

**FIRST SUPPLEMENT TO**  
**DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS AND**  
**RESERVATION OF EASEMENTS FOR IRONHORSE TOWNHOMES**

This First Supplement to Declaration of Covenants, Conditions, and Restrictions and Reservation of Easements for Ironhorse Townhomes is made and executed this 14 day of July, 2016 by Edge Land 16 LLC, a Utah limited liability company ("Declarant").

**RECITALS**

A. Declarant is the Declarant as identified and set forth in that certain Declaration of Covenants, Conditions, and Restrictions and Reservation of Easements for Ironhorse Townhomes, recorded with the Salt Lake County Recorder on March 29, 2016 as Entry Number 12248883 ("Declaration").

B. Under the terms of the Declaration, Declarant reserved the right to expand the Property by the addition of all or a portion of the Additional Land including but not limited to Additional Land described in the Declaration.

C. Declarant desires to add a portion of the Additional Land as hereinafter provided for.

D. Declarant desires to further define and identify Additional Land as a supplement and amendment to the Declaration.

NOW THEREFORE, in consideration of the recitals set forth above, the Declarant hereby declares and certifies as follows:

1. Submission of Additional Land. Declarant hereby annexes in and submits the following described portion of the Additional Land (herein referred to as "Subject Property") to the Declaration, including, without limitation, the Declaration's terms, conditions, restrictions, covenants, assessments, and easements:

SEE EXHIBIT "A" ATTACHED HERETO

TOGETHER WITH: (i) all buildings, if any, improvements, and structures situated on or comprising a part of the above-described Subject Property, whether now existing or hereafter constructed; (ii) all easements, rights-of-way, and other appurtenances and rights incident to, appurtenant to, or accompanying said Subject Property; and (iii) all articles of personal

property intended for use in connection with said Subject Property.

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; any mineral reservations of record and rights incident thereto; all instruments of record which affect the above-described Subject Property or any portion thereof, including, without limitation, any mortgage or deed of trust, The Declaration (as amended, supplemented and/or restated from time to time); all visible easements and rights-of-way; all easements and rights-of-way of record; any easements, rights-of-way, encroachments, or discrepancies shown on or revealed by the 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 above-described Subject Property at such times as construction of all improvements is complete; and all easements necessary for ingress to, egress from, maintenance of, and replacement of all such pipes, lines, cables, wires, utility lines, and similar facilities.

RESERVING UNTO DECLARANT, however, such easements and rights of ingress and egress over, across, through, and under the above-described Land and any improvements now or hereafter constructed thereon as may be reasonably necessary for Declarant or for any assignee or successor of Declarant (in a manner which is reasonable and not inconsistent with the provisions of this Declaration): (i) to construct and complete any and all of the other improvements described in the Declaration or in the Map recorded concurrently herewith, and to do all things reasonably necessary or proper in connection therewith; (ii) to construct and complete all of the improvements described in this Declaration or in the Plat recorded concurrently herewith, and to do all things reasonably necessary or proper in connection therewith; and (iii) to improve portions of the Subject Property with such other or additional improvements, facilities, or landscaping designed for the use and enjoyment of all Owners, as Declarant or as such assignee or successor may reasonably determine to be appropriate. If, pursuant to the foregoing reservations, the above-described Land or any improvement thereon is traversed or partially occupied by a permanent improvement or utility line, a perpetual easement for 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 Supplemental Declaration is filed for record in the Wasatch County records.

2. Supplemental Map. The real properties described in Paragraph 1, and the

improvements to be constructed thereon, all of which are submitted to the terms and conditions of the Declaration, are more particularly set forth on a Supplemental Map pertaining to the same, which Supplemental Map shall be recorded with this Supplemental Declaration.

3. Identification of Additional Land. The Declaration is hereby amended to further define and identify Additional Land. The Project may be expanded by the addition of all or a portion of the real property designated on Exhibit "B" attached hereto and incorporated herein by reference, such real property or portions thereof where applicable being referred to as "Additional Land".

4. Representations of Declarant. Declarant represents that the annexed real property is part of the Additional Land described in the Declaration.

5. Effective Date. This Supplemental Declaration shall take effect upon being recorded with the Wasatch County Recorder.

EXECUTED the day and year first written above.

Declarant:

**Edge Land 16**, a Utah corporation

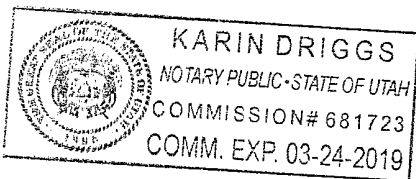
By: [Signature]

Its: Gordon Jones, Manager

STATE OF UTAH )  
COUNTY OF Utah ) :ss.

On this 5 day of May, 2016, before me personally appeared Gordon Jones, who acknowledged himself to be the Manager of Edge Land 16, a Utah corporation, and being authorized to do so, executed the foregoing instrument for the purposes therein contained.

[Signature]  
NOTARY PUBLIC



**EXHIBIT A**  
**SUBJECT LAND/ADDITIONAL LAND**  
**IRON HORSE, PLAT B**

A PORTION OF THE EAST 1/2 OF SECTION 14, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, LOCATED IN SALT LAKE COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED S89°46'54"W ALONG THE SECTION LINE 1364.19 FEET AND SOUTH 2088.07 FEET FROM THE NORTHEAST CORNER OF SECTION 14, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE S18°48'32"E 101.36 FEET; THENCE ALONG THE ARC OF A 287.00 FOOT RADIUS CURVE TO THE LEFT 32.18 FEET THROUGH A CENTRAL ANGLE OF 6°25'30" (CHORD: S22°01'17"E 32.17 FEET); THENCE S67°33'44"W 92.51 FEET; THENCE ALONG THE ARC OF A 186.00 FOOT RADIUS CURVE TO THE LEFT 52.14 FEET THROUGH A CENTRAL ANGLE OF 16°03'43" (CHORD: S59°31'52"W 51.97 FEET); THENCE ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE LEFT 34.23 FEET THROUGH A CENTRAL ANGLE OF 98°03'03" (CHORD: S2°28'29"W 30.20 FEET); THENCE S43°26'58"W 122.73 FEET; THENCE S46°33'02"E 59.36 FEET; THENCE S43°26'58"W 106.50 FEET; THENCE S24°37'00"W 36.54 FEET; THENCE S43°50'14"W 93.91 FEET; THENCE S46°09'46"E 63.00 FEET; THENCE N43°50'14"E 5.00 FEET; THENCE S46°09'46"E 18.00 FEET; THENCE N43°50'14"E 9.26 FEET; THENCE S46°09'46"E 33.00 FEET; THENCE S43°50'14"W 83.02 FEET; THENCE ALONG THE ARC OF A 1014.00 FOOT RADIUS CURVE TO THE RIGHT 56.38 FEET THROUGH A CENTRAL ANGLE OF 3°11'09" (CHORD: S45°25'49"W 56.37 FEET); THENCE S42°26'24"E 18.00 FEET; THENCE S41°18'24"E 73.67 FEET; THENCE ALONG THE ARC OF A 1938.50 FOOT RADIUS NON-TANGENT CURVE (RADIUS BEARS: N41°18'24"W) TO THE RIGHT 420.68 FEET THROUGH A CENTRAL ANGLE OF 12°26'02" (CHORD: S54°54'37"W 419.86 FEET); THENCE N27°25'43"W 163.61 FEET; THENCE S62°34'17"W 43.00 FEET; THENCE N27°25'43"W 139.53 FEET; THENCE N62°34'17"E 305.01 FEET; THENCE N17°34'17"E 220.68 FEET; THENCE S82°17'48"E 78.60 FEET; THENCE S86°33'11"E 51.00 FEET; THENCE ALONG THE ARC OF A 169.00 FOOT RADIUS NON-TANGENT CURVE (RADIUS BEARS: N86°33'11"W) TO THE LEFT 18.94 FEET THROUGH A CENTRAL ANGLE OF 6°25'10" (CHORD: N0°14'14"E 18.93 FEET); THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT 15.67 FEET THROUGH A CENTRAL ANGLE OF 59°50'46" (CHORD: N26°57'02"E 14.97 FEET); THENCE N33°07'35"W 5.00 FEET; THENCE ALONG THE ARC OF A 164.00 FOOT RADIUS NON-TANGENT CURVE (RADIUS BEARS: N33°07'35"W) TO THE LEFT 33.57 FEET THROUGH A CENTRAL ANGLE OF 11°43'40" (CHORD: N51°00'35"E 33.51 FEET); THENCE N44°51'15"W 55.95 FEET; THENCE N43°26'58"E 85.26 FEET; THENCE N27°25'43"W 66.67 FEET; THENCE N38°06'35"E 171.63 FEET; THENCE N73°10'21"E 101.52 FEET; THENCE N46°33'58"E 32.35 FEET; THENCE N71°11'28"E 38.50 FEET TO THE POINT OF BEGINNING.

CONTAINS: 5.10± ACRES

**EXHIBIT B**  
**ADDITIONAL LAND THAT MAY BE ADDED BY DECLARANT**  
**IRON HORSE, PLAT C**

A PORTION OF THE EAST 1/2 OF SECTION 14, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, LOCATED IN SALT LAKE COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED S89°46'54"W ALONG THE SECTION LINE 1331.48 FEET AND SOUTH 2218.92 FEET FROM THE NORTHEAST CORNER OF SECTION 14, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG THE ARC OF A 300.00 FOOT RADIUS NON-TANGENT CURVE (RADIUS BEARS: N64°53'15"E) TO THE LEFT 128.62 FEET THROUGH A CENTRAL ANGLE OF 24°33'56" (CHORD: S37°23'43"E 127.64 FEET); THENCE S49°40'41"E 107.17 FEET; THENCE S40°19'19"W 340.02 FEET; THENCE ALONG THE ARC OF A 1938.50 FOOT RADIUS CURVE TO THE RIGHT 283.23 FEET THROUGH A CENTRAL ANGLE OF 8°22'17" (CHORD: S44°30'27"W 282.98 FEET); THENCE N41°18'24"W 73.67 FEET; THENCE N42°26'24"W 18.00 FEET; THENCE ALONG THE ARC OF A 1014.00 FOOT RADIUS NON-TANGENT CURVE (RADIUS BEARS: N42°58'37"W) TO THE LEFT 56.38 FEET THROUGH A CENTRAL ANGLE OF 3°11'09" (CHORD: N45°25'49"E 56.37 FEET); THENCE N43°50'14"E 83.02 FEET; THENCE N46°09'46"W 33.00 FEET; THENCE S43°50'14"W 9.26 FEET; THENCE N46°09'46"W 18.00 FEET; THENCE S43°50'14"W 5.00 FEET; THENCE N46°09'46"W 63.00 FEET; THENCE N43°50'14"E 93.91 FEET; THENCE N24°37'00"E 36.54 FEET; THENCE N43°26'58"E 106.50 FEET; THENCE N46°33'02"W 59.36 FEET; THENCE N43°26'58"E 122.73 FEET; THENCE ALONG THE ARC OF A 20.00 FOOT RADIUS NON-TANGENT CURVE (RADIUS BEARS: N43°26'58"E) TO THE RIGHT 34.23 FEET THROUGH A CENTRAL ANGLE OF 98°03'03" (CHORD: N2°28'29"E 30.20 FEET); THENCE ALONG THE ARC OF A 186.00 FOOT RADIUS CURVE TO THE RIGHT 52.14 FEET THROUGH A CENTRAL ANGLE OF 16°03'43" (CHORD: N59°31'52"E 51.97 FEET); THENCE N67°33'44"E 79.49 FEET TO THE POINT OF BEGINNING.

CONTAINS: 2.99± ACRES