

WHEN RECORDED, RETURN TO:

Keystone Construction
Attn: Grant Lefgren
520 S. 850 E., Suite A300
Lehi, Utah 84043



ENT 90311:2022 PG 1 of 15
ANDREA ALLEN
UTAH COUNTY RECORDER
2022 Aug 12 2:34 pm FEE 40.00 BY KR
RECORDED FOR WHITE HORSE DEVELOPERS

DECLARATION OF INCLUSION
AND NOTICE OF REINVESTMENT FEE COVENANT

(Lakeshore Landing Townhomes; American Fork City, Utah County)

This *Declaration of Inclusion* is made effective as of the date set forth on the signature page hereof by LSL PROPERTY HOLDINGS, LLC (“**Declarant**”).

RECITALS

A. Declarant (or its affiliate or predecessor in interest) has previously executed a *Declaration of Covenants, Conditions and Restrictions for Lakeshore Landing Townhomes* (the “**Townhome CC&Rs**”). The Townhome CC&Rs were recorded in the real property records of Utah County, Utah, on July 8, 2021, as Entry No. 121180:2021, and FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR LAKESHORE LANDING TOWNHOMES as Entry No. 43915:2022 on APRIL 8, 2022 against the real property identified in the Townhome CC&Rs.

B. In accordance with Section 27 of the Townhome CC&Rs, the Property included in the Townhome Project (the “**Project**”) may be expanded, and Declarant has the absolute right and option, but not the obligation, to expand the Project by making all or a portion of the “Additional Land” therein defined part of the Project and subject to the Townhome CC&Rs.

C. Pursuant to Section 27 of the Townhome CC&Rs, the Project can be expanded to include additional land by recording a Supplemental Declaration (or Declaration of Inclusion) against such additional land, and recording the same with the Utah County Recorder’s Office against such additional land.

D. This Declaration of Inclusion is intended to comply with the provisions of Section 27.2 of the Townhome CC&Rs to expand the Townhome Project to include the real property described in **Exhibit A** hereto (the “**Expansion Property**”); and to subject such real property to all the terms, conditions, and restrictions of the Townhome CC&Rs.

E. Unless otherwise indicated, capitalized terms used herein shall have the meanings provided in the Townhome CC&Rs.

NOW THEREFORE, Declarant adopts the following covenants, conditions, and restrictions with respect to the Expansion Property:

1. Expansion of Project. Declarant hereby declares that all of the Expansion Property described in Exhibit A hereto shall be included within the Project and shall be held, sold, conveyed, encumbered, leased, used, occupied, and approved subject to, and in accordance with, the protective covenants, conditions, restrictions, easements, and equitable servitudes set forth in the Townhome CC&Rs, all of which are created for the benefit of the Owners and the Project as a whole. The covenants, conditions, and restrictions set forth in the Townhome CC&Rs are intended to, and shall in all cases, run with title to the land, and be binding upon the successors, assigns, heirs, lien holders, and any other person holding any interest in the Expansion Property, and shall inure to the benefit of all other Lots and Dwelling Units within the Townhome Project.

2. Membership in the Townhome Association. Each Owner of a Unit in the Expansion Property shall be a member of the Townhome Association, with all of the rights, duties, benefits, and obligations associated with membership in the Townhome Association as set forth in the Townhome CC&Rs, the Townhome Association's Bylaws, and the Townhome Association's other governing documents.

3. Reinvestment Fee. All Units in the Expansion Property are subject to a reinvestment fee requirement (payment obligation) as described in Section 19.5 of the Townhome CC&Rs. As set forth in Section 19.5 of the Townhome CC&Rs, the initial amount of the reinvestment fee to be paid to the Townhome Association is \$600.00 as the same may be adjusted (in addition to the Reinvestment Fee to be paid to the Master Association under the Master Declaration).

4. Declarant's Rights. Notwithstanding the foregoing, no provision of this Declaration of Inclusion shall prevent Declarant from doing any of the following, which shall be deemed to be among Declarant's reserved rights – in addition to such rights as may be elsewhere described in the Townhome CC&Rs: (1) installing and completing the Project; (2) using any Unit owned by the Declarant as a model home or for the placement of a temporary construction or sales office; (3) installing and maintaining signs incidental to sales or construction which are in compliance with applicable ordinances; (4) assigning Declarant's rights under the Townhome CC&Rs and this Declaration of Inclusion in whole or in part, to one or more persons intending to construct the Project or any portion thereof; (5) retaining Declarant's rights with respect to subsequent phases of the Project; (6) constructing any improvements as approved by the municipality or other governmental entity with appropriate jurisdiction; (7) enjoying access over, under, and through any portion of the Project for the installation of utilities or any other

improvements; and (8) erecting permanent or temporary signs for use during the selling and marketing of the Project.

5. Recording. This Declaration of Inclusion shall be recorded in the real property records of Utah County against the Expansion Property described in Exhibit A hereto.

IN WITNESS WHEREOF, the Declarant has executed this Declaration of Inclusion this 11 day of AUGUST, 2022.

LSL PROPERTY HOLDINGS, LLC,
a Utah limited liability company

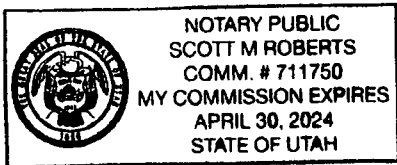
By: [Signature]
Name: JACOB M HORAN
Title: MANAGER

STATE OF UTAH)
 : ss.
COUNTY OF UTAH)

The foregoing instrument was acknowledged to me this 11th day of August, 2022, by Jacob M Horan, in his capacity as Manager of LSL PROPERTY HOLDINGS, LLC, a Utah limited liability company.

SEAL:

[Signature]
NOTARY PUBLIC



AF Crossing Plat "E-1"

BEGINNING AT A POINT LOCATED S89°52'20"W 874.10 FEET AND SOUTH 793.55 FEET FROM THE NORTH QUARTER CORNER OF SECTION 27, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN;

THENCE SOUTH 22°18'20" EAST 183.32 FEET; THENCE ALONG THE ARC OF A 364.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 140.87 FEET (CURVE HAVING A CENTRAL ANGLE OF 22°10'27" AND LONG CHORD BEARS S11°13'07"E 139.99 FEET); THENCE SOUTH 00°07'53" EAST 691.03 FEET; THENCE ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 40.00 FEET (CURVE HAVING A CENTRAL ANGLE OF 91°40'58" AND LONG CHORD BEARS S45°42'36"W 35.87 FEET); THENCE NORTH 88°26'55" WEST 121.46 FEET; THENCE NORTH 04°58'17" WEST 127.39 FEET; THENCE ALONG THE ARC OF A 63.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 48.67 FEET (CURVE HAVING A CENTRAL ANGLE OF 44°16'49" AND LONG CHORD BEARS N73°13'34"W 47.49 FEET); THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 14.28 FEET (CURVE HAVING A CENTRAL ANGLE OF 54°33'13" AND LONG CHORD BEARS N78°21'46"W 13.75 FEET); THENCE NORTH 10°19'08" WEST 64.54 FEET; THENCE ALONG THE ARC OF A 68.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 82.42 FEET (CURVE HAVING A CENTRAL ANGLE OF 69°26'34" AND LONG CHORD BEARS N34°35'23"E 77.46 FEET); THENCE NORTH 00°07'53" WEST 270.52 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 42.49 FEET (CURVE HAVING A CENTRAL ANGLE OF 162°18'44" AND LONG CHORD BEARS S81°01'29"W 29.64 FEET); THENCE ALONG THE ARC OF A 63.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 88.21 FEET (CURVE HAVING A CENTRAL ANGLE OF 80°13'27" AND LONG CHORD BEARS N57°55'53"W 81.18 FEET); THENCE NORTH 29°57'13" WEST 124.72 FEET; THENCE NORTH 71°44'43"W 60.17 FEET; THENCE NORTH 19°28'44" EAST 94.33 FEET; THENCE NORTH 13°25'43" WEST 135.83 FEET; THENCE SOUTH 89°23'29" EAST 231.89 FEET; THENCE NORTH 01°01'26" EAST 14.04 FEET; THENCE SOUTH 89°41'00" EAST 2.73 FEET; THENCE NORTH 01°02'00" EAST 386.70 FEET; THENCE EAST 36.39 FEET; THENCE SOUTH 222.75 FEET; THENCE ALONG THE ARC OF A 513.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 87.45 FEET (CURVE HAVING A CENTRAL ANGLE OF 09°46'00" AND LONG CHORD BEARS S17°25'20"E 87.34 FEET); TO THE POINT OF BEGINNING.

AREA = 250,558 SF OR 5.75 ACRES

BASIS OF BEARING IS NORTH 89°52'20" EAST ALONG SECTION LINE FROM THE NORTH QUARTER CORNER OF SECTION 27, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE AND MERIDIAN, TO THE NORTHEAST CORNER OF SAID SECTION 27. (NAD 83)

NUMBER OF UNITS = 40

AF PD SOUTH PLAT A**AF PD South Townhomes****AF PD SOUTH – BLDG A**

BEGINNING AT A POINT LOCATED SOUTH 26.32 FEET AND WEST 931.68 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 65°08'00" EAST 150.73 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 20.64 FEET (CURVE HAVING A CENTRAL ANGLE OF 78°49'50" AND LONG CHORD BEARS S25°43'06"E 19.05 FEET); THENCE ALONG THE ARC OF A 564.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 95.59 FEET (CURVE HAVING A CENTRAL ANGLE OF 09°42'39" AND LONG CHORD BEARS S18°33'09"W 95.48 FEET); THENCE NORTH 65°08'03" WEST 124.96 FEET; THENCE NORTH 01°02'00" EAST 53.18 FEET; THENCE NORTH 89°57'21" WEST 3.43 FEET; THENCE NORTH 01°03'29" EAST 65.35 FEET TO THE POINT OF BEGINNING. BASIS OF BEARING IS NORTH 89°52'20" EAST ALONG SECTION LINE FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE AND MERIDIAN, TO THE SOUTHEAST CORNER OF SAID SECTION 22. (NAD 83) AREA = 15,578 SF OR 0.36 ACRES

AF PD SOUTH – BLDGS B,C & D

BEGINNING AT A POINT LOCATED NORTH 388.47 FEET AND WEST 770.59 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 00°00'09" WEST 361.81 FEET; THENCE ALONG THE ARC OF A 556.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 36.28 FEET (CURVE HAVING A CENTRAL ANGLE OF 03°41'07" AND LONG CHORD BEARS S01°50'43"W 36.27 FEET); THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 29.11 FEET (CURVE HAVING A CENTRAL ANGLE OF 111°10'44" AND LONG CHORD BEARS S59°16'38"W 24.75 FEET); THENCE NORTH 65°08'03" WEST 99.14 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 20.94 FEET (CURVE HAVING A CENTRAL ANGLE OF 80°00'00" AND LONG CHORD BEARS N25°08'00"W 19.28 FEET); THENCE NORTH 14°52'00" EAST 25.45 FEET; THENCE ALONG THE ARC OF A 181.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 46.96 FEET (CURVE HAVING A CENTRAL ANGLE OF 14°51'51" AND LONG CHORD BEARS N07°26'04"E 46.83 FEET); THENCE NORTH 00°00'09" EAST 281.85 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 23.81 FEET (CURVE HAVING A CENTRAL ANGLE OF 90°57'55" AND LONG CHORD BEARS N45°29'06"E 21.39 FEET); THENCE SOUTH 89°01'56" EAST 78.01 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 23.31 FEET (CURVE HAVING A CENTRAL ANGLE OF 89°02'05" AND LONG CHORD BEARS S44°30'54"E 21.03 FEET) TO THE POINT OF BEGINNING. BASIS OF BEARING IS NORTH 89°52'20" EAST ALONG SECTION LINE FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE AND MERIDIAN, TO THE SOUTHEAST CORNER OF SAID SECTION 22. (NAD 83) AREA = 44,726 SF OR 1.03 ACRES

AF PD SOUTH – BLDG E

BEGINNING AT A POINT LOCATED NORTH 465.48 FEET AND WEST 785.84 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 89°01'56" WEST 136.73 FEET; THENCE NORTH 01°03'29" EAST 122.86 FEET; THENCE SOUTH 89°01'46" EAST 60.25 FEET; THENCE ALONG THE ARC OF A 91.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 141.41 FEET (CURVE HAVING A CENTRAL ANGLE OF 89°01'55" AND LONG CHORD BEARS S44°30'49"E 127.60 FEET); THENCE SOUTH 00°00'09" WEST 18.14 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 23.82 FEET (CURVE HAVING A CENTRAL ANGLE OF 90°57'55" AND LONG CHORD BEARS S45°29'06"W 21.39 FEET) TO THE POINT OF BEGINNING. BASIS OF BEARING IS NORTH 89°52'20" EAST ALONG SECTION LINE FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE AND MERIDIAN, TO THE SOUTHEAST CORNER OF SAID SECTION 22. (NAD 83) AREA = 16,775 SF OR 0.39 ACRES

AF PD SOUTH – COMMON AREA

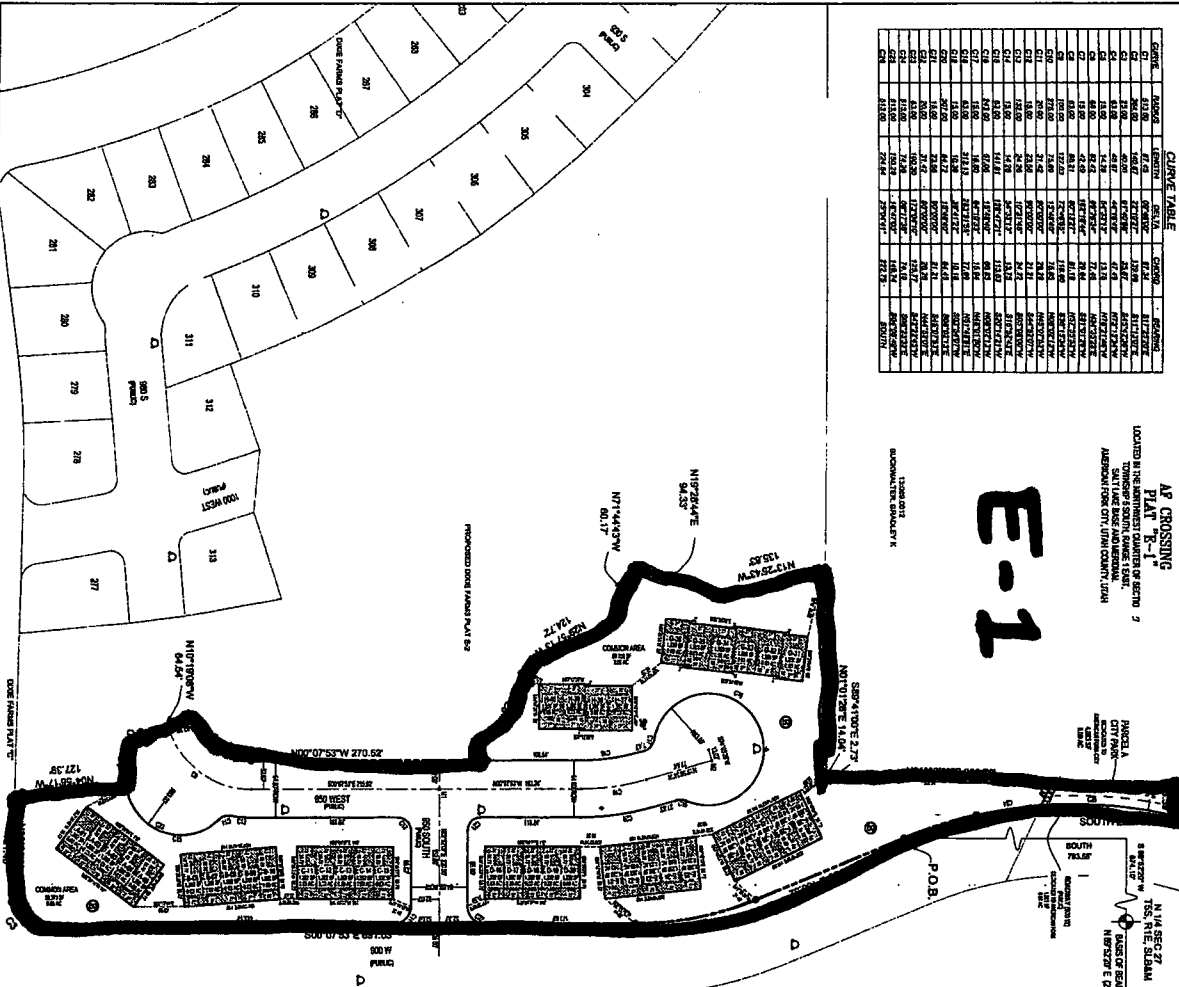
BEGINNING AT A POINT LOCATED NORTH 1.08 FEET AND WEST 571.93 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 88°04'38" WEST 127.10 FEET; THENCE ALONG THE ARC OF A 636.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 21.32 FEET (CURVE HAVING A CENTRAL ANGLE OF 01°55'13" AND LONG CHORD BEARS N00°57'46"E 21.32 FEET); THENCE NORTH 00°00'09" EAST 308.48 FEET; THENCE SOUTH 89°59'51" EAST 142.79 FEET; THENCE SOUTH 01°00'26" WEST 125.15 FEET; THENCE SOUTH 03°48'54" WEST 209.39 FEET TO THE POINT OF BEGINNING. BASIS OF BEARING IS NORTH 89°52'20" EAST ALONG SECTION LINE FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE AND MERIDIAN, TO THE SOUTHEAST CORNER OF SAID SECTION 22. (NAD 83)
AREA = 45,382 SF OR 1.04 ACRES

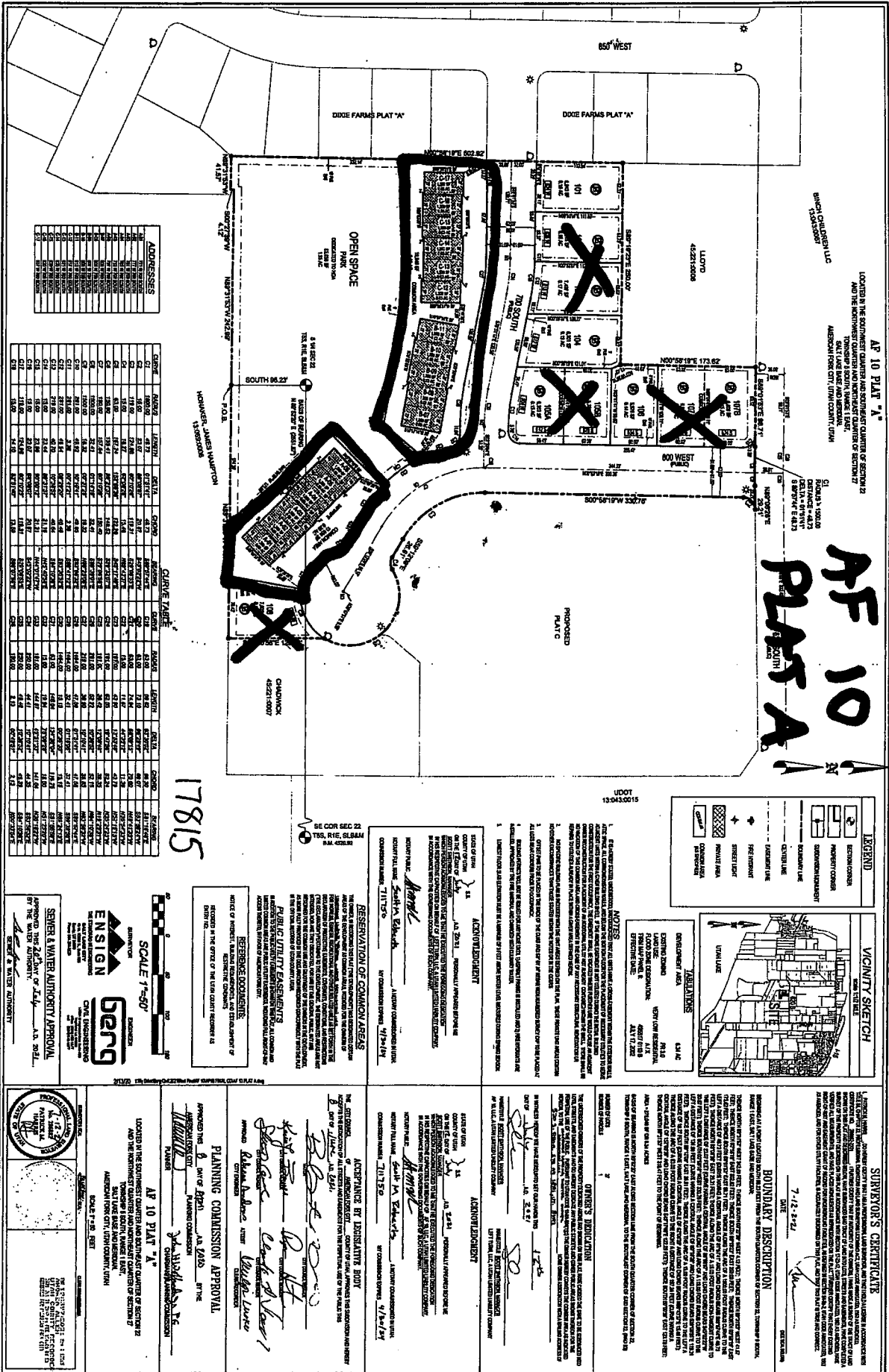
AF 10 PLAT A**AF 10 Townhomes**

BEGINNING AT A POINT LOCATED SOUTH 96.23 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 89°31'53" WEST 242.99 FEET; THENCE SOUTH 00°27'39" WEST 4.12 FEET; THENCE NORTH 89°31'53" WEST 41.57 FEET; THENCE NORTH 00°58'19" EAST 328.41 FEET; THENCE NORTH 89°14'03" EAST 33.27 FEET; THENCE SOUTH 89°01'53" EAST 87.46 FEET; THENCE ALONG THE ARC OF A 219.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 38.90 FEET (CURVE HAVING A CENTRAL ANGLE OF 10°10'41" AND LONG CHORD BEARS S83°56'32"E 38.85 FEET); THENCE SOUTH 78°51'12" EAST 120.56 FEET; THENCE ALONG THE ARC OF A 281.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 52.22 FEET (CURVE HAVING A CENTRAL ANGLE OF 10°38'52" AND LONG CHORD BEARS S84°10'38"E 52.15 FEET); THENCE SOUTH 89°30'04" EAST 11.04 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 19.94 FEET (CURVE HAVING A CENTRAL ANGLE OF 78°09'28" AND LONG CHORD BEARS S51°25'20"E 18.50 FEET); THENCE ALONG THE ARC OF A 181.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 144.87 FEET (CURVE HAVING A CENTRAL ANGLE OF 45°51'33" AND LONG CHORD BEARS S36°16'22"E 141.04 FEET); THENCE SOUTH 59°12'09" EAST 40.81 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 11.67 FEET (CURVE HAVING A CENTRAL ANGLE OF 44°35'12" AND LONG CHORD BEARS S36°54'33"E 11.38 FEET); THENCE ALONG THE ARC OF A 63.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 74.94 FEET (CURVE HAVING A CENTRAL ANGLE OF 68°09'15" AND LONG CHORD BEARS S48°41'35"E 70.60 FEET); THENCE SOUTH 09°58'07" WEST 94.27 FEET; THENCE NORTH 89°31'53" WEST 238.05 FEET TO THE POINT OF BEGINNING. BASIS OF BEARING IS NORTH 89°52'20" EAST ALONG SECTION LINE FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE AND MERIDIAN, TO THE SOUTHEAST CORNER OF SAID SECTION 22. (NAD 83) AREA = 140,912 SF OR 3.23 ACRES

OWNER TABLE

OWNER	ADDRESS	AREA	SECTION	RESERVE
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95	18510	18510	18510	18510





ADDRESSES

ADDRESS	ADDRESS
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CURVE TABLE

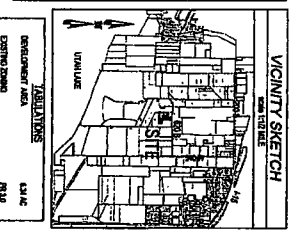
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AP 10 PLAT 'A'
PLANS A

LEGEND

[Symbol]	EXISTING CONCRETE
[Symbol]	PROPOSED CONCRETE
[Symbol]	EXISTING ASPHALT
[Symbol]	PROPOSED ASPHALT
[Symbol]	EXISTING GRAVEL
[Symbol]	PROPOSED GRAVEL
[Symbol]	EXISTING GRASS
[Symbol]	PROPOSED GRASS
[Symbol]	EXISTING SOIL
[Symbol]	PROPOSED SOIL
[Symbol]	EXISTING WATER
[Symbol]	PROPOSED WATER
[Symbol]	EXISTING UTILITIES
[Symbol]	PROPOSED UTILITIES



NOTES

1. EXISTING UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE SURVEYOR HAS MADE A REASONABLE ATTEMPT TO LOCATE ALL UTILITIES AND TO IDENTIFY THEIR DEPTHS AND KINDS. THE SURVEYOR HAS NOT BEEN RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE UTILITIES COMPANIES. THE SURVEYOR HAS NOT BEEN RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE UTILITIES COMPANIES.
2. THE SURVEYOR HAS MADE A REASONABLE ATTEMPT TO LOCATE ALL UTILITIES AND TO IDENTIFY THEIR DEPTHS AND KINDS. THE SURVEYOR HAS NOT BEEN RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE UTILITIES COMPANIES.
3. THE SURVEYOR HAS MADE A REASONABLE ATTEMPT TO LOCATE ALL UTILITIES AND TO IDENTIFY THEIR DEPTHS AND KINDS. THE SURVEYOR HAS NOT BEEN RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE UTILITIES COMPANIES.