

WHEN RECORDED RETURN TO:

Mountain Home Development Corporation
3940 N. Traverse Mountain Blvd., #150
Lehi, Utah 84047

ENT 7549:2015 PG 1 of 6
Jeffery Smith
Utah County Recorder
2015 Jan 30 04:27 PM FEE 98.00 BY SS
RECORDED FOR Meridian Title Company
ELECTRONICALLY RECORDED

Space above for County Recorder's Use

AGREEMENT TO INCLUDE PROPERTY IN ANNEXABLE TERRITORY

THIS AGREEMENT TO INCLUDE PROPERTY IN ANNEXABLE TERRITORY (this "Agreement") is made this 28th day of January, 2015, by Mountain Home Development Corporation, a Utah corporation ("**Declarant**") and Perry Homes Utah Inc., a Utah corporation ("**Perry Homes**"). Declarant and Perry Homes are referred to herein collectively as the "**Parties.**"

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, 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. Section 16.5 of the Master Declaration provides that additional property outside of the Annexable Territory may be annexed to the Annexable Territory and brought within the general plan of the Master Declaration upon the approval by Neighborhood Representatives representing at least two-thirds (2/3) of the voting power of the Traverse Mountain Master Association ("**Master Association**").

D. Perry Homes owns that certain parcel of real property of approximately 61.398 acres that is described on Exhibit A attached hereto and incorporated herein (the "**Perry Homes Property**").

E. Perry Homes desires that the Perry Homes Property be added to the Annexable Territory and brought within the general plan of the Master Declaration.

F. On January 21, 2015, the Master Association convened a meeting of Neighborhood Representatives consistent with all requirements of the Master Declaration to consider the request of Perry Homes to add the Perry Homes Property to the Annexable Territory.

G. Neighborhood Representatives representing over two-thirds (2/3) of the voting power of the Master Association approved the request of Perry Homes to add the Perry Homes Property to the Annexable Territory.

NOW, THEREFORE, the Parties agree as follows:

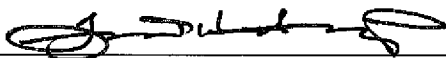
1. The Perry Homes Property is hereby added to the Annexable Territory and brought within the general plan of the Master Declaration.

2. The Parties intend to subject the Perry Homes Property to certain provisions of the Master Declaration by recording a Supplemental Declaration as contemplated by the Master Declaration and thereby submit the Perry Homes Property to certain provisions of the Master Declaration and the provisions of the Master Declaration set forth in a Supplemental Declaration submitting the Perry Homes Property to the Master Declaration shall apply to the Perry Homes Property.

IN WITNESS WHEREOF, this Agreement is made by Declarant and Perry Homes as of the date set forth above.

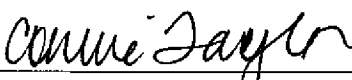
DECLARANT:

MOUNTAIN HOME DEVELOPMENT CORPORATION,
a Utah corporation

By 
Ted H. Heap, Officer

STATE OF UTAH)
) ss.
COUNTY OF UTAH)

On this 21 day of January, 2015, personally appeared before me Ted H. Heap, 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.


Notary Public
Residing at: Sandy, Utah

My Commission Expires: 11/27/15

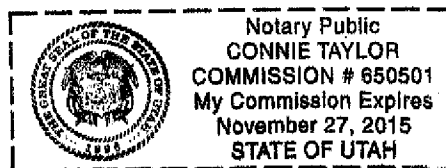
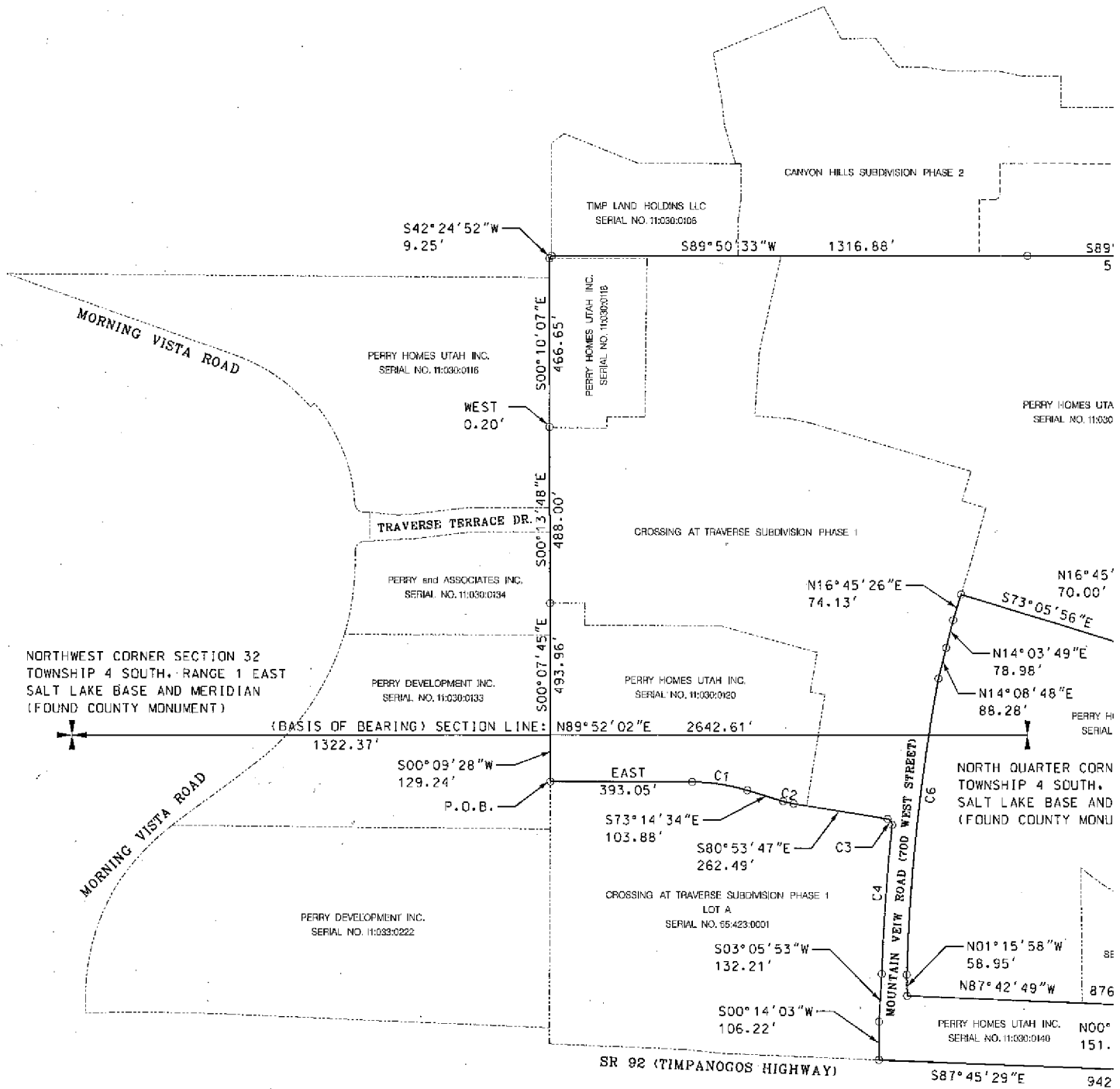


Exhibit A**ANNEXATION BOUNDARY DESCRIPTION**

Beginning at the northwest corner of Lot A, Crossing at Traverse Subdivision, Phase 1, Amended Plat, on file with the Utah County Recorder's Office which point is North $89^{\circ}52'02''$ East along the Section Line 1322.37 feet and South $00^{\circ}09'28''$ West 129.24 feet from the Northwest Corner of Section 32, Township 4 South, Range 1 East, Salt Lake Base and Meridian; thence along the north line of said Lot A the following five (5) calls: (1) East 393.05 feet to a point of curvature; (2) along the arc of a 533.00 foot radius curve to the right 155.89 feet through a central angle of $16^{\circ}45'26''$, the chord of which bears South $81^{\circ}37'17''$ East 155.33 feet; (3) South $73^{\circ}14'34''$ East 103.88 feet to a point of curvature; (4) along the arc of a 228.00 foot radius curve to the left 30.46 feet through a central angle of $07^{\circ}39'12''$, the chord of which bears South $77^{\circ}04'10''$ East 30.43 feet; (5) South $80^{\circ}53'47''$ East 262.49 feet to a point of curvature; thence along the arc of a 15.00 foot radius curve to the right 22.86 feet through a central angle of $87^{\circ}18'47''$, the chord of which bears South $37^{\circ}14'56''$ East 20.71 feet to the westerly right of way line of Mountain View Road (700 West Street); thence along said right of way the following three (3) calls: (1) along the arc of a 5438.46 foot radius curve to the left 413.65 feet through a central angle of $04^{\circ}21'29''$, the chord of which bears South $03^{\circ}48'11''$ West 413.55 feet; (2) South $03^{\circ}05'53''$ West 132.21 feet; (3) South $00^{\circ}14'03''$ West 106.22 feet to the northerly right of way line of SR 92 (Timpanogos Highway); thence South $87^{\circ}45'29''$ East along said northerly right of way line 942.10 feet; thence along the arc of a 39.00 foot radius curve to the left 30.98 feet through a central angle of $45^{\circ}30'38''$, the chord of which bears North $22^{\circ}39'29''$ East 30.17 feet to the westerly right of way line of 500 West Street; thence North $00^{\circ}05'03''$ West along said westerly right of way 151.41 feet; thence leaving said right of way North $87^{\circ}42'49''$ West 876.62 feet to the easterly right of way of said Mountain View Road (700 West Street); thence along said easterly right of way the following five (5) calls: (1) North $01^{\circ}15'58''$ West 58.95 feet to a point of curvature; (2) along the arc of a 5370.46 foot radius curve to the right 825.25 feet through a central angle of $08^{\circ}48'16''$, the chord of which bears North $06^{\circ}01'39''$ East 824.44 feet; (3) North $14^{\circ}08'48''$ East 88.28 feet; (4) North $14^{\circ}03'49''$ East 78.98 feet; (5) North $16^{\circ}45'26''$ East 74.13 feet; thence leaving said right of way South $73^{\circ}05'56''$ East 763.85 feet; thence North $16^{\circ}45'26''$ East 70.00 feet to a point of non-tangent curvature; thence along the arc of a 31.00 foot radius curve to the left 16.41 feet through a central angle of $30^{\circ}19'20''$, the chord of which bears South $88^{\circ}24'14''$ East 16.22 feet; thence North $00^{\circ}05'59''$ West 1094.80 feet to the south line of Canyon Hills Subdivision, Phase 1 on file with the Utah County Recorder's Office; thence South $89^{\circ}51'58''$ West along said south line 583.30 feet; thence South $89^{\circ}50'33''$ West along said south line and along the south line of Canyon Hills Subdivision, Phase 2 and its line extended 1316.88 feet; thence South $42^{\circ}24'52''$ West 9.25 feet; thence South $00^{\circ}10'07''$ East 466.65 feet to a northerly line of said Crossing at Traverse Subdivision, Phase 1; thence West 0.20 feet to the northwest corner of Lot 146 of said subdivision; thence South $00^{\circ}13'48''$ East along the westerly line of said subdivision 488.00 feet; thence South $00^{\circ}07'45''$ East along said westerly line 493.96 feet to the point of beginning.

Area= 61.398 Acres

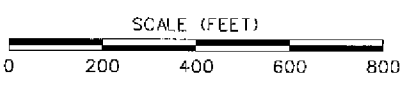


CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	BEAR
C1	16°45'26"	533.00	155.89	155.33	S81°3'
C2	07°39'12"	228.00	30.46	30.43	S77°0'
C3	87°18'47"	15.00	22.66	20.71	S37°1'
C4	04°21'29"	5436.46	413.65	413.55	S03°41'
C5	45°30'38"	39.00	30.98	30.17	N22°33'
C6	08°48'16"	5370.46	825.25	824.44	N06°0'
C7	30°19'20"	31.00	16.41	16.22	S88°2'



Office: (801) 377-1790 Fax: (801) 377-1789
578 East 770 North, Orem UT 84057



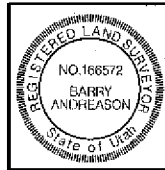
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS IS A TRUE AND ACCURATE MAP OF THE TRACT OF LAND TO BE ANNEXED, TO TRAVERSE MOUNTAIN MASTER ASSOCIATION, UTAH COUNTY, UTAH.

BOUNDARY DESCRIPTION

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Area= 61.358 Acres

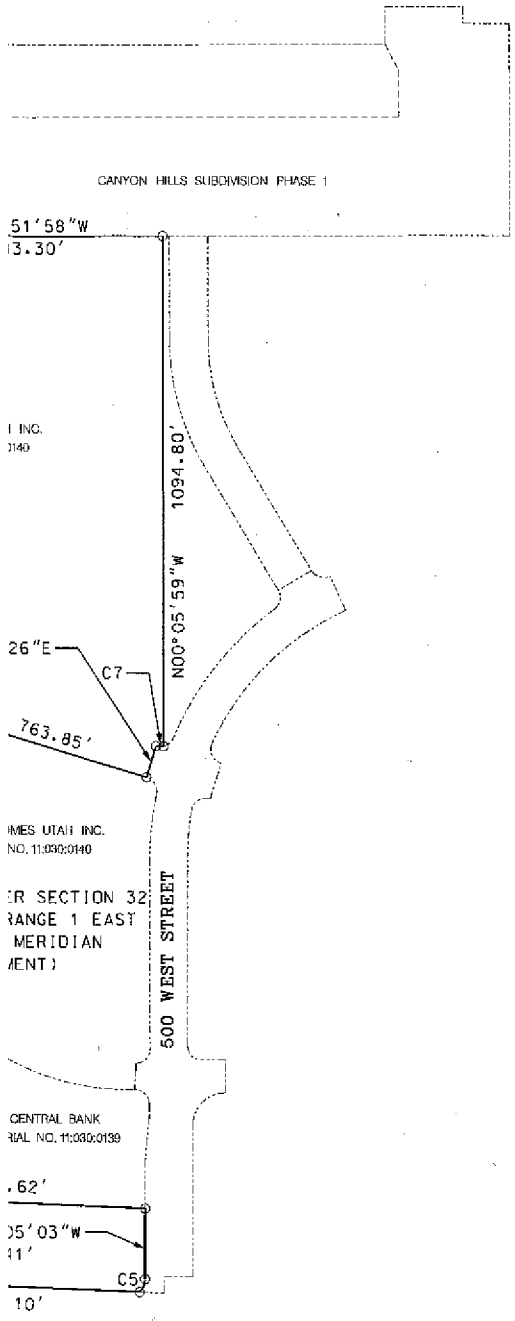


PROFESSIONAL LAND SURVEYOR
DATE

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**PERRY PROPERTIES
TRAVERSE MOUNTAIN HOA
ANNEXATION**

SCALE: 1" = 200 FEET UTAH COUNTY, UTAH



ING
'17"E
'10"E
'56"E
'11"W
'29"E
'39"E
'14"E