

When Recorded Return To:

D.R. Horton, Inc.
12351 South Gateway Park Place, Suite D-100
Draper, Utah 84020
Attention: Adam Loser



ENT 110074:2021 PG 1 of 11
ANDREA ALLEN
UTAH COUNTY RECORDER
2021 Jun 17 1:30 pm FEE 40.00 BY AS
RECORDED FOR D R HORTON

**THIRD SUPPLEMENTAL DECLARATION TO THE
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR
NORTHSHORE**

THIS THIRD SUPPLEMENTAL DECLARATION TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR NORTHSHORE (this “**Third Supplemental Declaration**”) is made as of June 16, 2021, by D.R. HORTON, INC., a Delaware corporation (“**Declarant**”), with reference to the following:

RECITALS

A. On February 20, 2020, Declarant caused to be recorded as Entry No. 21260:2020 in the official records of the Office of the Recorder of Utah County, Utah (the “**Official Records**”), that certain Declaration of Covenants, Conditions and Restrictions for Northshore (the “**Original Declaration**”) pertaining to a master planned development known as Northshore located in the City of Saratoga Springs, Utah County, Utah.

B. On September 4, 2020, Declarant caused to be recorded as Entry No. 135120:2020 in the Official Records that certain First Supplemental Declaration and First Amendment to the Declaration of Covenants, Conditions and Restrictions for Northshore (the “**First Supplemental Declaration and First Amendment**”).

C. On February 4, 2021, Declarant caused to be recorded as Entry No. 21986:2021 in the Official Records that certain Second Supplemental Declaration and Second Amendment to the Declaration of Covenants, Conditions and Restrictions for Northshore (the “**Second Supplemental Declaration and Second Amendment**”).

D. On May 20, 2021, Declarant caused to be recorded as Entry No. 95002:2021 in the Official Records that certain Third Amendment to the Declaration of Covenants, Conditions and Restrictions for Northshore (the “**Third Amendment**”).

E. Article XIX of the Original Declaration provides that Declarant shall have the absolute right and option, from time to time and at any time, to subject some or all of the Additional Land described in the Original Declaration to the covenants, restrictions, easements, charges and liens set forth in the Original Declaration, which shall be effective upon recording a supplemental declaration in the Official Records.

F. Pursuant to Article XIX of the Original Declaration, Declarant desires to subject that portion of the Additional Land described on Exhibit A, which is attached hereto and incorporated herein by this reference (the “**Subject Property**”), to the Original Declaration, as previously amended and supplemented by the First Supplemental Declaration and First Amendment, by the Second Supplemental Declaration and Second Amendment and by the Third Amendment.

THIRD SUPPLEMENTAL DECLARATION

NOW, THEREFORE, for the reasons recited above, Declarant hereby declares as follows:

1. Defined Terms. All defined terms as used in this Third Supplemental Declaration shall have the same meanings as those set forth in the Original Declaration, as supplemented and amended by the First Supplemental Declaration and First Amendment, as supplemented and amended by the Second Supplemental Declaration and Second Amendment, and as amended by the Third Amendment, unless otherwise defined in this Third Supplemental Declaration and by the Third Amendment.

2. Subject Property Subjected to the Original Declaration As Amended. The Subject Property is hereby subjected to the Original Declaration, as previously amended and supplemented by the First Supplemental Declaration and First Amendment, by the Second Supplemental Declaration and Second Amendment, and by the Third Amendment, and as supplemented by this Third Supplemental Declaration, and the Subject Property shall be held, transferred, sold, conveyed, occupied, improved and developed subject to the covenants, restrictions, easements, charges and liens set forth in the Original Declaration, as previously amended and supplemented by the First Supplemental Declaration and First Amendment, by the Second Supplemental Declaration and Second Amendment, and by the Third Amendment, and as supplemented by this Third Supplemental Declaration, which provisions are hereby ratified, approved, confirmed and incorporated herein by this reference, with the same force and effect as if fully set forth herein and made again as of the date hereof. All such provisions shall run with the Subject Property and shall be binding upon all Persons having any right, title, or interest in the Subject Property or any part thereof, their heirs, successors and assigns and shall inure to the benefit of each Owner thereof. The Subject Property shall hereafter be deemed to be a part of the Property, as such term is defined in Section 1.62 of the Original Declaration.

3. Future Plats and Future Lots. Declarant has received approval from the City to record in the Office of the Recorder of Utah County, Utah certain subdivision plats (the “**Future Plats**”) which pertain to portions of the Subject Property. Attached hereto as Exhibit B are copies of the Future Plats. The Future Plats attached as Exhibit B identify the future lots (the “**Future Lots**”) that will be created when the Future Plats are recorded. When the Future Plats are recorded and the Future Lots are created, the Neighborhood Designations for such Future Lots shall be as follows:

Northshore Plat A-3

Future Lot Number

025 to 062

Neighborhood Designation

Single Family

Northshore Plat B-3

Future Lot Number

1439 to 1518
107 to 110

Neighborhood Designation

Townhomes
Single Family

Northshore Plat C-3

Future Lot Number

1519 to 1541
063 to 106

Neighborhood Designation

Townhomes
Single Family

Northshore Plat D-3

Future Lot Number

Northshore Drive


Neighborhood Designation

City right-of-way

4. Original Declaration. Except as supplemented and amended by the provisions of this Third Supplemental Declaration, the Original Declaration, as previously supplemented and amended by the First Supplemental Declaration and First Amendment, by the Second Supplemental Declaration and Second Amendment, and by the Third Amendment, shall remain unmodified and in full force and effect. The Original Declaration, as previously supplemented and amended by the First Supplemental Declaration and First Amendment, by the Second Supplemental Declaration and Second Amendment and by the Third Amendment, and as supplemented by this Third Supplemental Declaration, shall collectively be referred to as the **“Declaration.”**

IN WITNESS WHEREOF, Declarant has caused this Third Supplemental Declaration to be executed by an officer duly authorized to execute the same as of the date first above written.

D.R. HORTON, INC.,
a Delaware corporation

By: 
Name: Adam R. Lopez
Title: Vice President

STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged to me this 16 day of June, 2021,
by Adam R. Loser, in such person's capacity as the Vice President
of D.R. Horton, Inc., a Delaware corporation.



Krisel P Travis

NOTARY PUBLIC

**EXHIBIT A
TO
THIRD SUPPLEMENTAL DECLARATION TO THE
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR
NORTSHORE**

Legal Description of the Subject Property

The Subject Property consists of that certain real property located in Utah County, Utah more particularly described as follows:

NORTSHORE PLAT A3

A PORTION OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 WEST, AND THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N0°08'33"W ALONG THE SECTION LINE 554.13 FEET AND EAST 39.55 FROM THE EAST QUARTER CORNER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTHWESTERLY ALONG THE ARC OF A 12.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: N89°52'30"W) 18.83 FEET THROUGH A CENTRAL ANGLE OF 89°54'43" (CHORD: N44°49'52"W 16.96 FEET); THENCE N89°47'13"W 534.88 FEET; THENCE ALONG THE ARC OF A 12.00 FOOT RADIUS CURVE TO THE LEFT 18.48 FEET THROUGH A CENTRAL ANGLE OF 88°15'18" (CHORD: S46°05'08"W 16.71 FEET) TO A POINT OF REVERSE CURVE; THENCE ALONG THE ARC OF A 887.50 FOOT RADIUS CURVE TO THE RIGHT 13.93 FEET THROUGH A CENTRAL ANGLE OF 0°53'57" (CHORD: S2°24'28"W 13.93 FEET); THENCE N87°08'33"W 60.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A 827.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: N87°08'33"W) 39.46 FEET THROUGH A CENTRAL ANGLE OF 2°43'57" (CHORD: N1°29'28"E 39.46 FEET); THENCE N0°07'30"E 375.29 FEET; THENCE ALONG THE ARC OF A 12.00 FOOT RADIUS CURVE TO THE LEFT 18.87 FEET THROUGH A CENTRAL ANGLE OF 90°05'28" (CHORD: N44°55'14"W 16.98 FEET); THENCE N89°57'58"W 44.22 FEET; THENCE N0°02'02"E 79.61 FEET; THENCE N89°42'30"E 493.80 FEET; THENCE ALONG THE ARC OF A 761.50 FOOT RADIUS CURVE TO THE LEFT 157.42 FEET THROUGH A CENTRAL ANGLE OF 11°50'40" (CHORD: N83°47'10"E 157.14 FEET) TO A POINT OF REVERSE CURVE; THENCE ALONG THE ARC OF A 538.50 FOOT RADIUS CURVE TO THE RIGHT 117.67 FEET THROUGH A CENTRAL ANGLE OF 12°31'13" (CHORD: N84°07'26"E 117.44 FEET); THENCE S89°36'58"E 101.16 FEET; THENCE S0°45'27"W 36.32 FEET; THENCE N89°57'00"E 7.43 FEET; THENCE SOUTH 58.55 FEET TO THE SOUTH LINE OF THAT REAL PROPERTY DESCRIBED IN DEED ENTRY NO. 85173:2018; THENCE N89°40'00"W ALONG SAID REAL PROPERTY 8.41 FEET; THENCE SOUTH 399.81 FEET; THENCE N89°52'30"W 133.76 FEET; THENCE S0°07'30"W 34.56 FEET; THENCE N89°52'30"W 59.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±9.32 ACRES
405,769 SQ FT

NORTSHORE PLAT B3

A PORTION OF THE EAST HALF OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 WEST, AND A PORTION OF THE WEST HALF OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N0°10'34"W ALONG THE SECTION LINE 2346.39 FEET AND EAST 215.14 FROM THE SOUTHEAST CORNER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE N89°25'18"W 680.54 FEET; THENCE N0°34'42"E 134.00 FEET; THENCE N89°25'18"W 21.02 FEET; THENCE ALONG THE ARC OF A 229.50 FOOT RADIUS CURVE TO THE RIGHT 121.16 FEET THROUGH A CENTRAL ANGLE OF 30°14'54" (CHORD: N74°17'51"W 119.76 FEET); THENCE N59°10'24"W 170.76 FEET; THENCE ALONG THE ARC OF A 12.00 FOOT RADIUS CURVE TO THE LEFT 18.36 FEET THROUGH A CENTRAL ANGLE OF 87°38'39"

(CHORD:S77°00'16"W 16.62 FEET); THENCE N60°06'50"W 60.10 FEET; THENCE N33°10'57"E 181.22 FEET; THENCE ALONG THE ARC OF A 827.50 FOOT RADIUS CURVE TO THE LEFT 61.37 FEET THROUGH A CENTRAL ANGLE OF 4°14'58" (CHORD:N31°03'28"E 61.36 FEET) TO A POINT OF COMPOUND CURVE; THENCE ALONG THE ARC OF A 12.00 FOOT RADIUS CURVE TO THE LEFT 19.80 FEET THROUGH A CENTRAL ANGLE OF 94°31'51" (CHORD:N18°19'56"W 17.63 FEET); THENCE N26°40'13"E 59.05 FEET; THENCE ALONG THE ARC OF A 12.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: N24°24'08"E) 19.12 FEET THROUGH A CENTRAL ANGLE OF 91°18'20" (CHORD:N68°44'58"E 17.16 FEET); THENCE S65°04'38"E 60.03 FEET; THENCE ALONG THE ARC OF A 12.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: S66°53'45"E) 18.58 FEET THROUGH A CENTRAL ANGLE OF 88°42'07" (CHORD:S21°14'48"E 16.78 FEET); THENCE S65°35'52"E 146.83 FEET; THENCE ALONG THE ARC OF A 170.50 FOOT RADIUS CURVE TO THE LEFT 70.97 FEET THROUGH A CENTRAL ANGLE OF 23°51'01" (CHORD:S77°31'22"E 70.46 FEET); THENCE S89°26'53"E 408.69 FEET; THENCE ALONG THE ARC OF A 12.00 FOOT RADIUS CURVE TO THE LEFT 18.94 FEET THROUGH A CENTRAL ANGLE OF 90°25'38" (CHORD:N45°20'19"E 17.03 FEET); THENCE N0°07'30"E 39.21 FEET; THENCE S89°52'30"E 183.20 FEET TO THE WESTERLY RIGHT OF WAY LINE OF 1200 EAST/SARATOGA ROAD; THENCE ALONG SAID WESTERLY LINE S0°31'08"W 497.20 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±9.36 ACRES
407,814 SQ FT

NORTHSHORE PLAT C3

A PORTION OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 WEST, AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N0°08'33"W ALONG THE SECTION LINE 141.51 FEET AND EAST 25.53 FROM THE EAST QUARTER CORNER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE N89°26'53"W 408.69 FEET; THENCE ALONG THE ARC OF A 170.50 FOOT RADIUS CURVE TO THE RIGHT 70.97 FEET THROUGH A CENTRAL ANGLE OF 23°51'01" (CHORD:N77°31'22"W 70.46 FEET); THENCE N65°35'52"W 146.83 FEET; THENCE ALONG THE ARC OF A 12.00 FOOT RADIUS CURVE TO THE RIGHT 18.58 FEET THROUGH A CENTRAL ANGLE OF 88°42'07" (CHORD:N21°14'48"W 16.78 FEET); THENCE N65°04'38"W 60.03 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A 827.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: N66°54'11"W) 292.31 FEET THROUGH A CENTRAL ANGLE OF 20°14'22" (CHORD: N12°58'38"E 290.79 FEET); THENCE S87°08'33"E 60.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A 887.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: N87°08'33"W) 13.93 FEET THROUGH A CENTRAL ANGLE OF 0°53'57" (CHORD:N2°24'28"E 13.93 FEET) TO A POINT OF REVERSE CURVE; THENCE ALONG THE ARC OF A 12.00 FOOT RADIUS CURVE TO THE RIGHT 18.48 FEET THROUGH A CENTRAL ANGLE OF 88°15'18" (CHORD:N46°05'08"E 16.71 FEET); THENCE S89°47'13"E 534.88 FEET; THENCE ALONG THE ARC OF A 12.00 FOOT RADIUS CURVE TO THE RIGHT 18.83 FEET THROUGH A CENTRAL ANGLE OF 89°54'43" (CHORD:S44°49'52"E 16.96 FEET); THENCE S89°52'30"E 59.00 FEET; THENCE N0°07'30"E 34.56 FEET; THENCE S89°52'30"E 133.76 FEET TO THE WESTERLY RIGHT OF WAY LINE OF 1200 EAST/SARATOGA ROAD; THENCE ALONG SAID WESTERLY LINE THE FOLLOWING THREE (3) COURSES: SOUTH 258.27 FEET; THENCE WEST 9.17 FEET; THENCE S0°31'08"W 137.71 FEET; THENCE N89°52'30"W 183.20 FEET; THENCE S0°07'30"W 39.21 FEET; THENCE ALONG THE ARC OF A 12.00 FOOT RADIUS CURVE TO THE RIGHT 18.94 FEET THROUGH A CENTRAL ANGLE OF 90°25'38" (CHORD:S45°20'19"W 17.03 FEET) TO THE POINT OF BEGINNING.

CONTAINS: ±7.70 ACRES
335,295 SQ FT

NORTHSHORE PLAT D3

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED S0°10'34"E ALONG THE SECTION LINE 47.63 FEET AND WEST 762.35 FROM THE EAST QUARTER CORNER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE S33°10'57"W 375.51 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 3.70 FEET WITH

A RADIUS OF 984.50 FEET THROUGH A CENTRAL ANGLE OF 0°12'55" CHORD: S33°04'29"W 3.70 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 19.46 FEET WITH A RADIUS OF 12.00 FEET THROUGH A CENTRAL ANGLE OF 92°54'00" CHORD: S13°28'58"E 17.39 FEET; THENCE S30°42'31"W 59.00 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 19.27 FEET WITH A RADIUS OF 12.00 FEET THROUGH A CENTRAL ANGLE OF 91°59'06" CHORD: S74°04'04"W 17.26 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 192.05 FEET WITH A RADIUS OF 984.50 FEET THROUGH A CENTRAL ANGLE OF 11°10'36" CHORD: S22°29'13"W 191.74 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 22.39 FEET WITH A RADIUS OF 12.00 FEET THROUGH A CENTRAL ANGLE OF 106°54'28" CHORD: S36°33'19"E 19.28 FEET; THENCE S0°00'33"E 59.00 FEET; THENCE S89°59'27"W 21.28 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 16.37 FEET WITH A RADIUS OF 12.00 FEET THROUGH A CENTRAL ANGLE OF 78°08'31" CHORD: S50°55'11"W 15.13 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 65.12 FEET WITH A RADIUS OF 984.50 FEET THROUGH A CENTRAL ANGLE OF 3°47'24" CHORD: S9°57'13"W 65.11 FEET; THENCE N81°56'29"W 60.00 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 367.04 FEET WITH A RADIUS OF 1044.50 FEET THROUGH A CENTRAL ANGLE OF 20°08'02" CHORD: N18°07'32"E 365.16 FEET TO A POINT OF REVERSE CURVE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 19.63 FEET WITH A RADIUS OF 12.00 FEET THROUGH A CENTRAL ANGLE OF 93°42'09" CHORD: N18°39'31"W 17.51 FEET; THENCE N24°29'24"E 59.00 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 8.22 FEET WITH A RADIUS OF 229.50 FEET THROUGH A CENTRAL ANGLE OF 2°03'11" CHORD: S64°29'00"E 8.22 FEET TO A POINT OF REVERSE CURVE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 17.56 FEET WITH A RADIUS OF 12.00 FEET THROUGH A CENTRAL ANGLE OF 83°49'55" CHORD: N74°37'38"E 16.03 FEET TO A POINT OF REVERSE CURVE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 8.59 FEET WITH A RADIUS OF 1044.50 FEET THROUGH A CENTRAL ANGLE OF 0°28'17" CHORD: N32°56'48"E 8.59 FEET; THENCE N33°10'57"E 372.06 FEET; THENCE S60°06'50"E 60.10 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±1.20 ACRES
52,405 SQ FT

