

14378344 B: 11567 P: 8028 Total Pages: 4
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Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.
1996 EAST 6400 SOUTH SUITE 120 SALT LAKE CITY, UT 84121

WHEN RECORDED MAIL TO:

Teton Ranch, LLC
527 East Pioneer Road, Suite 200
Draper, UT 84020

File No.: 186759-CPI

**SUPPLEMENTAL DECLARATION TO THE DECLARATION OF
COVENANTS, CONDITIONS, AND RESTRICTIONS FOR TETON RANCH**

In Reference to Tax ID Number(s):

26-26-301-013

**SUPPLEMENTAL DECLARATION
TO THE
DECLARATION OF COVENANTS, CONDITIONS,
AND RESTRICTIONS
FOR
TETON RANCH**

(Teton Ranch Phase 4A)

This Supplemental Declaration to the Declaration of Covenants, Conditions, and Restrictions for Teton Ranch ("Supplemental Declaration") is executed and adopted by Teton Ranch, LLC, a Utah limited liability company ("Declarant").

RECITALS

A. This Supplemental Declaration shall amend and supplement the Declaration of Covenants, Conditions, and Restrictions for Teton Ranch recorded with the Salt Lake County Recorder's Office on June 4, 2021, as Entry No. 13683022 (the "Declaration"), by annexing certain Additional Land into the Project as identified herein.

B. Teton Ranch, LLC is the Declarant as identified and set forth in the Declaration .

C. Pursuant to Sections 2.1 and 10.2 of the Declaration, Declarant has the right to expand the Project and to add Additional Land in total or in part.

D. Declarant now desires to add a portion of the Additional land as hereinafter provided for.

E. Unless otherwise defined herein, capitalized terms shall have the meanings set forth in the Declaration .

NOW THEREFORE, in consideration of the recitals set forth above, the Declarant hereby declares and certifies as follows:

ANNEXATION

1. **Annexation of Additional Land.** Declarant hereby confirms that all of the real property identified and described in Exhibit A attached hereto, together with (i) all buildings, improvements, and structures situated on or comprising a part of the above-described real property, whether now existing or hereafter constructed; (ii) all easements, rights-of-way, and other appurtenances and rights incident to, appurtenant to, or accompanying said real property; and (iii) all articles of personal property intended for use in connection therewith (collectively referred to herein as the "Subject Property") is submitted to and properly annexed into the Project and made subject to the Declaration .

2. **Plat.** The real property described in Section 1 above, and the improvements to be constructed thereon, all of which are submitted to the terms and conditions of the Declaration, shall be more particularly set forth on the **TETON RANCH PHASE 4A SUBDIVISION** plat map, which plat map has been or will be recorded in the Office of the Salt Lake County Recorder.

3. **Submission.** The Subject Property shall hereinafter be held, transferred, sold, conveyed, and occupied subject to the covenants, restrictions, easements, charges, and liens set forth in the Declaration and all supplements and amendments thereto.

4. **Reservation of Declarant's Rights.** All rights concerning the Project reserved to Declarant in the Declaration are hereby incorporated and reserved to Declarant with respect to the Subject Property. The exercise of Declarant's rights concerning such Subject Property shall be governed by the same terms, provisions and limitations set forth in the Declaration.

5. **Effective Date.** This Supplemental Declaration shall take effect upon being recorded with the Salt Lake County Recorder.

* * * *

IN WITNESS WHEREOF, the Declarant has executed this Supplemental Declaration this 30 day of April, 2025.

DECLARANT
TETON RANCH, LLC
a Utah limited liability company

Signature: _____

Name: _____

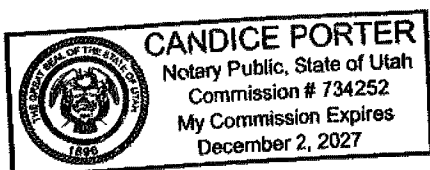
Title: _____

STATE OF UTAH)

COUNTY OF Salt Lake) ss.

On the 30 day of April, 2025, Ryan Button [Name]
personally appeared before me who by me being duly sworn, did say that she/he is an authorized representative of Teton Ranch, LLC, and that the foregoing instrument is signed on behalf of said company and executed with all necessary authority.

Notary Public: _____



**EXHIBIT A
PROPERTY DESCRIPTION**

A parcel of land situate in the Southwest Quarter of Section 26, Township 3 South, Range 2 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point being North 89°59'04" West 1,219.24 feet along the section line and South 3,258.95 feet from the North Quarter corner of Section 26, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running thence South 00°08'37" West 599.22 feet; thence Northwesterly 53.54 feet along the arc of a 973.50 foot radius curve to the right (center bears North 13°30'24" East and the chord bears North 74°55'04" West 53.53 feet with a central angle of 03°09'03"); thence South 00°08'37" West 235.17 feet; thence South 89°56'19" West 716.87 feet; thence North 00°03'41" West 198.00 feet; thence North 89°56'19" East 38.30 feet; thence North 00°08'37" East 371.33 feet; thence Northeasterly 110.54 feet along the arc of a 650.00 foot radius curve to the left (chord bears North 11°21'15" West and the chord bears North 73°46'26" East 110.41 feet with a central angle of 09°44'39"); thence North 68°54'07" East 239.17 feet; thence North 30°01'34" East 95.27 feet; thence North 63°46'43" East 86.94 feet; thence North 83°01'16" East 109.31 feet; thence North 89°44'58" East 168.33 feet to the point of beginning. (aka Proposed Teton Ranch Phase 4A)

Tax Id No.: 26-26-301-013