

When Recorded Return To:

D.R. Horton, Inc.
12351 South Gateway Park Place, Suite D-100
Draper, Utah 84020
Attention: Adam Loser

13963148 B: 11344 P: 9365 Total Pages: 7
06/02/2022 01:43 PM By: asteffensen Fees: \$684.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: DHI TITLE - UTAH
421 W 12300 SDRAPER, UT 840202366

**THIRD SUPPLEMENTAL DECLARATION TO THE
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR
GATEWAY TO LITTLE VALLEY**

THIS THIRD SUPPLEMENTAL DECLARATION TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR GATEWAY TO LITTLE VALLEY (this “**Third Supplemental Declaration**”) is made as of May 11, 2022, by D.R. HORTON, INC., a Delaware corporation (“**Declarant**”), with reference to the following:

A. On January 22, 2021, Forestar (USA) Real Estate Group Inc., a Delaware corporation (“**Original Declarant**”), caused to be recorded as Entry No. 13540701 in Book 11103, beginning at Page 6206, in the official records of the Office of the Recorder of Salt Lake County, Utah (the “**Official Records**”), that certain Declaration of Covenants, Conditions and Restrictions for Gateway to Little Valley (the “**Original Declaration**”) pertaining to a master planned development known as Gateway to Little Valley or Little Valley Gateway.

B. On June 16, 2021, Original Declarant caused to be recorded as Entry No. 13693275 in Book 11192, beginning at Page 1110, in the Official Records that certain First Supplemental Declaration to the Declaration of Covenants, Conditions and Restrictions for Gateway to Little Valley (the “**First Supplemental Declaration**”).

C. On October 25, 2021, Original Declarant caused to be recorded as Entry No. 13806819 in Book 11258, beginning at Page 8978, in the Official Records that certain Assignment of Declarant’s Rights for Gateway to Little Valley, pursuant to which Original Declarant assigned to Declarant all of Original Declarant’s rights, title and interest as the declarant under the Original Declaration, as supplemented by the First Supplemental Declaration, and Declarant accepted the assignment of all rights, title and interest as declarant under the Original Declaration, as supplemented by the First Supplemental Declaration.

D. On November 10, 2021, Declarant caused to be recorded as Entry No. 13820627 in Book 11267, beginning at Page 2989, in the Official Records that certain Second Supplemental Declaration and Amendment to the Declaration of Covenants, Conditions and Restrictions for Gateway to Little Valley (the “**Second Supplemental Declaration**”).

E. The Original Declaration provides that Declarant shall have the right and option, from time to time at any time, to subject some or all of the Additional Land described in the Original Declaration to the terms, conditions and restrictions created by the Original Declaration by the recordation of a Supplemental Declaration, which shall be effective upon recording the Supplemental Declaration in the Official Records.

F. Pursuant to Section 19.1 of the Original Declaration, Declarant desires to subject that portion of the Additional Land described on Exhibit "A", which is attached hereto and incorporated herein by this reference (the "**Subject Property**"), to the Original Declaration, as previously amended and supplemented by the First Supplemental Declaration and by the Second Supplemental Declaration.

G. Declarant is executing and delivering this Third Supplemental Declaration for the purpose of subjecting the Subject Property to the covenants, restrictions, easements, charges and liens set forth in the Original Declaration, as previously amended and supplemented by the First Supplemental Declaration and by the Second Supplemental Declaration.

NOW, THEREFORE, for the reasons recited above, Declarant hereby declares as follows:

1. All defined terms as used in this Third Supplemental Declaration shall have the same meanings as those set forth in the Original Declaration, as previously amended and supplemented by the First Supplemental Declaration and by the Second Supplemental Declaration, unless otherwise defined in this Third Supplemental Declaration.

2. The Subject Property is hereby subjected to the Original Declaration, as previously amended and supplemented by the First Supplemental Declaration and by the Second Supplemental Declaration, and shall be held, transferred, sold, conveyed, occupied, improved and developed subject to the covenants, restrictions, easements, charges and liens set forth in the Original Declaration, as previously amended and supplemented by the First Supplemental Declaration and by the Second Supplemental Declaration, and as supplemented by this Third Supplemental Declaration, which provisions are hereby ratified, approved, confirmed and incorporated herein by this reference, with the same force and effect as if fully set forth herein and made again as of the date hereof.

3. The provisions of the Original Declaration, as previously supplemented and amended by the First Supplemental Declaration and by the Second Supplemental Declaration, and as supplemented by this Third Supplemental Declaration, shall run with the Subject Property and shall be binding upon all Persons having any right, title, or interest in the Subject Property or any part thereof, their heirs, successors and assigns and shall inure to the benefit of each Owner thereof.

4. The Land Use Classifications and Neighborhood Designations for the Subject Property shall be as follows:

Gateway to Little Valley Phase 2B Plat

<u>Lot Numbers</u>	<u>Neighborhood Designation</u>
Lots 1090 to 1139, inclusive	Townhome Lots

Gateway to Little Valley Phase 3 Plat

<u>Lot Numbers</u>	<u>Neighborhood Designation</u>
Lots 1219 to 1391, inclusive	Townhome Lots
Lots 299 to 407, inclusive	Single Family Lots

EXHIBIT "A"
TO
THIRD SUPPLEMENTAL DECLARATION TO THE
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR
GATEWAY TO LITTLE VALLEY

Legal Description of the Subject Property

The Subject Property consists of that certain real property located in Salt Lake County, Utah more particularly described as follows:

Gateway to Little Valley Phase 2B Plat

Gateway to Little Valley Phase 2B

A parcel of land situate in the Southwest Quarter of Section 32, Township 1 South, Range 2 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point on the West Valley City Boundary Line as defined on Hercules Annexation to West Valley City, recorded as Entry No. 4603394, in Book 88-3, at Page 21, in the Office of the Salt Lake County Recorder, said point being North 00°01'06" East 39.75 feet along the section line and West 1,210.38 feet from the South Quarter Corner of said Section 32, Township 1 South, Range 2 West, Salt Lake Base and Meridian; and running

thence along said West Valley City Boundary Line the following two (2) courses:

(1) North 89°40'50" West 546.03 feet along said West Valley City Boundary Line and its extension;

thence North 89°40'50" West 191.31 feet;

thence North 43°48'26" West 237.28 feet;

thence North 46°10'42" East 462.00 feet to the Southerly Right-of-Way Line of Hallsville Drive;

thence South 43°48'25" East 477.25 feet along said Southerly Right-of-Way Line;

thence South 00°05'37" West 101.56 feet;

thence Southeasterly 23.50 feet along the arc of a 15.00 foot radius curve to the left (center bears South 89°54'23" East and the chord bears South 44°47'36" East 21.17 feet with a central angle of 89°46'27") to the point of beginning.

Contains 185,420 Square Feet or 4.257 Acres and 50 Units

Tax Parcel Numbers:

Gateway to Little Valley Phase 3 Plat

Gateway to Little Valley Phase 3 Plats

East Parcel

A parcel of land situate in the Southeast and Southwest Quarters of Section 32, Township 1 South, Range 2 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point being South 00°01'06" West 278.19 feet along the section line and West 298.48 feet from the Center of said Section 32, Township 1 South, Range 2 West, Salt Lake Base and Meridian; and running

thence South 00°01'05" West 222.17 feet;
thence East 61.00 feet;
thence South 01°46'17" West 50.02 feet;
thence Southeasterly 23.57 feet along the arc of a 15.00 foot radius curve to the right (center bears South and the chord bears South 44°59'27" East 21.22 feet with a central angle of 90°01'06");
thence South 00°01'29" West 126.00 feet;
thence Southwesterly 23.56 feet along the arc of a 15.00 foot radius curve to the right (center bears North 89°57'45" West and the chord bears South 45°00'33" West 21.21 feet with a central angle of 89°56'37");
thence West 4.01 feet;
thence South 42.00 feet;
thence East 4.00 feet;
thence Southeasterly 23.57 feet along the arc of a 15.00 foot radius curve to the right (center bears South and the chord bears South 44°59'27" East 21.22 feet with a central angle of 90°01'06");
thence South 00°01'24" West 157.02 feet;
thence Southwesterly 23.56 feet along the arc of a 15.00 foot radius curve to the right (center bears North 89°58'54" West and the chord bears South 45°01'06" West 21.21 feet with a central angle of 90°00'00");
thence North 89°58'54" West 125.99 feet;
thence Northwesterly 23.56 feet along the arc of a 15.00 foot radius curve to the right (center bears North 00°01'06" East and the chord bears North 44°58'54" West 21.21 feet with a central angle of 90°00'00");
thence North 89°58'55" West 42.00 feet;
thence Southwesterly 23.56 feet along the arc of a 15.00 foot radius curve to the right (center bears North 89°58'54" West and the chord bears South 45°01'06" West 21.21 feet with a central angle of 90°00'00");
thence North 89°58'54" West 27.78 feet;
thence Northwesterly 119.25 feet along the arc of a 1,680.00 foot radius curve to the right (center bears North 00°01'06" East and the chord bears North 87°56'54" West 119.23 feet with a central angle of 04°04'02");
thence Northwesterly 14.46 feet along the arc of a 25.00 foot radius curve to the right (center bears North 56°52'25" East and the chord bears North 16°33'14" West 14.26 feet with a central angle of 33°08'41");
thence North 00°01'06" East 5.82 feet;
thence North 89°58'54" West 32.00 feet;

thence Southwesterly 25.10 feet along the arc of a 15.00 foot radius curve to the right (center bears North 89°58'54" West and the chord bears South 47°57'08" West 22.27 feet with a central angle of 95°52'04");

thence Northwesterly 58.63 feet along the arc of a 1,680.00 foot radius curve to the right (center bears North 05°53'10" East and the chord bears North 83°06'51" West 58.62 feet with a central angle of 01°59'58");

thence Northwesterly 28.67 feet along the arc of a 20.00 foot radius curve to the right (center bears North 07°53'08" East and the chord bears North 41°02'53" West 26.28 feet with a central angle of 82°07'58");

thence North 00°01'06" East 10.48 feet;

thence North 89°58'54" West 26.00 feet;

thence Southwesterly 34.97 feet along the arc of a 20.00 foot radius curve to the right (center bears North 89°58'54" West and the chord bears South 50°06'19" West 30.68 feet with a central angle of 100°10'26");

thence Northwesterly 73.93 feet along the arc of a 1,680.00 foot radius curve to the right (center bears North 10°11'32" East and the chord bears North 78°32'49" West 73.92 feet with a central angle of 02°31'17");

thence Northwesterly 24.01 feet along the arc of a 15.00 foot radius curve to the right (center bears North 12°42'49" East and the chord bears North 31°26'04" West 21.53 feet with a central angle of 91°42'14");

thence North 14°25'03" East 306.84 feet;

thence Northeasterly 51.52 feet along the arc of a 205.00 foot radius curve to the left (center bears North 75°34'57" West and the chord bears North 07°13'04" East 51.38 feet with a central angle of 14°23'59");

thence North 00°01'05" East 42.25 feet;

thence Southeasterly 23.57 feet along the arc of a 15.00 foot radius curve to the left (center bears South 89°58'55" East and the chord bears South 44°59'28" East 21.22 feet with a central angle of 90°01'05");

thence North 89°59'57" East 61.00 feet;

thence North 00°01'01" East 304.71 feet;

thence Southeasterly 396.79 feet along the arc of a 4,504.70 foot radius curve to the left (center bears North 14°32'02" East and the chord bears South 77°59'22" East 396.66 feet with a central angle of 05°02'48") to the point of beginning.

Contains 344,120 Square Feet or 7.900 Acres

West Parcel

A parcel of land situate in the Southeast and Southwest Quarters of Section 32, Township 1 South, Range 2 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point being North 428.07 feet along the section line and West 2,387.11 feet from the Center of said Section 32, Township 1 South, Range 2 West, Salt Lake Base and Meridian; and running

thence South 36°35'46" West 440.81 feet;

thence Southeasterly 23.56 feet along the arc of a 15.00 foot radius curve to the left (center bears South 53°24'14" East and the chord bears South 08°23'28" East 21.21 feet with a central angle of 89°58'28");

thence South 53°22'42" East 426.98 feet;

thence Northeasterly 23.56 feet along the arc of a 15.00 foot radius curve to the left (center bears North 36°37'28" East and the chord bears North 81°37'18" East 21.21 feet with a central angle of 90°00'20");
 thence South 36°37'18" West 142.84 feet;
 thence Southwesterly 23.56 feet along the arc of a 15.00 foot radius curve to the right (center bears North 53°22'42" West and the chord bears South 81°37'18" West 21.21 feet with a central angle of 90°00'00");
 thence North 53°22'42" West 338.71 feet;
 thence South 36°37'18" West 70.00 feet;
 thence North 53°22'42" West 218.76 feet;
 thence Northwesterly 327.43 feet along the arc of a 570.00 foot radius curve to the right (center bears North 36°37'18" East and the chord bears North 36°55'19" West 322.95 feet with a central angle of 32°54'47");
 thence South 84°20'57" West 313.20 feet;
 thence North 16°31'39" West 267.80 feet;
 thence North 20°55'36" West 184.93 feet;
 thence North 31°54'21" West 229.96 feet;
 thence North 50°15'57" West 158.95 feet;
 thence North 50°14'34" West 266.00 feet;
 thence North 00°26'42" East 242.28 feet;
 thence North 89°44'49" East 965.53 feet;
 thence South 39°56'43" East 301.93 feet;
 thence South 54°27'12" West 90.28 feet;
 thence Southeasterly 397.89 feet along the arc of a 936.00 foot radius curve to the right (center bears South 49°44'43" West and the chord bears South 28°04'36" East 394.90 feet with a central angle of 24°21'23");
 thence Southeasterly 65.80 feet along the arc of a 115.00 foot radius curve to the left (center bears North 74°06'06" East and the chord bears South 32°17'27" East 64.91 feet with a central angle of 32°47'06");
 thence Southeasterly 269.73 feet along the arc of a 4,484.74 foot radius curve to the left (center bears North 41°19'11" East and the chord bears South 50°24'12" East 269.69 feet with a central angle of 03°26'45");
 thence South 52°10'42" East 32.17 feet;
 thence Northeasterly 5.42 feet along the arc of a 15.00 foot radius curve to the left (center bears North 32°42'26" West and the chord bears North 46°56'40" East 5.39 feet with a central angle of 20°41'48");
 thence South 57°07'26" East 50.11 feet to the point of beginning.

Contains 1,264,293 Square Feet or 29.024 Acres

Total Acreage Contains 1,608,413 Square Feet or 36.924 Acres and 282 Units

Tax Parcel Numbers: