

24/8 • 32/12

RECORDING REQUESTED BY:

COMMERCE LAND TITLE INCORPORATED

~~ENT 76481:2004 PG 1 of 8
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
2004 Jul 02 2:42 pm FEE 24.00 BY SDM
RECORDED FOR COMMERCE LAND TITLE~~

WHEN RECORDED, MAIL TO:

MOUNTAIN HOME DEVELOPMENT CORPORATION
3940 Traverse Mountain Blvd; Suite 200
Lehi, UT 84043

2nd RECORDING
ENT 81660:2004 PG 1 of 12
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
2004 Jul 15 4:44 pm FEE 32.00 BY AB
RECORDED FOR MOUNTAIN HOME DEV CORP

(Space Above for Recorder's Use)

**Supplemental Master Declaration
of Covenants, Conditions, Restrictions and
Reservation of Easements
For Traverse Mountain
Shadow Ridge Phase 1**

**Supplemental Master Declaration
of Covenants, Conditions, Restrictions and
Reservation of Easements
For Traverse Mountain
Shadow Ridge Phase 1**

This Supplemental Master Declaration of Covenants, Conditions, Restrictions and Reservation of Easements for Traverse Mountain ("**Supplemental Declaration**") is made by **MOUNTAIN POINT, LLC**, a Utah limited liability company ("**Neighborhood Builder**"), and **MOUNTAIN HOME DEVELOPMENT, CORPORATION**, a Utah corporation ("**Declarant**"). Unless otherwise indicated, all capitalized terms used in this Supplemental Declaration are given the same meanings as in the Master Declaration defined in the Preamble of this Supplemental Declaration. This Supplemental Declaration shall be interpreted according to the rules established in Section 1.69 of the Master Declaration except that references in this Supplemental Declaration to Sections and Exhibits are to Sections of and Exhibits to this Supplemental Declaration.

P R E A M B L E:

A. On August 29, 2001, Declarant executed a Master Declaration of Covenants, Conditions, Restrictions and Reservation of Easements for Traverse Mountain which was Recorded on August 31, 2001, as Entry No. 88405:2001, and amended by a First Amendment thereto, Recorded on August 12, 2002, as Entry No. 92301:2002, both in the Official Records of Utah County, Utah ("**Official Records**"), which may be further amended and restated (collectively, the "**Master Declaration**"). The Master Declaration is binding upon all Owners of Lots and Condominiums in the master planned development known as Traverse Mountain ("**Properties**").

B. Neighborhood Builder is the record owner of certain real property ("**Residential Property**") in Lehi City, Utah County, Utah, described on **Exhibit "RA."**

C. Neighborhood Builder is the record owner of certain real property ("**Annexed Master Association Property**") in the Lehi City, Utah County, Utah, described on **Exhibit "MP."** The Annexed Master Association Property and the Residential Property are collectively referred to in this Supplemental Declaration as "**Shadow Ridge Phase I**".

D. Shadow Ridge Phase 1 is part of the Annexable Territory defined in Section 1.2 of the Master Declaration.

E. Declarant is the Declarant defined in Section 1.21 of the Master Declaration. Neighborhood Builder is a Neighborhood Builder as defined in Section 1.49 of the Master Declaration. Neighborhood Builder wishes to add Shadow Ridge Phase 1 to the Properties in accordance with Article XVI of the Master Declaration and impose the restrictions contained in the Master Declaration and this Supplemental Declaration on Shadow Ridge Phase 1.

THEREFORE, DECLARANT AND NEIGHBORHOOD BUILDER DECLARE AS FOLLOWS:

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1. **Designation of Neighborhood Builder.** Declarant designates Neighborhood Builder as a "Neighborhood Builder" defined in Section 1.49 of the Master Declaration. Declarant and Neighborhood Builder agree that Neighborhood Builder (i) may exercise all of the powers and exemptions of a Neighborhood Builder under the Master Declaration, and (ii) is responsible for performing all duties of a Neighborhood Builder under the Master Declaration.

2. **Annexation.** Neighborhood Builder and Declarant declare that Shadow Ridge Phase 1 is added to and made a part of the real property subject to the Master Declaration, as a Phase of the Properties. This Supplemental Declaration is a "Supplemental Declaration" defined in Section 1.64 of the Master Declaration Recorded in compliance with Article XVI of the Master Declaration.

3. **Land Classifications.**

3.1 **Residential Area.** The Residential Property is designated as a portion of the Residential Area, defined in Section 1.62 of the Master Declaration. All Owners of Lots in Shadow Ridge Phase 1 shall automatically become Members of the Master Association.

3.2 **Master Association Property.** Unless otherwise provided in this Supplemental Declaration, the Master Association shall commence maintaining all property in Shadow Ridge Phase 1 that it is obligated to maintain concurrently with the commencement of Common Assessments in Shadow Ridge Phase 1.

3.2.1 **Annexed Master Association Property.** The Annexed Master Association Property is designated as a portion of the Master Association Property defined in Section 1.40 of the Master Declaration. The Annexed Master Association Property shall be conveyed to the Master Association prior to the first Close of Escrow for the sale of a Lot in Shadow Ridge Phase 1, as provided in the Master Declaration.

4. **Common Area.** There is no Common Area in Shadow Ridge Phase 1.

5. **Special Benefit Area.** Shadow Ridge Phase 1 is not part of a Special Benefit Area.

6. **Neighborhood.** The Residential Property shall be a portion of the Shadow Ridge Neighborhood, which is a Neighborhood as defined in Section 1.47 of the Master Declaration. The Neighborhood Representative and alternate shall be selected as provided in Section 4.5.1 of the Master Association Bylaws and shall serve the terms in accordance with Section 4.5.2 of the Bylaws.

7. **Special Allocation.** If telecommunications services are provided through the Master Association, this cost may be allocated among the residences in proportions that are different from other portions of the Common Expenses.

8. **Assessment Obligations.** The rights and obligations of all Owners of Lots located in Shadow Ridge Phase 1 with respect to assessments are as set forth in the Master Declaration and this Supplemental Declaration. All assessments provided for in the Master Declaration shall commence as to Lots in Shadow Ridge Phase 1 on the day of the first Close of Escrow for the sale of a Lot in Shadow Ridge Phase 1.

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9. **Amendment and Duration.** This Supplemental Declaration may be amended in accordance with Sections 16.4.1 and 16.4.2 of the Master Declaration. The Board may also amend this Supplemental Declaration to (i) conform to applicable law, (ii) correct typographical errors, and (iii) change any exhibit or portion of an exhibit to conform to as-built conditions. So long as Declarant or a Neighborhood Builder owns any portion of the Properties or the Annexable Area, any amendment adopted by the Board must also be approved by the Declarant. After the first Close of Escrow in Shadow Ridge Phase 1, all other amendments to this Supplemental Declaration must be made by complying with the requirements of Section 14.2 of the Master Declaration. Unless amended or terminated, this Supplemental Declaration shall continue and remain in full force and effect for so long as the Master Declaration remains in effect.

10. **Equitable Servitudes and Covenants Appurtenant.** This Supplemental Declaration and the Master Declaration are imposed as equitable servitudes upon Shadow Ridge Phase 1 and each Lot therein, as a servient tenement, for the benefit of each and every other Lot and Condominium within the Properties and the Master Association Property, as the dominant tenements. The covenants, conditions and restrictions of this Supplemental Declaration and the Master Declaration shall run with, and shall inure to the benefit of and shall be binding upon all of Shadow Ridge Phase 1, and shall be binding upon and inure to the benefit of all Persons having, or hereafter acquiring, any right, title or interest in all or any portion of Shadow Ridge Phase 1, and their successive owners and assigns.

11. **Governing Documents.** This Supplemental Declaration is recorded pursuant to Article XVI of the Master Declaration, is a part of the Governing Documents, and may be enforced as provided in the Master Declaration.

12. **No Representations or Warranties.** No representations or warranties, express or implied, have been given or made by Declarant, the Neighborhood Builder, Master Association or their agents in connection with the Properties, its physical condition, zoning, compliance with laws, fitness for intended use, or in connection with the subdivision, sale, operation, maintenance, cost of maintenance, taxes or regulation thereof as a master planned community, except as provided in this Supplemental Declaration or the Master Declaration, provided by Neighborhood Builder to the first Owner of a Lot.

[Signatures on following page]

***[Signature Page to Supplemental Master Declaration
of Covenants, Conditions, Restrictions and
Reservation of Easements
For Traverse Mountain
Shadow Ridge Phase 1***

This Supplemental Declaration has been executed on JUNE 28, 2004
2004 to be effective as of the date of its Recordation.

MOUNTAIN HOME DEVELOPMENT,
CORPORATION, a Utah corporation

By: *[Signature]*

Print Name: JAMES M. CHRISTENSEN

Title: PRESIDENT

“Declarant”

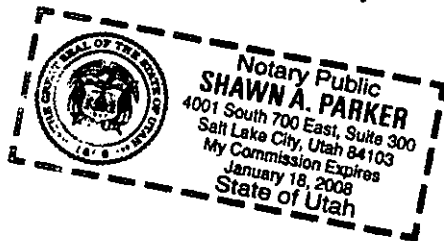
STATE OF UTAH)
) ss.
COUNTY OF UTAH)

The foregoing instrument was acknowledged before me this 28th day of June, 2004, by JAMES M. CHRISTENSEN, an individual residing in the State of Utah, as the authorized representative of MOUNTAIN HOME DEVELOPMENT CORPORATION, a Utah corporation. Said JAMES M. CHRISTENSEN acknowledged before me that he executed the foregoing on behalf of MOUNTAIN HOME DEVELOPMENT CORPORATION, a Utah corporation.

[Signature]
Notary Public

Residing at: *[Signature]*

My Commission Expires: 1-18-08



*[Signature Page Continued to Supplemental Master Declaration
of Covenants, Conditions, Restrictions and
Reservation of Easements
For Traverse Mountain
Shadow Ridge Phase 1*

MOUNTAIN POINT, LLC, a Utah limited liability company

By: Wilford W. Clyde

Name: Wilford W. Clyde

Its: Manager

"Neighborhood Builder"

STATE OF UTAH)
COUNTY OF SALT LAKE) ss.

The foregoing instrument was acknowledged before me this 25th day of June, 2004, by WILFORD W. CLYDE, an individual residing in the State of Utah, as the authorized representative of Mountain Point, LLC, a Utah limited liability company. Said WILFORD W. CLYDE acknowledged before me that he executed the foregoing on behalf of Mountain Point, LLC, a Utah limited liability company.

[Signature]
Notary Public

Residing at: SVC

My Commission Expires: 11-18-08

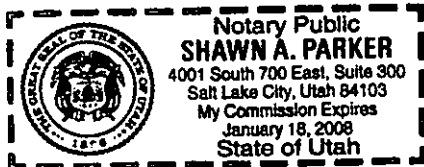


EXHIBIT "RA"

The Residential Property shall consist of Lots 01 through 103 in Shadow Ridge Phase 1 as set forth on the attached Plat Map.

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
1	16°20'29"	278.000	79.289	79.021	S84°13'27"E
2	69°38'00"	55.000	66.843	62.805	N49°23'48"W
3	17°32'00"	155.000	33.906	33.838	N08°18'48"W
4	10°58'22"	1045.000	200.127	199.821	N07°31'59"W
5	03°34'38"	1065.000	66.494	66.483	N14°48'29"W
6	14°59'08"	565.000	147.774	147.354	N24°05'22"W
7	04°50'22"	535.000	45.187	45.174	N34°00'09"W
8	04°46'30"	828.000	69.005	68.985	N53°00'31"E
9	14°53'53"	535.000	135.947	135.582	S28°37'24"E
10	15°51'30"	535.000	148.100	147.627	S43°50'00"E
11	87°41'21"	15.000	22.957	20.781	N11°53'06"E
12	90°13'28"	15.000	23.621	21.255	S77°24'18"E
13	06°10'54"	615.000	66.352	66.370	S41°43'10"E
14	20°10'55"	750.000	88.060	87.606	S82°18'14"E
15	10°58'56"	222.000	42.555	42.489	S86°54'13"E
16	11°28'57"	172.000	34.470	34.412	N43°10'13"E
17	11°28'57"	200.000	40.081	40.014	N43°10'13"E
18	11°28'57"	228.000	45.693	45.616	S43°10'13"W
19	10°58'14"	228.000	43.655	43.589	S43°25'35"W
20	00°30'43"	228.000	2.037	2.037	S37°41'06"W

TRAVERSE MOUNTAIN
SUBDIVISION PLAT "B"

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COUNTRY RUN SU
(POD-11) PHAS I

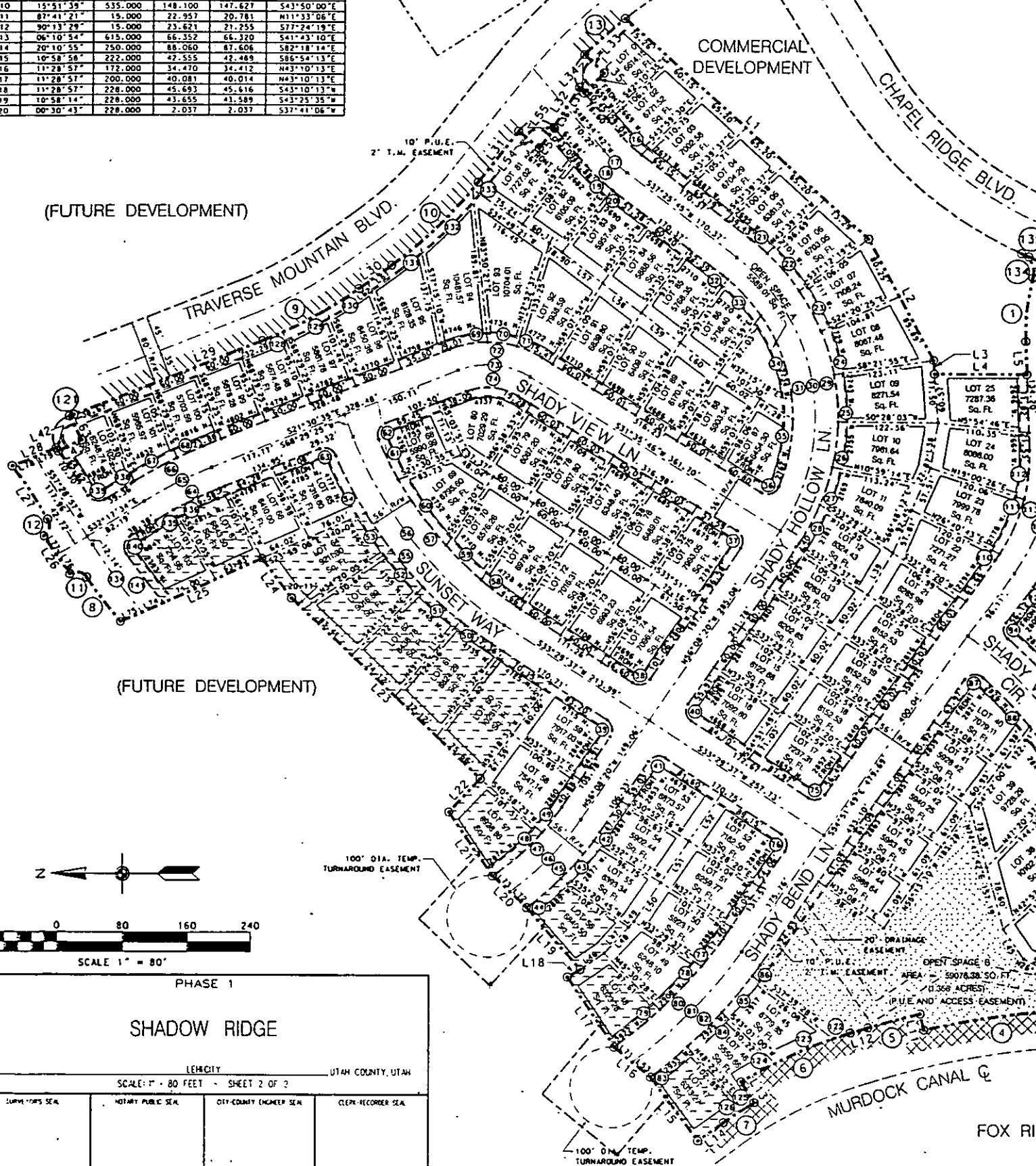
COMMERCIAL
DEVELOPMENT

CHAPEL RIDGE BLVD

(FUTURE DEVELOPMENT)

TRAVERSE MOUNTAIN BLVD

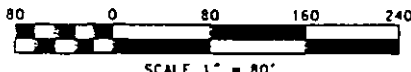
10' P.U.E.
2' T.M. EASEMENT



(FUTURE DEVELOPMENT)



100' DIA. TEMP.
TURNAROUND EASEMENT



SCALE 1" = 80'

PHASE 1

SHADOW RIDGE

LEHIGH CITY

UTAH COUNTY, UTAH

SCALE: 1" = 80 FEET - SHEET 2 OF 2

SURV. COMPS. SEA.	NOTARY PUBLIC SEA.	CITY-COUNTY ENGINEER SEA.	CLERK-RECORDER SEA.

FOX RICE

LOT SETBACK DETAIL

AREA TABULATION

TOTAL ACREAGE = 49.961
LOT ACRES = 38.951
OF LOTS = 105
OPEN SPACE/Common Area = 4.984
ROAD ACRES = 6.026
LANE MILES OF ROAD = 0.884

THIS AREA IS SUBJECT TO THE NORMAL EVERYDAY SOUNDS, ODORS, SIGHTS, FACILITIES, AND ALL OTHER ASPECTS ASSOCIATED WITH AN AGRICULTURAL LIFESTYLE. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS INHERENT WITH LIVESTOCK.

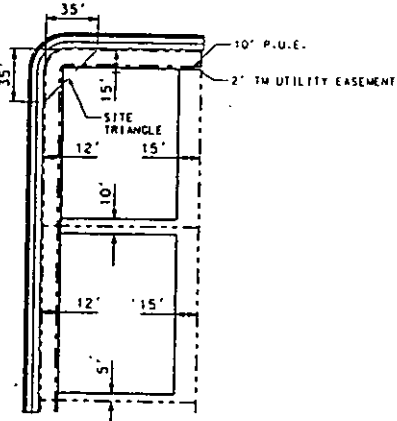
BOUNDARY ANGLE POINT (SET REBAR AND CAP LS #166572)
SET 3/4" REBAR AND CAP LS #166572

ZONING: PLANNED COMMUNITY MEDIUM DENSITY.

THE AREAS DESIGNATED HEREON AS T.M. UTILITY ARE PRIVATE UTILITY EASEMENTS AND ARE NOT DEDICATED FOR USE BY THE GENERAL PUBLIC BUT ARE FOR THE USE OF THOSE PRIVATE UTILITIES AND TELECOMMUNICATIONS PROVIDERS AUTHORIZED BY SUBDIVIDER, ITS SUCCESSORS AND ASSIGNS. PURSUANT TO A WRITTEN AGREEMENT

ALL OPEN SPACE WILL BE DEDICATED AND MAINTAINED BY THE H.O.A.

SION



WILDLAND INTERFACE NOTES

- NO ACCESS
FIREBREAK : CANAL
LOW FUEL : RAVINES : NATIVE GRASS + BRUSH
LOW FUEL : LOW SLOPES : NATIVE GRASS 30' SETBACK : CLASS "C" ROOFING REQ'D.

CONSTRUCTION WITHIN 30' OF THE URBAN WILDLAND INTERFACE CODE MUST MEET ALL REQUIREMENTS OF THE CODE.

LINE TABLE

Table with columns: LINE, BEARING, DISTANCE. Contains 27 line entries.

LINE TABLE

Table with columns: LINE, BEARING, DISTANCE. Contains 27 line entries.

LINE TABLE with columns: LINE, BEARING, DISTANCE. Contains 13 line entries.

CURVE TABLE

Table with columns: CURVE, DELTA, RADIUS, LENGTH, CHORD, BEARING. Contains 51 curve entries.

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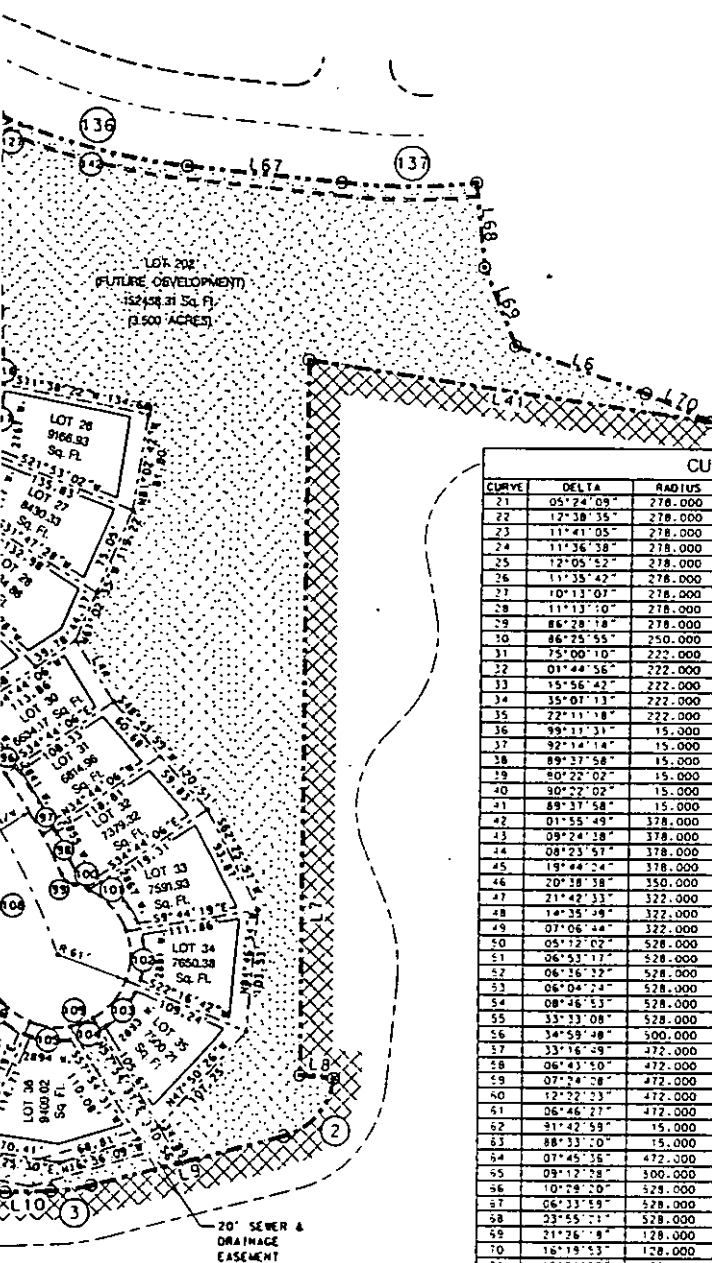


EXHIBIT "MP"

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The Annexed Master Association Property shall include the Open Space A and B (Tot Lot) totaling 1.485 acres of property as indicated on the attached Plat Map.

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
1	16°20'29"	278.000	79.289	79.027	S84°13'27"E
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TRAVERSE MOUNTAIN
SUBDIVISION PLAT "B"

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COUNTRY RUN SUB
(POD-11) PHASE

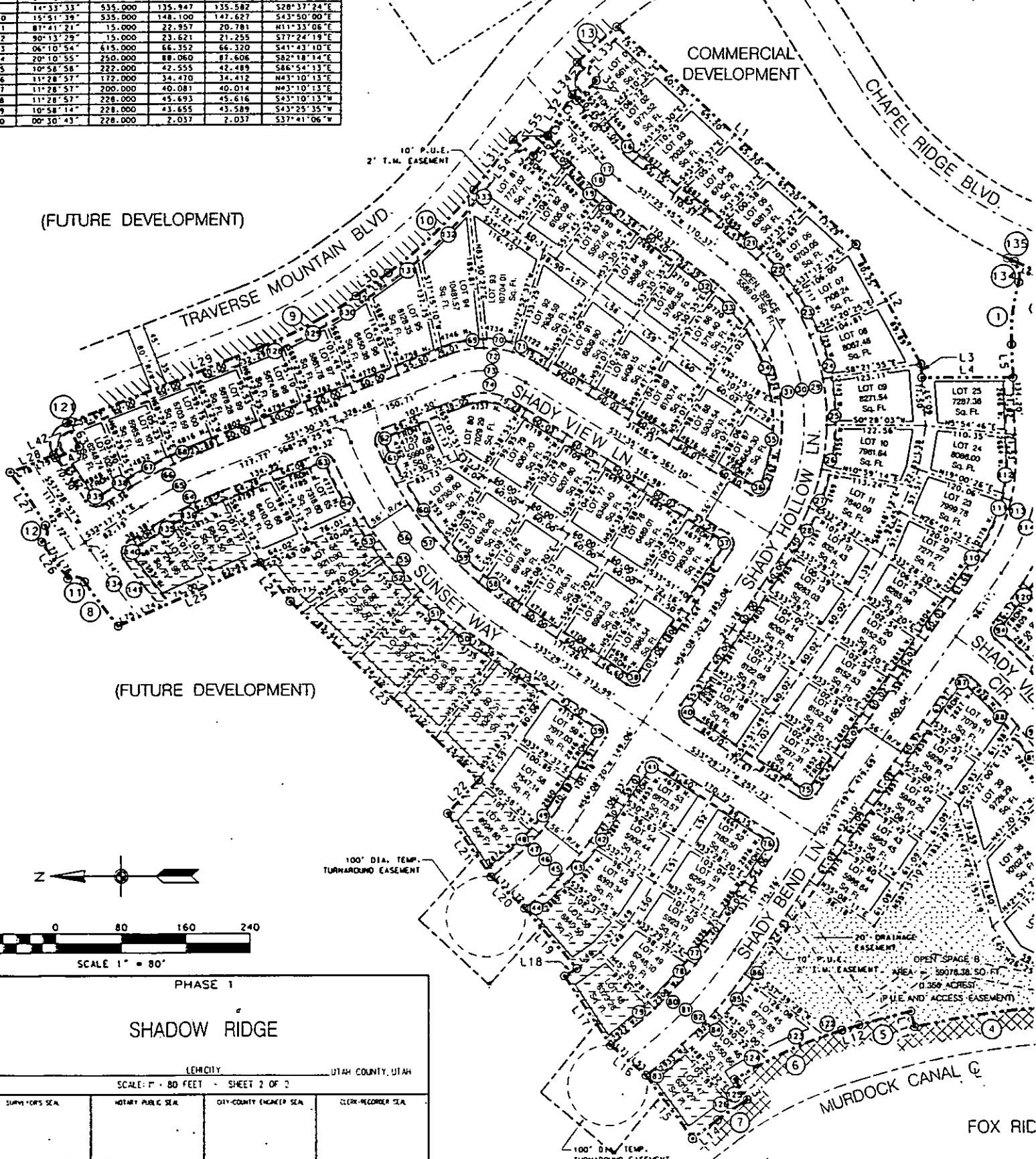
COMMERCIAL
DEVELOPMENT

CHAPEL RIDGE BLVD.

(FUTURE DEVELOPMENT)

TRAVERSE MOUNTAIN BLVD.

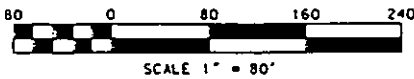
10' P.U.E.
2' T.M. EASEMENT



(FUTURE DEVELOPMENT)



100' DIA. TEMP.
TURNAROUND EASEMENT



PHASE 1

SHADOW RIDGE

LEHIGH CITY

UTAH COUNTY, UTAH

SCALE: 1" = 80 FEET - SHEET 2 OF 2

SURVEYOR'S SEAL

NOTARY PUBLIC SEAL

CITY-COUNTY ENGINEER SEAL

CLERK-RECORDER SEAL

MURDOCK CANAL C

FOX RIC

