

SUPPLEMENTAL DECLARATION
OF EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS
AND NOTICE OF ANNEXATION OF REAL PROPERTY

The Ponds At Sleepy Ridge
A Planned Unit Development
Orem, Utah

THIS SUPPLEMENTAL DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS AND NOTICE OF ANNEXATION OF REAL PROPERTY (this "Supplemental Declaration") is made this 3 day of ~~September~~, 2016, by EDGE LAND 14, LLC, a Utah limited liability company ("Declarant"). *February*

RECITALS

A. Declarant previously executed and recorded that certain Declaration of Easements, Covenants, Conditions and Restrictions (the "Declaration"), November 6, 2013, recorded on November 18, 2013, as Entry No. 106060:2013 of the Official Records of Utah County, State of Utah. The Declaration pertains to certain real property commonly known as The Ponds At Sleepy Ridge and more particularly described on Exhibit A attached hereto and incorporated herein by this reference ("Phases 1 and 2"). 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. The Declaration provides that the Declarant thereunder may annex into the Project any Additional Property by recordation of a Supplemental Declaration or Notice of Annexation.

C. Declarant owns certain real property ("Phase 3") more particularly described on Exhibit B, and that certain real property ("Phase 4") more particularly described on Exhibit C, each attached hereto and incorporated herein by this reference and depicted on a subdivision plat recorded at the Office of the Recorder of Utah County, State of Utah.

D. Pursuant to the Declaration, Declarant desires to annex Phases 3 and 4 into the Project 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 Phases 3 and 4 is annexed into the Project 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, and the parties hereto hereby declare that all of the property included within Phases 3 and 4 are 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 within the

Project. The Owner of each Lot within Phases 3 and 4 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 Declarant on the day and year first above written.

EDGE LAND 14, LLC,
a Utah limited liability company

By [Signature]
Name: Gordon Jones
Title: Manager

STATE OF UTAH)
: ss.
COUNTY OF UTAH)

The foregoing instrument was acknowledged before me this 3 day of ^{February} ~~September~~, 2015, by Gordon Jones, manager of Edge Land 14, LLC, a Utah limited liability company.

[Signature]
NOTARY PUBLIC
Residing at: Lehi, UT

My Commission Expires:
3/24/19



EXHIBIT A

Description of Phases 1 and 2

Phase 1

Commencing at a point located South 89°45'48" West along the Section line 510.83 feet and South 2811.34 feet from the North quarter corner of Section 20, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence along Phase 1, Amended, Fairway Village at Sleepy Ridge as follows: South 54°44'11" East 112.85 feet, along the arc of a 484.00 foot radius curve to the right 13.77 feet (chord bears South 43°11'49" West 13.77 feet), South 46°00'01" East 40.00 feet, South 54°40'02" East 106.23 feet, South 49°42'01" East 58.98 feet, South 33°19'02" East 47.87 feet, East 0.65 feet; thence South along Phase 3, Golden Pond at Sleepy Ridge Planned Residential Development 314.17 feet; thence North 86°25'52" West 88.40 feet; thence along the arc of a 435.38 foot radius curve to the right 59.93 feet (chord bears North 82°29'15" West 59.88 feet); thence along the arc of a 15.00' radius curve to the left 22.26 feet (chord bears South 58°56'23" West 20.27 feet); thence North 74°47'49" West 36.01 feet; thence along the arc of a 15.00 foot radius curve to the left 22.55 feet (chord bears North 27°04'40" West 20.48 feet); thence along the arc of a 435.38 foot radius curve to the right 74.30 feet (chord bears North 65°15'04" West 74.21 feet); thence South 37°29'00" West 89.08 feet; thence North 52°31'00" West 130.00 feet; thence North 37°27'52" East 9.34 feet; thence North 54°50'45" West 147.68 feet; thence North 35°15'54" East 482.85 feet more or less to the point of beginning.

Area = 196,717 Sq.Ft. or 4.52 Acres

Phase 2

Commencing at a point located South 89°45'48" West along the Section line 198.76 feet and South 3355.18 feet from the North quarter corner of Section 20, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence North 90°00'00" East along Phase 3, Golden Pond at Sleepy Ridge, Planned Residential Development 114.90 feet; thence South 05°28'33" West partially along Phase 6, Golden Pond at Sleepy Ridge, Planned Residential Development 141.76 feet; South 84°31'27" East along Phase 6, Golden Pond at Sleepy Ridge P.R.D. 10.06 feet more or less to Clegg Pond; thence along Clegg Pond the following twenty five (25) courses: South 09°28'48" West 21.48 feet, South 12°35'20" East 78.66 feet, South 21°52'25" West 81.01 feet, South 07°09'13" East 86.16 feet, South 16°52'45" East 148.28 feet, South 29°23'14" East 97.39 feet, South 38°27'04" East 60.94 feet, South 00°03'08" West 76.65 feet, South 06°53'50" East 48.55 feet, South 30°30'26" East 9.39 feet, South 35°40'30" East 43.77 feet, South 25°04'48" East 19.37 feet, South 02°25'06" East 18.04 feet, South 23°59'52" West 11.40 feet, South 54°42'11" West 22.01 feet, South 79°46'31" West 14.82 feet, South 88°40'54" West 10.17 feet, North 79°43'40" West 29.80 feet, North 74°07'25" West 17.65 feet, North 68°41'32" West 35.85 feet, North 66°35'14" West 18.34 feet, North 82°51'09" West 26.75 feet, South 88°51'15" West 18.28 feet, South 74°03'51" West 54.80 feet, South 71°26'50" West 39.02 feet; thence leaving Clegg Pond North 84°03'00" West 106.45 feet; thence North 50°17'09" West 337.06 feet; thence North 39°42'51" East 93.63 feet; thence North 36°26'22" East 36.07 feet; thence North 40°04'52" East 70.00 feet; thence North 45°34'08" East 127.00 feet; thence North 03°29'12" East 420.93 feet; thence South 86°25'52" East 79.79 feet; thence North 3.81 feet; thence East 42.00 feet; thence North 10.36 feet more or less to the point of beginning.

Area = 310,042 Sq.Ft. or 7.117 Acres

EXHIBIT B

Description of Phase 3

Commencing at a point located South 89°45'46" West along the Section line 532.51 feet and South 3379.42 feet from the North quarter corner of Section 20, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence South 03°30'06" West 120.75 feet, South 25°25'47" West 151.37 feet, South 49°55'08" East 14.09 feet, South 40°04'52" West 49.87 feet, South 49°55'08" East 151.92 feet, South 40°04'52" West 5.13 feet, South 49°55'08" East 43.08 feet, thence South 44°37'01" East 72.46 feet, South 45°34'08" West 10.18 feet; thence along Phase 2, Golden Ponds at Sleepy Ridge, Planned Residential Development as follows: South 40°04'52" West 70.00 feet, thence South 36°26'22" West 36.07 feet, thence South 39°42'51" West 93.63 feet; thence North 50°17'11" West 65.69 feet; thence South 45°00'18" West 15.67 feet; thence North 45°00'00" West 467.82 feet; thence North 05°07'15" East 21.33 feet; thence North 70°03'49" East 32.31 feet; thence North 62°03'29" East 8.17 feet; thence North 52°00'01" East 57.09 feet; thence North 50°42'08" East 52.35 feet; thence North 46°46'40" East 54.82 feet; thence North 31°29'02" East 46.13 feet; thence North 01°33'19" East 48.86 feet; thence North 65°56'41" West 31.34 feet; thence North 08°20'24" West 53.16 feet; thence North 51°48'03" West 43.52 feet; thence North 16°29'21" East 129.24 feet; thence North 35°15'54" East 16.11 feet; thence along Phase I, Golden Ponds at Sleepy Ridge, Planned Residential Development as follows: South 54°50'45" East 147.68 feet, South 37°27'52" West 9.34, feet, South 52°31'00" East 130.00 feet, South 86°29'54" East 38.96 feet more or less to the point of beginning.

Contains: +/- 4.44 acres

Also described as Lots 301-329, Phase 3 The Ponds At Sleepy Ridge Planned Residential Development, recorded in the Utah County Recorder's Office on July 17, 2014 as Entry No. 49470:2014.

EXHIBIT C

Description of Phase 4

Commencing at a point located South 89°45'48" West along the Section line 320.39 feet and South 3363.89 feet from the North quarter corner of Section 20, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence along the Westerly boundary line of Phase 8, Golden Ponds at Sleepy Ridge PRD as follows: South 03°29'13" West 420.93 feet, thence South 45°34'09" West 116.83 feet; thence North 44°37'01" West 72.46 feet; thence North 49°55'08" West 43.08 feet, thence North 40°04'52" East 5.13 feet; thence North 49°55'08" West 151.92 feet; thence North 40°04'52" East 49.87 feet; thence North 49°55'08" West 14.09 feet; thence North 25°25'47" East 151.37 feet; thence North 03°30'06" East 120.75 feet; thence North 86°29'54" West 38.96 feet; thence North 37°29'00" East 89.08 feet more or less to Phase 7, Golden Ponds at Sleepy Ridge PRD; thence along said Phase 7 as follows: along the arc of a 435.38 foot radius curve to the left 74.30 feet (chord bears South 65°15'04" East 74.21 feet), along the arc of a 15.00 foot radius curve to the right 20.48 feet (chord bears South 27°04'40" East 20.48 feet, South 74°47'49" East 36.00 feet, along the arc of a 15.00 foot radius curve to the right 22.26 feet (chord bears North 58°56'23" East 20.27 feet), along the arc of a 435.38 foot radius curve to the left 59.93 feet (chord bears South 82°29'15" East 59.88 feet), South 86°25'52" East 8.61 more or less to the point of beginning.

Contains: +/- 2.49 acres

Also described as Lots 401-424, Phase 4 The Ponds At Sleepy Ridge Planned Residential Development, recorded in the Utah County Recorder's Office on October 28, 2014 as Entry No. 77144:2014.