

When Recorded, Mail To:

Edge Homes  
480 West 800 North, Suite 200  
Orem, UT 84057

**SUPPLEMENTAL DECLARATION**  
**OF EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS**

CANYON HILLS  
A Planned Unit Development  
Lehi, Utah  
Phase 8

THIS SUPPLEMENTAL DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS (this "Supplemental Declaration") is made this 29 day of September, 2015, by WASATCH LAND COMPANY, a Utah corporation ("Declarant").

**RECITALS**

A. Declarant previously executed and recorded that certain Declaration of Easements, Covenants, Conditions and Restrictions dated May 5, 2014, recorded on May 13, 2014, as Entry No. 31981:2014 of the Official Records of Utah County, State of Utah (the "Public Records") (the "Declaration"). The Declaration pertains to certain real property commonly known as Canyon Hills and more particularly described on Exhibit A attached hereto and incorporated herein by this reference ("Phase 1"). 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 III of the Declaration provides that the Declarant thereunder may annex into the Development any Additional Land by recordation of a Supplemental Declaration.

C. Declarant owns certain real property ("Phase 8") and more particularly described on Exhibit B attached hereto and incorporated herein by this reference and depicted on a subdivision plat recorded in the Public Records.

D. Pursuant to Article III of the Declaration, Declarant and Owner desire to annex Phase 8 into the Development 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 Phase 8 is annexed into the Development 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 III of the Declaration, and the parties

hereto hereby declare that all of the property included within Phase 8 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 and Common Areas within the Development, and for the maintenance of any private roadways, sidewalks, open spaces, and all other Common Areas therein, if any. The Owner of each Lot within Phase 8 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 each of Declarant and Owner on the day and year first above written.

WASATCH LAND COMPANY,  
a Utah corporation

By \_\_\_\_\_  
Name: Gordon Jones  
Title: President

STATE OF UTAH            )  
  : ss.  
COUNTY OF UTAH        )

The foregoing instrument was acknowledged before me this 29 day of September, 2015, by Gordon Jones, President of Wasatch Land Company, a Utah corporation.



K. Driggs  
\_\_\_\_\_  
NOTARY PUBLIC  
Residing at: Lehi, UT

My Commission Expires:  
3/24/19

## EXHIBIT A

## Description of Phase 1

Lots 101 through 143 inclusive, Phase 1, CANYON HILLS, Residential Subdivision, Lehi, Utah, according to the official plat thereof on file in the office of the Utah County Recorder, Utah.

(65-406-0101 through 65-406-0143 inclusive)

Parcel A: A portion of Section 29, Township 4 South, Range 1 East, Salt Lake Base and Meridian, located in Lehi, Utah, more particularly described as follows: Beginning at a point located South 89 deg 47'44" West along the Quarter Section Line 1327.15 feet and South 0 deg 02'27" East 872.93 feet from the East 1/4 Corner of Section 29, Township 4 South, Range 1 East, Salt Lake Base and Meridian; thence South 0 deg 02'27" East along the 40 acre line 455.62 feet to the Southeast Corner of the Northwest Quarter of the Southeast Quarter of said Section 29 (said point is monumented with a rebar in concrete); thence South 89 deg 51'58" West along the 40 acre line 931.39 feet; thence North 0 deg 12'16" West 411.50 feet; thence North 89 deg 51'52" East 663.88 feet; thence North 0 deg 03'14" West 81.12 feet; thence North 89 deg 56'46" East 112.00 feet; thence South 56 deg 51'14" East 66.92 feet; thence North 89 deg 56'46" East 100.70 feet to the beginning.

Parcel B: A portion of Section 29, Township 4 South, Range 1 East, Salt Lake Base and Meridian, located in Lehi, Utah, more particularly described as follows: Beginning at a point located South 89 deg 47'44" West along the Quarter Section Line 2259.07 feet and South 915.90 feet from the East 1/4 Corner of Section 29, Township 4 South, Range 1 East, Salt Lake Base and Meridian; thence South 0 deg 12'16" East 411.50 feet to the 40 acre line; thence South 89 deg 51'58" West along the 40 acre line 396.42 feet to the Southwest Corner of the Northwest Quarter of the Southeast Quarter of said Section 29 (said point is monumented with rebar in concrete); thence South 89 deg 50'33" West along the 40 acre line 798.88 feet; thence North 0 deg 08'08" West 99.80 feet; thence North 7 deg 13'15" East 56.46 feet; thence North 0 deg 08'08" West 100.00 feet; thence South 89 deg 51'52" West 14.51 feet; thence North 16 deg 10'58" West 111.50 feet; thence North 5 deg 51'59" West 56.13 feet; thence North 10 deg 01'02" West 146.03 feet; thence North 65 deg 11'15" East 291.13 feet; thence North 86 deg 07'29" East 35.88 feet; thence North 52 deg 50'49" East 84.00 feet; thence South 37 deg 09'11" East 100.00 feet; thence South 22 deg 44'00" East 57.82 feet; thence South 37 deg 09'11" East 100.00 feet; thence East 71.12 feet; thence South 80 deg 38'47" East 73.31 feet; thence North 89 deg 51'52" East 138.11 feet; thence South 77 deg 13'38" East 57.44 feet; thence North 89 deg 55'27" East 112.72 feet; thence South 00 deg 04'33" East 87.05 feet; thence North 89 deg 51'52" East 303.36 feet to the point of beginning.

Parcel C: A portion of Section 29, Township 4 South, Range 1 East, Salt Lake Base and Meridian, located in Lehi, Utah, more particularly described as follows: Beginning at the Northeast corner of the Northwest Quarter of the Southeast Quarter of Section 29, said point being located South 89 deg 47'44" West along the Quarter Section Line 1327.15 feet from the East 1/4 Corner of Section 29, Township 4 South, Range 1 East, Salt Lake Base and Meridian; (said point is monumented with a rebar in concrete); thence South 0 deg 02'27" East along the 40

acre line 872.93 feet; thence South 89 deg 56'46" West 100.70 feet; thence North 56 deg 51'14" West 66.92 feet; thence South 89 deg 56'46" West 112.00 feet; thence South 0 deg 03'14" East 81.12 feet; thence South 89 deg 51'52" West 967.24 feet; thence North 0 deg 04'33" West 87.05 feet; thence South 89 deg 55'27" West 112.72 feet; thence North 77 deg 13'38" West 57.44 feet; thence South 89 deg 51'52" West 138.11 feet; thence North 80 deg 38'47" West 73.31 feet; thence West 71.12 feet; thence North 37 deg 09'11" West 100.00 feet; thence North 22 deg 44'00" West 57.82 feet; thence North 37 deg 09'11" West 100.00 feet; thence North 52 deg 50'49" East 252.00 feet; thence South 37 deg 09'11" East 100.00 feet; thence South 40 deg 49'56" East 56.12 feet; thence South 37 deg 09'11" East 100.00 feet; thence North 52 deg 50'49" East 349.06 feet; thence North 59 deg 40'05" East 66.03 feet; thence North 71 deg 11'56" East 45.78 feet; thence North 76 deg 26'09" East 215.58 feet; thence North 13 deg 33'51" West 100.00 feet; thence North 43 deg 44'25" West 64.78 feet; thence North 13 deg 33'51" West 194.06 feet; thence North 89 deg 47'44" East 996.16 feet to the point of beginning.

Parcel D: A portion of Section 29, Township 4 South, Range 1 East, Salt Lake Base and Meridian, located in Lehi, Utah, more particularly described as follows: Beginning at a point located South 89 deg 47'44" West along the Quarter Section Line 3446.28 feet and South 1070.47 feet from the East 1/4 Corner of Section 29, Township 4 South, Range 1 East, Salt Lake Base and Meridian; thence South 00 deg 08'08" East 100.00 feet; thence South 7 deg 13'15" West 56.46 feet; thence South 0 deg 08'08" East 99.80 feet to the 40 acre line; thence South 89 deg 50'33" West along the 40 acre line 518.00 feet to the intersection with an existing fence; thence along said fence line the following four (4) courses: North 3 deg 27'40" West 19.62 feet; thence North 0 deg 22'03" East 103.68 feet; thence North 1 deg 02'11" West 83.91 feet; thence North 0 deg 03'37" East 104.22 feet; thence North 52 deg 50'49" East 45.43 feet; thence South 67 deg 52'42" East 166.56 feet; thence South 69 deg 04'11" East 54.65 feet; thence North 89 deg 51'52" East 285.00 feet to the point of beginning.

Parcel E: : A portion of Section 29, Township 4 South, Range 1 East, Salt Lake Base and Meridian, located in Lehi, Utah, more particularly described as follows: Beginning at a point located South 89 deg 47'44" West along the Quarter Section Line 2654.29 feet and North 0 deg 01'05" West 41.22 feet from the East 1/4 Corner of Section 29, Township 4 South, Range 1 East, Salt Lake Base and Meridian; thence South 80 deg 16'22" West 1346.12 feet to the 40 acre line; thence North 0 deg 09'33" West along the 40 acre line 181.48 feet to the Northwest Corner of the Northeast Quarter of the Southwest Quarter of said Section 29; thence North 0 deg 00'59" East along the 40 acre line 1338.43 feet to the Northwest Corner of the Southeast Quarter of the Northwest Quarter of said Section 29 (said point is monumented with a rebar in concrete); thence South 70 deg 40'31" East 36.37 feet to the west line of that record survey prepared by JUDCO LAND SURVEYING on file as Map No. 96-72 in the office of the Utah County Recorder; thence along said survey line the following five (5) courses: South 0 deg 18'48" East 650.60 feet; thence South 66 deg 29'50" East 1079.58 feet; thence South 71 deg 56'13" East 314.45 feet; thence South 0 deg 01'05" East 101.82 feet to the point of beginning.

(11-030-0123, 11-030-0124, 11-030-0125, 11-030-0126, 11-030-0106, 11-030-0107, 11-030-0108)

LESS AND EXCEPTING the following described land:

## Canyon Hills Proposed Church Site

A portion of Section 29, Township 4 South, Range 1 East, Salt Lake Base and Meridian, located in Lehi, Utah, more particularly described as follows: Beginning at a point located South 89°47'44" West along the Quarter Section Line 2731.06 feet and South 986.35 feet from the East Quarter Corner of Section 29, Township 4 South, Range 1 East, Salt Lake Base and Meridian; thence South 0°04'33" East 170.00 feet; thence along the arc of a 15.00 foot radius curve to the right 23.55 feet through a central angle of 89°56'25" (chord: South 44°53'40" West 21.20 feet); thence South 89°51'52" West 579.24 feet; thence along the arc of a 15.00 foot radius curve to the right 23.56 feet through a central angle of 90°00'00" (chord: North 45°08'08" West 21.21 feet); thence North 0°08'08" West 60.59 feet; thence along the arc of a 178.00 foot radius curve to the left 57.43 feet through a central angle of 18°29'06" (chord: North 9°22'41" West 57.18 feet); thence North 18°37'14" West 96.46 feet; thence along the arc of a 15.00 foot radius curve to the right 22.37 feet through a central angle of 85°27'29" (chord: North 24°06'31" East 20.36 feet); thence along the arc of a 528.00 foot radius curve to the left 128.93 feet through a central angle of 13°59'26" (chord: North 59°50'32" East 128.61 feet); thence North 52°50'49" East 15.14 feet; thence along the arc of a 15.00 foot radius curve to the right 20.93 feet through a central angle of 79°55'51" (chord: South 87°11'15" East 19.27 feet); thence along the arc of a 428.00 foot radius curve to the left 320.56 feet through a central angle of 42°54'48" (chord: South 68°40'44" East 313.12 feet); thence North 89°51'52" East 191.72 feet; thence along the arc of a 15.00 foot radius curve to the right 23.58 feet through a central angle of 90°03'35" (chord: South 45°06'20" East 21.22 feet) to the point of beginning.

## EXHIBIT B

## Description of Phase 8

A PORTION OF SECTION 29, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, LOCATED IN LEHI, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, SAID POINT BEING LOCATED S89°47'44"W ALONG THE QUARTER SECTION LINE 1327.15 FEET FROM THE EAST 1/4 CORNER OF SECTION 29, TOWNSHIP 4 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN (SAID POINT IS MONUMENTED WITH A REBAR IN CONCRETE); THENCE S0°02'27"E ALONG THE 40 ACRE LINE 335.32 FEET; THENCE S89°56'46"W 100.82 FEET; THENCE N0°03'14"W 58.05 FEET; THENCE S89°56'46"W 256.00 FEET; THENCE N79°06'58"W 57.04 FEET; THENCE S89°59'12"W 182.37 FEET; THENCE S76°26'09"W 511.21 FEET; THENCE S71°11'56"W 45.78 FEET; THENCE S59°40'05"W 48.16 FEET; THENCE N37°47'55"W 102.13 FEET; THENCE N37°09'11"W 56.00 FEET; THENCE ALONG ARC OF A 122.00 FOOT RADIUS NON-TANGENT CURVE (RADIUS BEARS: N37°09'11"W) TO THE LEFT 65.68 FEET THROUGH A CENTRAL ANGLE OF 30°50'50" (CHORD: N37°25'24"E 64.89 FEET); THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT 24.06 FEET THROUGH A CENTRAL ANGLE OF 91°55'15" (CHORD: N23°57'38"W 21.57 FEET); THENCE ALONG THE ARC OF A 528.00 FOOT RADIUS CURVE TO THE RIGHT 28.21 FEET THROUGH A CENTRAL ANGLE OF 3°03'40" (CHORD: N68°23'25"W 28.20 FEET); THENCE N23°08'25"E 233.47 FEET TO THE QUARTER SECTION LINE; THENCE N89°47'44"E ALONG THE QUARTER SECTION LINE 1020.19 FEET; THENCE N0°03'14"W 42.95 FEET; THENCE N89°47'44"E 56.00 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS NON-TANGENT CURVE (RADIUS BEARS: N89°36'17"E) TO THE LEFT 23.51 FEET THROUGH A CENTRAL ANGLE OF 89°48'33" (CHORD: S45°17'59"E 21.18 FEET); THENCE N89°47'44"E 85.86 FEET; THENCE S0°02'27"E 28.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±8.95 ACRES

Also described as:

Lots 801 through 826 inclusive, Phase 8, CANYON HILLS, Planned Unit Development, Lehi, Utah, according to the official plat thereof on file in the office of the Utah County Recorder, Utah.

TOGETHER WITH all easements, rights-of-way, and other appurtenances and rights incident to, appurtenant to, or accompanying the above-described parcel of real property, whether or not the same are reflected on a Plat.

RESERVING UNTO DECLARANT, however, such easements and rights of ingress and egress over, across, through, and under the said property and any improvements now or hereafter constructed thereon as may be reasonably necessary for Declarant (in a manner which is

reasonable and not inconsistent with the provisions of this Declaration): (i) to construct and complete each of the buildings and Units and all of the other improvements described in this Declaration or in a Plat, and to do all things reasonably necessary or proper in connection therewith; and (ii) to improve portions of the said property with such other or additional improvements, facilities, or landscaping designed for the use and enjoyment of all the Owners as Declarant may reasonably determine to be appropriate. If, pursuant to the foregoing reservations, the said property or any improvement thereon is traversed or partially occupied by a permanent improvement or utility line, a perpetual easement for such improvement or utility line shall exist. With the exception of such perpetual easements, the reservations hereby effected shall, unless sooner terminated in accordance with their terms, expire ten (10) years after the date on which this Declaration is recorded in the Public Records.

ALL OF THE FOREGOING IS SUBJECT TO all liens for current and future taxes, assessments, and charges imposed or levied by governmental or quasi-governmental authorities; all Patent reservations and exclusions; all mineral reservations of record and rights incident thereto; all instruments of record which affect the above-described real property or any portion thereof, including, without limitation, any mortgage (and nothing in this paragraph shall be deemed to modify or amend such mortgage); all visible easements and rights-of-way; all easements and rights-of-way, encroachments, or discrepancies shown on, or revealed by, a Plat or otherwise existing; an easement for each and every pipe, line, cable, wire, utility line, or similar facility which traverses or partially occupies the said real property at such time as construction of all Development improvements is complete; and all easements necessary for ingress to, egress from, maintenance of, and replacement of all such pipes, lines, cable, wires, utility lines, and similar facilities; AND TO EACH OF THE EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN THIS DECLARATION.