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Gary W. Ott
Recorder, Salt Lake County, UT
PROVO LAND TITLE COMPANY
BY: eCASH, DEPUTY - EF 3 P.

DECLARATION OF INCLUSION
of
SHADOW RUN – PHASE 2 P.U.D
within the
DECLARATION OF EASEMENTS,
COVENANTS, CONDITIONS AND RESTRICTIONS
SHADOW RUN AT ROSECREST
A Planned Unit Development
Herriman, Utah

This Declaration of Inclusion of Shadow Run – Phase 2 P.U.D. within the Declaration of Easements, Covenants, Conditions and Restrictions for Shadow Run at Rosecrest, a Planned Unit Development in Herriman, Utah (this “Declaration of Inclusion”) is made as of this 11 day of JULY, 2016.

RECITALS

A. The Declarant previously caused to be recorded that certain Declaration of Easements, Covenants, Conditions and Restrictions for Shadow Run at Rosecrest, a Planned Unit Development, Herriman, Utah (the "Declaration"), dated November 21, 2014, in the official records of Salt Lake County on December 17, 2014, as Entry No. 11963826, in Book 10282, Pages 8565-8604 (the “Declaration”). Capitalized terms used and not otherwise defined herein shall have the meanings given them in the Declaration.

B. The Declaration encumbers certain real property located in Salt Lake County, State of Utah and more particularly described therein, which includes Shadow Run – Phase 1 P.U.D. and Shadow Run – Phase 2 P.U.D (the “Property”).

C. That certain First Amendment to the Declaration, dated June 15, 2015, recorded in the official records of Salt Lake County on July 13, 2015, as Entry No. 12090556, in Book 10342, Pages 8055-8059, also encumbers the Property.

D. Prior to recording the Declaration, that certain Shadow Run – Phase 1 P.U.D., was recorded in the official records of Salt Lake County on November 19, 2014, as Entry No. 11948034, in Book 2014P, Page 291 (the “Phase 2 Plat Map”).

E. Subsequent to recording the Declaration, that certain Shadow Run – Phase 2 P.U.D., was recorded in the official records of Salt Lake County on September 11, 2015, as Entry No. 12130242, in Book 2015P, Page 212 (the “Phase 2 Plat Map”).

F. Wasatch Land Company, a Utah corporation is the current Declarant under the Declaration.


G. Declarant desires to clarify that Shadow Run – Phase 2 P.U.D., along with Shadow Run – Phase 1 P.U.D. is encumbered by the Declaration.

DECLARATION

Declarant hereby declares that all of the real property and the now existing or hereafter constructed or installed improvements, streets, utilities, and residential dwellings located on or providing access and service to the Property is subject to the Declaration, which is hereby incorporated as if repeated and fully set forth herein.

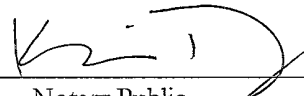
IN WITNESS WHEREOF, this Declaration of Inclusion has been executed as of the date first set forth above.

DECLARANT

By 
Its Authorized Representative
Name: Gordon Jones
Title: President

STATE OF UTAH)
 :ss
County of Salt Lake)

The execution of the foregoing instrument was acknowledged before me this 11 day of July, 2016 by Gordon Jones an Authorized Representative of Declarant to sign this document, and who is personally known to me or who has provided an acceptable and adequate identification.



Notary Public

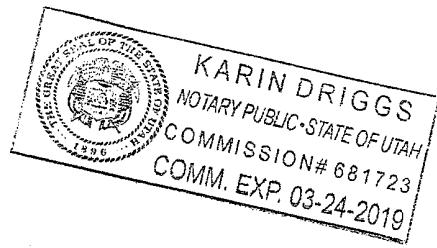


EXHIBIT A
LEGAL DESCRIPTION

That certain real property, located in Salt Lake County, State of Utah and more particularly described as follows:

Phase 2

All of Shadow Run – Phase 2 P.U.D., recorded in the official records of Salt Lake County on September 11, 2015, as Entry No. 12130242, in Book 2015P, Page 212.

Also known as:

Phase 2: Commencing at the North Quarter of Section 7, Township 4 South, Range 1 West, Salt Lake Base and Meridian; thence along the East section line of the Northwest Quarter of said Section 7 South 00° 26' 18" West 1084.09 feet; thence departing said section line West 394.01 feet to a point on the South right-of-way line of Rosecrest Road (90.00' wide row) and the point of beginning; thence departing the South right-of-way line said Rosecrest Road and along the Westerly boundary line of Shadow Run-Phase 1 the following thirteen (13) calls: 1) South 13° 10' 13" East 103.14 feet; 2) South 71° 27' 15" West 11.72 feet; 3) South 18° 32' 45" East 54.00 feet; 4) North 71° 27' 15" East 8.78 feet; 5) South 20° 33' 07" East 69.45 feet; 6) South 69° 26' 53" West 48.97 feet; 7) South 55° 15' 09" West 122.67 feet; 8) South 41° 56' 49" West 80.98 feet; 9) South 24° 00' 20" West 64.38 feet; 10) South 45° 08' 52" East 349.07 feet; 11) South 39° 39' 59" West 69.45 feet; 12) South 50° 49' 30" East 42.65 feet; 13) South 38° 41' 00" West 128.36 feet to the North right-of-way line of Mountain View Corridor; thence the next three (3) calls along the North right-of-way line said Mountain View Corridor; 1) North 52° 03' 04" West 97.37 feet; 2) North 46° 19' 06" West 223.74 feet; 3) North 39° 47' 40" West 429.30 feet to a point on said South right-of-way line of Rosecrest Road; thence North 47° 20' 29" East 170.06 feet along said South right-of-way line of Rosecrest Road to the beginning of a tangent curve; thence Northeasterly 447.10 feet along said curve to the right, having a radius of 755.00 feet with a central angle of 33° 55' 47", chord bears North 64° 18' 22" East 440.59 feet to the point of beginning. (Basis of Bearing: South 89° 53' 49" East, being the bearing of the North line of the Northwest Quarter of Section 7, Township 4 South, Range 1 West, Salt Lake Base and Meridian.)
TOGETHER WITH a right of access, ingress and egress, as set forth in Access and Construction Agreement, recorded as Entry No. 10813085, in Book 9769, at Page 4639, Salt Lake County Records.
(Proposed Shadow Run - Phase 2)