liability company, as the successor declarant, executed that certain Second Supplemental Declaration of Protective Easements, Covenants, Conditions and Restrictions of Sunset Hollow at Thanksgiving Point dated May 9, 2007, which was recorded in the Office of the Recorder of Utah County, Utah on July 19, 2007 as Entry No. 104691:2007 (the "Second Supplemental Declaration"). The Second Supplement Declaration was executed and

recorded to expand the Development by the annexation into the Development of that certain real property described in Exhibit "C" attached hereto and incorporated herein by this reference.

D. The Original Declaration, as supplemented and amended by the First Supplemental Declaration and as supplemented and amended by the Second Supplemental Declaration, is referred to herein as the "Declaration".

E. Sunset Hollows, as the successor declarant, executed that certain Amendment to Declaration of Protective Easements, Covenants, Conditions and Restrictions dated March 15, 2010, which was recorded in the Office of the Recorder of Utah County, Utah on March 16, 2010, as Entry No. 21405:2010 (the "First Amendment"). The First Amendment was recorded with respect to the real property in Utah County, Utah, more particularly described in Exhibit "D" attached hereto and incorporated herein by this reference.

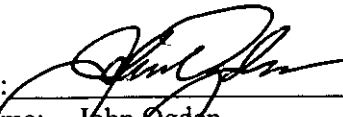
F. Sunset Hollows, as the successor declarant, executed that certain Declaration of Protective Easements, Covenants, Conditions and Restrictions dated October 26, 2010, which was recorded in the Office of the Recorder of Utah County, Utah on November 9, 2010, as Entry No. 97576:2010 (the "Second Amendment"). The Second Amendment was recorded with respect to the real property in Utah County, Utah, more particularly described in Exhibit "E" attached hereto and incorporated herein by this reference.

**RELEASE AND TERMINATION OF  
FIRST AMENDMENT AND SECOND AMENDMENT:**

Sunset Hollows hereby releases and terminates the First Amendment and the Second Amendment in their entirety. This Release and Termination of Amendments does not purport to affect the validity and enforceability of the Original Declaration, the First Supplemental Declaration and the Second Supplemental Declaration. The Original Declaration, the First Supplemental Declaration, and the Second Supplemental Declaration remain in full force and effect as enforceable private protective easements, covenants, conditions, and restrictions for the planned unit development known as Sunset Hollow at Thanksgiving Point.

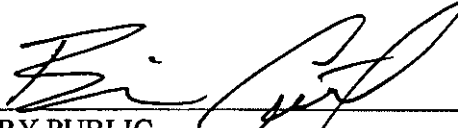
IN WITNESS WHEREOF, Sunset Hollows has caused this Release and Termination of Amendments to be executed as of the date recited above.

SUNSET HOLLOWES, LLC,  
a Utah limited liability company

By:   
Name: John Ogden  
Title: Manager

STATE OF UTAH )  
 : ss.  
COUNTY OF Utah )

The foregoing instrument was acknowledged before me this 5<sup>th</sup> day of December 2011, by John Ogden in his capacity as the Manager of Sunset Hollows, LLC, a Utah limited liability company.

  
\_\_\_\_\_  
NOTARY PUBLIC  
Residing at: Orem Ut.

My Commission Expires:

7-18-2013



**EXHIBIT "A"**  
**TO**  
**RELEASE AND TERMINATION OF AMENDMENTS**  
**TO DECLARATION OF PROTECTIVE EASEMENTS, COVENANTS, CONDITIONS**  
**AND RESTRICTIONS OF SUNSET HOLLOW AT THANKSGIVING POINT**

---

**Legal Description of Real Property**  
**Described in the Original Declaration**

Plat "A" of Sunset Hollow at Thanksgiving Point, a Planned Unit Development in Lehi City, Utah County, Utah, located on the following described real property:

A portion of the Northeast 1/4 of Section 1, Township 5 South, Range 1 West, and the Southeast 1/4 of Section 36, Township 4 South, Range 1 West, Salt Lake Base & Meridian, Lehi City, more particularly described as follows:

Beginning at a point located S0°14'20"E along the Section Line 71.86 feet and West 1,050.40 feet from the Northeast Corner of Section 1, Township 5 South, Range 1 West, Salt Lake Base & Meridian; thence S50°41'45"W 153.00 feet; thence S39°18'15"E 135.40 feet; thence N50°41'45"E 13.00 feet; thence S39°18'15"E 50.41 feet; thence S50°41'45"W 236.01 feet; thence N39°18'15"W 11.63 feet; thence S50°41'45"W 70.78 feet; thence S39°18'15"E 24.99 feet; thence S58°18'25"W 113.33 feet; thence S27°02'18"W 45.98 feet; thence S58°18'29"W 96.25 feet; thence N31°41'31"W 140.66 feet; thence N8°52'12"E 226.10 feet; thence N8°32'59"W 177.15 feet; thence N24°13'06"E 412.19 feet; thence N50°41'45"E 49.99 feet to the Westerly right-of-way line of Garden Drive; thence S39°18'15"E along said Westerly right-of-way line 436.35 feet to the point of beginning.

Contains: 6.19+/- Acres

**EXHIBIT "B"**  
**TO**  
**RELEASE AND TERMINATION OF AMENDMENTS**  
**TO DECLARATION OF PROTECTIVE EASEMENTS, COVENANTS, CONDITIONS**  
**AND RESTRICTIONS OF SUNSET HOLLOW AT THANKSGIVING POINT**

---

**Legal Description of Real Property**  
**Described in the First Supplemental Declaration**

Plat "B" of Sunset Hollow at Thanksgiving Point, a Planned Unit Development in Lehi City, Utah County, Utah, located on the following described real property:

A portion of the Northeast 1/4 of Section 1, Township 5 South, Range 1 West, Salt Lake Base & Meridian, Lehi City, more particularly described as follows:

Beginning at a point located S0°14'20"E along the Section Line 71.86 feet and West 1,050.40 feet from the Northeast Corner of Section 1, Township 5 South, Range 1 West, Salt Lake Base & Meridian; thence S39°18'15"E 755.41 feet; thence S50°41'45"W 62.17 feet; thence S72°37'26"W 445.60 feet; thence N17°22'34"W 117.00 feet; thence S72°37'26"W 16.12 feet; thence N39°18'15"W 300.27 feet; thence N50°41'45"E 70.78 feet; thence S39°18'15"E 11.63 feet; thence N50°41'45"E 236.01 feet; thence N39°18'15"W 50.41 feet; thence S50°41'45"W 13.00 feet; thence N39°18'15"W 135.40 feet; thence N50°41'45"E 153.00 feet to the point of beginning.

Contains: 5.84+/- Acres

**EXHIBIT "C"**  
**TO**  
**RELEASE AND TERMINATION OF AMENDMENTS**  
**TO DECLARATION OF PROTECTIVE EASEMENTS, COVENANTS, CONDITIONS**  
**AND RESTRICTIONS OF SUNSET HOLLOW AT THANKSGIVING POINT**

---

**Legal Description of Real Property**  
**Described in the Second Supplemental Declaration**

Plat "C" of Sunset Hollow at Thanksgiving Point, a Planned Unit Development in Lehi City, Utah County, Utah, located on the following described real property:

A portion of the Northeast Quarter of Section 1, Township 5 South, Range 1 West, Salt Lake Base and Meridian, Lehi City, more particularly described as follows: Beginning at a point on the Westerly right-of-way line of Garden Drive located South 0°14'20" East along the Section line 656.40 feet and West 574.34 feet from the Northeast corner of Section 1, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence South 39°18'15" East along said Westerly right-of-way line 31.20 feet; thence along the arc of a 8,026.00 foot curve to the left 237.23 feet through a central angle of 1°41'37" (chord: South 40°09'03" East 237.23 feet); thence South 81°02'05" West 262.36 feet; thence South 72°37'26" West 359.79 feet; thence South 68°14'41" West 217.11 feet; thence North 31°41'31" West 506.07 feet; thence North 58°18'29" East 96.25 feet; thence North 27°02'18" East 45.98 feet; thence North 58°18'25" East 113.33 feet; thence South 39°18'15" East 275.28 feet; thence North 72°37'26" East 16.12 feet; thence South 17°22'34" East 117.00 feet; thence North 72°37'26" East 445.60 feet; thence North 50°44'45" East 62.17 feet to the point of beginning.

**EXHIBIT "D"**  
**TO**  
**RELEASE AND TERMINATION OF AMENDMENTS**  
**TO DECLARATION OF PROTECTIVE EASEMENTS, COVENANTS, CONDITIONS**  
**AND RESTRICTIONS OF SUNSET HOLLOW AT THANKSGIVING POINT**

---

**Legal Description of Real Property**  
**Described in the First Amendment**

All of Plats A, B and C, Sunset Hollow at Thanksgiving Point Multi-Family Townhome Subdivision, as recorded in the Recorder's Office of Utah County, State of Utah.

**EXHIBIT "E"**  
**TO**  
**RELEASE AND TERMINATION OF AMENDMENTS**  
**TO DECLARATION OF PROTECTIVE EASEMENTS, COVENANTS, CONDITIONS**  
**AND RESTRICTIONS OF SUNSET HOLLOW AT THANKSGIVING POINT**

---

**Legal Description of Real Property**  
**Described in the Second Amendment**

LOTS 1-53 IN THE SUNSET HOLLOW AT THANKSGIVING POINT PUD, PLAT 'A', AS SHOWN ON THE OFFICIAL PLAT THEREOF, RECORDED IN THE UTAH COUNTY RECORDER'S OFFICE, STATE OF UTAH.

Parcel Nos.: 66:068:0001 and all other parcels in Sunset Hollow at Thanksgiving Point PUD, Plat 'A'.

LOTS 201-281 IN THE SUNSET HOLLOW AT THANKSGIVING POINT PUD, PLATT 'B', AS SHOWN ON THE OFFICIAL PLAT THEREOF, RECORDED IN THE UTAH COUNTY RECORDER'S OFFICE, STATE OF UTAH.

Parcel Nos.: 66:120:0201 and all other parcels in Sunset Hollow at Thanksgiving Point PUD, Plat 'B'.

LOTS 301-360 IN THE SUNSET HOLLOW AT THANKSGIVING POINT PUD, PLAT 'C', AS SHOWN ON THE OFFICIAL PLAT THEREOF, RECORDED IN THE UTAH COUNTY RECORDER'S OFFICE, STATE OF UTAH.

Parcel Nos.: 66:216:0301 and all other parcels in Sunset Hollow at Thanksgiving Point PUD, Plat 'C'.