

RECORDING REQUESTED BY:

Woodside Homes of Utah, LLC

WHEN RECORDED RETURN TO:

Woodside Homes of Utah, LLC

Attn: Burke Staker

460 West 50 North, Suite 300

Salt Lake City, UT 84101

**FIRST SUPPLEMENTAL DECLARATION OF ANNEXATION
TO THE
DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR
THE SKY RANCH SINGLE-FAMILY SUBDIVISION
An Expandable Planned Unit Development in Salt Lake County**

REFERENCE IS MADE to that certain Declaration of Covenants, Conditions, and Restrictions for the Sky Ranch Single-Family Subdivision, recorded in the official records of Salt Lake County on November 17, 2022, as Entry Number 14043191 in Book 11385 beginning at page number 9833 (the “Declaration”). Capitalized terms used, but not otherwise defined herein shall have the meanings set forth in the Declaration.

Pursuant to Section 12.2 of the Declaration, Declarant reserved the right to expand the Project by the addition of Additional Land, or portions thereof, and Lots and Residences to be constructed thereon. Section 12.2 requires that any such expansion be accomplished by Declarant designating such additional real property, or portions thereof, as “Additional Land.”

Declarant now desires to expand the Project, and to make subject to the Declaration that certain real property described in **Exhibit A**, attached hereto and incorporated herein by this reference (the “Additional Land”).

Upon the recordation of this First Supplemental Declaration of Annexation to the Declaration of Covenants, Conditions, and Restrictions for the Sky Ranch Single-Family Subdivision (this “First Supplemental Declaration of Annexation”) by Declarant, the covenants, conditions, and restrictions contained in the Declaration shall apply to the Additional Land in the same manner as if the Additional Land originally had been covered in the Declaration and constituted a portion of the original Project. Upon said recordation, the rights, privileges, duties,

and liabilities of the parties to the Declaration with regard to the Additional Land shall be the same as with regard to the original Project, and the rights, obligations, privileges, duties, and liabilities of the Owners and Occupants of Lots within the Additional Land shall be the same as those of the Owners and Occupants of Lots within the original Project.

IN WITNESS WHEREOF, Declarant has executed this First Supplemental Declaration of Annexation as of the day and year written below.

DECLARANT:

WOODSIDE HOMES OF UTAH, LLC,
a Utah limited liability company

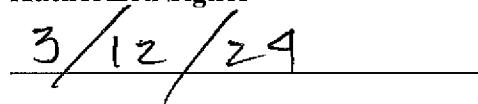
By:



Burke Staker

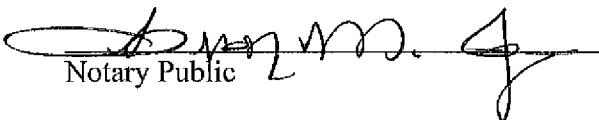
Its: Authorized Signer

Date:



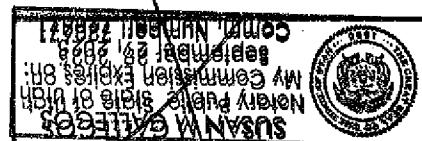
STATE OF UTAH)
)
) ss
County of Salt Lake)

On the 12 day of March, 2024, personally appeared before me Burke Staker who being by me duly sworn did say that he, Burke Staker, is an Authorized Signer of said WOODSIDE HOMES OF UTAH, LLC, that executed the within instrument.

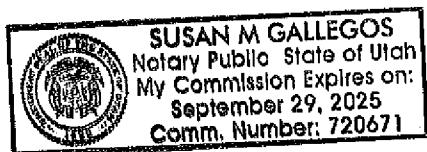

Notary Public

Residing at: Salt Lake, Utah

My Commission Expires: 9.29.25



(seal) 



#49923v4

EXHIBIT A
LEGAL DESCRIPTION OF ADDITIONAL LAND

A parcel of land situate in the Southeast and Southwest Quarter of Section 22, Township 2 South, Range 2 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point being North 1,802.40 feet and West 649.08 feet from the South Quarter Corner of Section 22, Township 2 South, Range 2 West, Salt Lake Base and Meridian, and running thence South 53°56'39" West 169.78 feet; thence South 00°55'07" West 103.45 feet; thence South 54°06'05" West 161.00 feet; thence North 70°01'01" West 220.30 feet; thence North 01°45'35" West 201.20 feet; thence North 89°52'58" West 254.35 feet; thence North 01°29'11" West 897.56 feet; thence South 89°53'13" East 462.38 feet; thence South 00°06'47" West 40.00 feet; thence Southeasterly 38.99 feet along the arc of a 25.00 foot radius curve to the right (center bears South 00°02'29" East and the chord bears South 45°12'20" East 35.16 feet with a central angle of 89°22'10"); thence South 00°06'51" West 67.99 feet; thence Southwesterly 23.56 feet along the arc of a 15.00 foot radius curve to the right (center bears North 89°53'34" West and the chord bears South 45°06'51" West 21.21 feet with a central angle of 90°00'00"); thence South 00°06'51" West 50.00 feet; thence Southeasterly 23.56 feet along the arc of a 15.00 foot radius curve to the right (center bears South 00°08'01" West and the chord bears South 44°53'09" East 21.21 feet with a central angle of 90°00'00"); thence South 00°06'51" West 113.46 feet; thence Southerly 334.45 feet along the arc of a 530.00 foot radius curve to the left (center bears South 89°53'09" East and the chord bears South 17°57'49" East 328.93 feet with a central angle of 36°09'20"); thence South 36°02'29" East 115.23 feet; thence Southwesterly 23.56 feet along the arc of a 15.00 foot radius curve to the right (center bears South 53°57'50" West and the chord bears South 08°57'31" West 21.21 feet with a central angle of 89°59'22"); thence South 36°02'29" East 50.00 feet; thence Southeasterly 23.56 feet along the arc of a 15.00 foot radius curve to the right (center bears South 36°02'48" East and the chord bears South 81°02'29" East 21.21 feet with a central angle of 90°00'38"); thence South 36°02'29" East 97.10 feet to the point of beginning.