



ENT 25554-2016 PG 1 of 5
JEFFERY SMITH
UTAH COUNTY RECORDER
2016 Mar 28 10:48 am FEE 18.00 BY VM
RECORDED FOR TMAA

WHEN RECORDED RETURN TO

Mountain Home Development Corporation
3940 N Traverse Mountain Blvd , #200
Lehi, Utah 84043

Space above for County Recorder's Use

Parcel No 11 031 0171

**SUPPLEMENTAL DECLARATION TO
AMENDED AND RESTATED MASTER DECLARATION OF
COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATION OF
EASEMENTS FOR
TRAVERSE MOUNTAIN
A MASTER PLANNED COMMUNITY**

THIS SUPPLEMENTAL DECLARATION TO AMENDED AND RESTATED MASTER DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATION OF EASEMENTS FOR TRAVERSE MOUNTAIN (this 'Supplemental Declaration') is made this 1st day of March, 2016, by Mountain Home Development Corporation, a Utah corporation (' **Declarant**)

A Declarant previously entered into that certain Amended and Restated Master Declaration of Covenants, Conditions, Restrictions and Reservation of Easements for Traverse Mountain, recorded as Entry No 88194 2007 in the official records of the Utah County Recorder's Office (the 'Official Records) as may be amended or supplemented from time to time (the **Master Declaration**)

B Section 16 1 of the Master Declaration provides that Declarant may add to the real property encumbered by the Master Declaration all or any portion of certain real property designated as "Annexable Territory" by recording a supplemental declaration encumbering the portion of the Annexable Territory annexed thereby

C Declarant hereby desires to add additional property that is within the Annexable Territory (the 'Annexed Property) as set forth in this Supplemental Declaration, and the Owner of the Annexed Property is agreeable to such annexation pursuant to the terms of this Supplemental Declaration

D The Annexed Property is a single parcel of approximately 48 049 acres and is described on Exhibit A attached hereto and incorporated herein

NOW, THEREFORE, Declarant hereby provides as follows

1 Defined Terms Capitalized terms not otherwise defined herein shall have the meaning given them in the Master Declaration

2 Extension of Comprehensive Plan The Annexed Property is hereby submitted to all provisions of the Master Declaration and all provisions of the Master Declaration shall apply to the Annexed Property

3 Description/Phases of Development The Annexed Property is a single parcel of approximately 48.049 acres no portion of which is designated as a Phase or Phases by this Supplemental Declaration, but Phases may be designated later

4 Land Classifications The Annexed Property may be assigned to one or more of the land classifications described in Article XV of the Master Declaration, namely Residential Area, Multi-Family Area, Master Association Property, Common Area, Special Benefit Areas, and Neighborhoods

5 Special Benefit Areas There are no services being provided to the Annexed Property that are above the standard level of service provided by the Master Association

6 Master Declaration The Master Declaration shall remain in full force and effect, as supplemented by this Supplemental Declaration

IN WITNESS WHEREOF, this Supplemental Declaration is made by Declarant as of the date set forth above

DECLARANT

MOUNTAIN HOME DEVELOPMENT CORPORATION,
a Utah corporation

By [Signature]
Ryan L. Freeman, Officer

STATE OF UTAH)
) ss
COUNTY OF UTAH)

March
On this 1 day of ~~February~~ 2016, personally appeared before me Ryan L. Freeman, who being by me duly sworn did acknowledge that he is an officer and authorized signer of Mountain Home Development Corporation, a Utah corporation, and who acknowledged to me that said company executed the foregoing Supplemental Declaration



Connie Taylor
Notary Public
Residing at Draper, Utah

My Commission Expires 11/27/2019

By executing this Supplemental Declaration, the undersigned, as the Owner of the Annexed Property, hereby acknowledges and agrees to the recording of this Supplemental Declaration against the Annexed Property

OWNER

TRAVERSE MOUNTAIN LAND HOLDINGS, LLC, a Utah limited liability company

By [Signature]
Paul R Willie, Manager

STATE OF UTAH)
) ss
COUNTY OF UTAH)

On this 1 day of ~~February~~ ^{March} 2016, personally appeared before me Paul R Willie, who being by me duly sworn did acknowledge that he is the manager and authorized signer of Traverse Mountain Land Holdings, LLC, a Utah limited liability company, and who acknowledged to me that said Traverse Mountain Land Holdings, LLC executed the foregoing Supplemental Declaration



Connie Taylor
Notary Public
Residing at Draper, Utah

My Commission Expires 11/27/2019

EXHIBIT A

Commencing North 1300.84 feet and West 464.51 feet from the Southeast corner of Section 30, Township 4 South, Range 1 East, Salt Lake Base and Meridian, South 89°49'26" West 927.4 feet; along a curve to the right (chord bears: North 65°13'25" West 398.24 feet, radius = 472.05 feet), North 40°16'16" West 296.9 feet, along a curve to the left (chord bears: North 46°41'5" West 134.06 feet; radius = 600.45 feet); North 53°5'57" West 44.5 feet, North 36°53'59" East 10 feet, along a curve to the left (chord bears: North 87°14'10" East 14.04 feet, radius = 10.99 feet), along a curve to the right (chord bears: South 81°50'18" East 193.16 feet, radius = 124.99 feet); South 31°14'44" East 55.41 feet, along a curve to the left (chord bears: South 40°18'59" East 86.72 feet, radius = 276.28 feet), South 49°23'20" East 183.36 feet, along a curve to the left (chord bears: South 51°8'51" East 23.02 feet, radius = 375 feet), along a curve to the left (chord bears: South 64°8'25" East 35.07 feet, radius = 89.18 feet), South 75°22'31" East 39.18 feet, along a curve to the right (chord bears: South 71°27'33" East 15.16 feet, radius = 120.59 feet); South 67°32'27" East 7.48 feet, along a curve to the right (chord bears: South 62°23'6" East 19.96 feet, radius = 105.3 feet), South 57°13'32" East 29.54 feet; along a curve to the left (chord bears: South 69°9'16" East 37.21 feet, radius = 90.04 feet), along a curve to the left (chord bears: South 86°44'3" East 73.83 feet, radius = 374.63 feet), along a curve to the left (chord bears: North 82°15'52" East 34.89 feet, radius = 188.49 feet), North 76°54'37" East 52.99 feet, along a curve to the left (chord bears: North 75°43'16" East 7.76 feet, radius = 187 feet); North 4°3'37" West 200.5 feet; North 79°31'13" East 61.19 feet, along a curve to the right (chord bears: North 41°34'44" East 85.03 feet, radius = 66.98 feet), North 36°51'46" West 23.6 feet, North 11°40'42" East 127.51 feet, North 51°37'30" East 46.13 feet, along a curve to the right (chord bears: North 86°37'39" West 15.04 feet, radius = 207.5 feet); North 84°33'9" West 25.17 feet; along a curve to the right (chord bears: North 28°30'46" West 344.2 feet, radius = 207.49 feet); North 27°31'37" East 304.01 feet, along a curve to the left (chord bears: North 17°11'46" East 79.8 feet, radius = 223.52 feet); along a curve to the left (chord bears: North 44°16'1" West 12.46 feet, radius = 8 feet); South 84°36'7" West 59.8 feet; along a curve to the right (chord bears: North 68°3'42" West 218.14 feet, radius = 237.53 feet), South 41°32'14" West 69.05 feet, South 76°18'39" West 38.9 feet, North 45°49'33" West 173.91 feet; North 14°56'2" East 17.63 feet; along a curve to the right (chord bears: North 49°50'46" West 68.47 feet, radius = 66.96 feet), North 88°26'44" West 15.63 feet, North 45°49'34" West 167.9 feet; North 44°34'1" East 136.73 feet, North 84°8'19" East 77.69 feet, North 66°1'8" East 96.88 feet; North 28°42'29" West 259.89 feet, North 6°44'54" East 194.29 feet, North 49°3'10" East 246.57 feet, North 83°39'59" East 98.01 feet, North 84°36'6" East 183.59 feet; North 84°36'6" East 55.81 feet; along a curve to the right (curve bears: North 20°55'8" East 36.43 feet, radius = 224.74 feet); North 25°43'22" East 35.27 feet; North 60°34'58" East 78.68 feet, South 25°43'29" West 99.85 feet, along a curve to the left (chord bears: South 11°22'5" West 85.55 feet, radius = 172.68 feet), North 54°47'50" East 186.88 feet; South 35°19'26" East 167 feet; North 63°10'14" East 116.09 feet; South 26°49'44" East 99.93 feet; North 63°10'16" East 168.81 feet; South 37°10'33" East 85.82 feet, South 23°55'16" West 283.64 feet, South 5°51'18" East 224.55 feet; South 15°34'40" West 427.88 feet; North 67°43'48" West 154.15 feet; South 6°42'31" East 47.18 feet; South 22°52'51" East 153.39 feet, along a curve to the right (chord bears: South 51°23'34" East 205.28 feet, radius = 137.51 feet); South 3°6'21" East 353.05 feet, along a curve to the right (chord bears: South 3°38'1" West 55.74 feet, radius = 236.34 feet), South 74°19'2" East 105.75 feet; South 21°10'26" East 261.29 feet, South 88°2'13" West .16 feet, along a curve to the left (chord bears: South 10°18'10" West 53.89 feet, radius = 449 feet), South 6°51'44" West 152.43 feet; along a curve to the left (chord bears: South 3°20'35" West 61.38 feet, radius = 500 feet); South 0°10'34" East 132.58 feet; South 89°44'54" East 2.84 feet; South 0°10'33" East 11.02 feet to the point of beginning

Parcel No 11 031 0171

Utah County Parcel Map

031 0150
LEHI CITY CORPORATION
59.75 acres

110310171

11 030 0145
LEHI CITY
38.55 acres

11 030 0070
FORGE INVESTMENTS UT LLC
Value \$33,000 -- 32.95 acres

66 411 0004
SEASONS OF TRAVERSE MOUNTAIN L
34.93 acres

11 031 0182
PERRY DEVELOPMENT LLC
Value \$2,272,600 -- 30.33 acres

ENT 25554:2016 PG 5 of 5

Date 2/16/2016

This plat is for reference only and no liability is assumed for any inaccuracies, incorrect data or variations with an actual survey

Generated from the Recorder's Online Parcel Map

