

WHEN RECORDED, RETURN TO:

Kennecott Land Company
Attn: Financial Analyst
4700 West Daybreak Parkway
South Jordan, UT 84095

11448426
08/10/2012 01:47 PM \$42.00
Book - 10044 Pg - 8302-8307
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
FIRST AMERICAN TITLE
BY: ZJM, DEPUTY - WI 6 P.

SUPPLEMENT TO COMMUNITY CHARTER FOR DAYBREAK
and

**SUPPLEMENT TO COVENANT FOR COMMUNITY FOR DAYBREAK,
SUBMITTING ADDITIONAL PROPERTY
(KENNECOTT DAYBREAK VC1 MULTI FAMILY #3)**
and

NOTICE OF TRANSFER FEE
and

EXPANSION OF TELECOMMUNICATIONS SERVICE AREA NO. 1

**THIS SUPPLEMENT TO COMMUNITY CHARTER FOR DAYBREAK AND
SUPPLEMENT TO COVENANT FOR COMMUNITY FOR DAYBREAK,
SUBMITTING ADDITIONAL PROPERTY (KENNECOTT DAYBREAK VC1 MULTI
FAMILY #3) AND NOTICE OF TRANSFER FEE AND EXPANSION OF
TELECOMMUNICATIONS SERVICE AREA NO. 1** (this "**Supplement**") is made this July
16, 2012, by **KENNECOTT LAND COMPANY**, as founder ("**Founder**") under the
Community Charter for Daybreak, recorded on February 27, 2004, as Entry No. 8989518, in
Book 8950, beginning at Page 7784, as amended by that certain Amendment No. 1 to
Community Charter for Daybreak, recorded on August 26, 2004, as Entry No. 9156782, in Book
9030, beginning at Page 3767, in the Official Records of Salt Lake County, and as amended by
that certain Amendment No. 2 to Community Charter for Daybreak, recorded on October 19,
2005, as Entry No. 9528104, in Book 9205, beginning at Page 4743, in the Official Records of
Salt Lake County, and as amended by that certain Amendment No. 3 to Community Charter for
Daybreak, recorded on March 13, 2007, as Entry No. 10031889, in Book 9434, beginning at
Page 6476, in the Official Records of Salt Lake County (as amended from time to time, the
"**Charter**") and under the Covenant for Community for Daybreak, recorded on February 27,
2004, as Entry No. 8989517, in Book 8950, beginning at page 7722 (as amended from time to
time, the "**Covenant**"), and is consented to by Daybreak Development Company, a Delaware
corporation, formerly known as Kennecott Land Residential Development Company, a Delaware
corporation ("**DDC**").

RECITALS:

- A. Pursuant to the Charter, Founder is the "Founder" of the community commonly known as "Daybreak" located in South Jordan, Utah.
- B. DDC has recorded that certain subdivision map entitled "KENNECOTT DAYBREAK VC1 MULTI FAMILY #3 AMENDING PARCEL H OF KENNECOTT DAYBREAK PHASE II SUBDIVISION" (the "**Plat**") which relates to the real property more particularly described on Exhibit A attached hereto (the "**Property**"). DDC is the owner of the Property.
- C. Pursuant to that certain Supplement to Community Charter for Daybreak Creating Service Area (Telecommunications Service Area No. 1), recorded on March 23, 2006, as Entry No. 9671594, in Book 9270, beginning at Page 4287 (the "**Telecommunications Service Area Supplement**"), Founder created the Telecommunications Service Area No. 1 (the "**Telecommunications Service Area**").
- D. Founder desires to (i) submit and subject the Property to the Charter and Covenant, including, without limitation, the terms, conditions, covenants and restrictions thereof as they now exist or may hereafter be amended, and (ii) expand the boundaries of the Telecommunications Service Area to include the Property; and DDC desires to evidence its consent to the same.

NOW, THEREFORE, Founder hereby declares the following:

- 1. **Definitions.** Unless otherwise defined herein, all capitalized terms shall have the meaning assigned to them in the Covenant and/or Charter.
- 2. **Submission to Charter and Covenant.** Pursuant to Section 16.1 of the Charter and Section 5.2 of the Covenant, Founder hereby submits and subjects the Property to the Charter and the Covenant, including, without limitation, all terms, conditions, covenants, easements, restrictions, liens, charges, and assessments contained therein. DDC consents to the submission and subjection of the Property to the Charter and the Covenant.
- 3. **Notice of Transfer Fee.** Notice is hereby given that the Covenant and Charter provide, among other things, that certain assessments and fees will be charged against the Units, which comprise portions of the Property, as further described in the Charter and the Covenant, including a "Community Enhancement Fee" as more particularly set forth in the Covenant.
- 4. **Expansion of Telecommunications Service Area.** Pursuant to the Telecommunications Service Area Supplement and Section 3.4 of the Charter, Founder hereby expands the boundaries of the Telecommunications Service Area to include the Property and hereby designates the Residential Units located within the Property, or that may in the future be located within the Property, to the Telecommunications Service Area, including all applicable terms, conditions, rules, assessments, liens, charges, and regulations associated

with such Telecommunications Service Area (in accordance with the terms of the Charter).

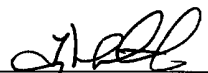
5. **Full Force and Effect.** The Charter and the Covenant, as supplemented hereby, shall remain in full force and effect.
6. **Incorporation by Reference.** The Recitals and Exhibit to this Supplement are hereby incorporated herein by this reference.

[Signatures on Following Page]

IN WITNESS WHEREOF, as of this 16 of May, 2012, Founder has executed this Supplement, and DDC has consented to the same.

Founder:

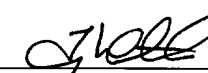
KENNECOTT LAND COMPANY,
a Delaware corporation

By: 
Name: Ty McCutcheon
Its: VICE PRESIDENT

DDC:

**DAYBREAK DEVELOPMENT
COMPANY,**
a Delaware corporation

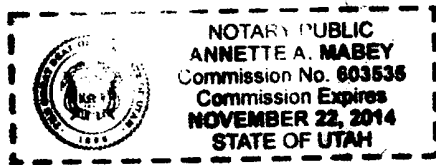
(formerly known as Kennecott Land
Residential Development Company, a
Delaware corporation)

By: 
Name: Ty McCutcheon
Its: VICE PRESIDENT

ACKNOWLEDGMENTS

STATE OF UTAH)
) SS.
COUNTY OF SALT LAKE)

On July 16, 2012, personally appeared before me, a Notary Public, Ty McCutcheon, the Vice President Daybreak of **KENNECOTT LAND COMPANY**, a Delaware corporation, personally known or proved to me to be the person whose name is subscribed to the above instrument who acknowledged to me that he executed the above instrument on behalf of **KENNECOTT LAND COMPANY**, a Delaware corporation.



WITNESS my hand and official Seal.

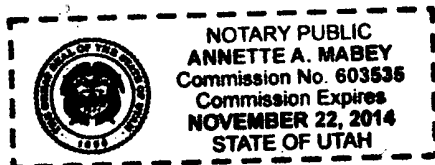
Annette A. Mabe
Notary Public in and for said State

My commission expires: 11/22/2014

[SEAL]

STATE OF UTAH)
) SS.
COUNTY OF SALT LAKE)

On July 16, 2012, personally appeared before me, a Notary Public, Ty McCutcheon, the Vice President Daybreak of **DAYBREAK DEVELOPMENT COMPANY**, a Delaware corporation (formerly known as Kennecott Land Residential Development Company, a Delaware corporation), personally known or proved to me to be the person whose name is subscribed to the above instrument who acknowledged to me that he executed the above instrument on behalf of **DAYBREAK DEVELOPMENT COMPANY**, a Delaware corporation (formerly known as Kennecott Land Residential Development Company, a Delaware corporation).



WITNESS my hand and official Seal.

Annette A. Mabe
Notary Public in and for said State

My commission expires: 11/22/2014

[SEAL]

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

All of the real property described on that certain plat entitled "KENNECOTT DAYBREAK VC1 MULTI FAMILY #3 AMENDING PARCEL H OF KENNECOTT DAYBREAK PHASE II SUBDIVISION", recorded on AUGUST 10, 2012, as Entry No. 11448425, Book 10044, at Page 830 of the Official Records of Salt Lake County, Utah.