

WHEN RECORDED, RETURN TO:

VP Daybreak Operations LLC
9350 South 150 East, Suite 100
Sandy, Utah 84070
Attn: Vagner Soares

14474126 B: 11623 P: 2006 Total Pages: 7
12/10/2025 10:49 AM By: EMehanovic Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: VP DAYBREAK OPERATIONS LLC



SUPPLEMENT TO COMMUNITY CHARTER FOR DAYBREAK

and

SUPPLEMENT TO COVENANT FOR COMMUNITY FOR DAYBREAK, SUBMITTING ADDITIONAL PROPERTY

(SOUTH STATION PLAT 3 CONDOMINIUMS PHASE 2C AMENDING A PORTION OF
LOTS C-101 & C-102 OF THE SOUTH STATION PLAT 3 SUBDIVISION)
and

NOTICE OF REINVESTMENT FEE COVENANT

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 (SOUTH STATION PLAT 3
CONDOMINIUMS PHASE 2C) AND NOTICE OF REINVESTMENT FEE COVENANT
AND EXPANSION OF TELECOMMUNICATIONS SERVICE AREA NO. 1** (this
“Supplement”) is made this October 30, 2025, by **VP DAYBREAK
OPERATIONS LLC**, a Delaware limited liability company (as successor-in-interest to
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 in the Salt Lake County Recorder’s Office, as amended by that certain Amendment
No. 1 to Community Charter for Daybreak, recorded August 26, 2004, as Entry No. 9156782, in
Book 9030, beginning at Page 3767 in the Salt Lake County Recorder’s Office, as further
amended by that certain Amendment No. 2 to Community Charter for Daybreak, recorded
October 19, 2005, as Entry No. 9528104, in Book 9205, beginning at Page 4743 in the Salt Lake
County Recorder’s Office, as further amended by that certain Amendment No. 3 to Community
Charter for Daybreak, recorded March 13, 2007, as Entry No. 10031889, in Book 9434,
beginning at Page 6467 in the Salt Lake County Recorder’s Office, as further amended by that
certain Amendment No. 4 to Community Charter for Daybreak, recorded March 2, 2010, as
Entry No. 10907211, in Book 9807, beginning at Page 7337 in the Salt Lake County Recorder’s
Office, as further amended by that certain Amendment No. 5 to Community Charter for

Daybreak, recorded November 24, 2010, as Entry No. 11082445, in Book 9882, beginning at Page 1049 in the Salt Lake County Recorder's Office, as further amended by that certain Amendment No. 6 to Community Charter for Daybreak, recorded July 1, 2016, as Entry No. 12312667, in Book 10448, beginning at Page 4380 in the Salt Lake County Recorder's Office, as further amended by that certain Amendment No. 7 to Community Charter for Daybreak, recorded July 3, 2018, as Entry No. 12804618, in Book 10690, beginning at Page 7505 in the Salt Lake County Recorder's Office, as further amended by that certain Amendment No. 8 to Community Charter for Daybreak, recorded June 29, 2021, as Entry No. 13702903, in Book 11198, beginning at Page 2431 in the Salt Lake County Recorder's Office, as further amended by that certain Amendment No. 9 to Community Charter for Daybreak, recorded March 9, 2022, as Entry No. 13907339, in Book 11314, beginning at Page 7633 in the Salt Lake County Recorder's Office, and as further amended by that certain Amendment No. 10 to Community Charter for Daybreak, recorded December 26, 2023, as Entry No. 14188903, in Book 11463, beginning at Page 5321 in the Salt Lake County Recorder's Office (as amended and/or supplemented 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 in the Salt Lake County Recorder's Office (as amended and/or supplemented from time to time, the "**Covenant**"), and is consented to by HOLMES DB CONDOS, LLC, a Utah limited liability company ("**Holmes DB Condos**").

RECITALS:

- A. Pursuant to the Charter, Founder is the successor "Founder" of the community commonly known as "*Daybreak*" located in South Jordan, Utah.
- B. Founder and/or Holmes DB Condos have recorded or are concurrently recording herewith that certain subdivision map entitled "SOUTH STATION PLAT 3 CONDOMINIUMS PHASE 2C AMENDING A PORTION OF LOTS C-101 & C-102 OF THE SOUTH STATION PLAT 3 SUBDIVISION" (the "**Plat**") which relates to the real property more particularly described on Exhibit A attached hereto (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 in the Salt Lake County Recorder's Office (the "**Telecommunications Service Area Supplement**"), Founder created the Telecommunications Service Area No. 1 (the "**Telecommunications Service Area**").
- D. Founder and Holmes DB Condos desire 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.

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.

1. **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. Holmes DB Condos, as the fee simple owner of the Property, hereby consents to the subjection of the Property to the Covenant and Declaration, as herein provided. From and after the recordation of this Supplement, the Property shall be held, transferred, sold, conveyed and occupied subject to the Declaration. In addition, the Property shall be subject to the governance of the Daybreak Community Association, Inc., a Utah nonprofit corporation (the “Association”), as more particularly described in the Declaration.
2. **Notice of Reinvestment Fee.** Notice is hereby given that the Covenant and the Charter provide, among other things, that certain assessments and fees will be charged against the Property (and their respective owners), as further described in the Covenant and Charter including a “Community Enhancement Fee”, as more particularly defined and set forth in the Covenant. The Community Enhancement Fee is a “reinvestment fee covenant” under Utah law, and pursuant to Utah law, a separate Notice of Reinvestment Fee Covenant of even date herewith has been concurrently recorded against the Property.
3. **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).
4. **Full Force and Effect.** The Charter and the Covenant, as supplemented hereby, shall remain in full force and effect.
5. **Incorporation by Reference.** The Recitals and Exhibit to this Supplement are hereby incorporated herein by this reference.

[Signatures on the Following Page]

IN WITNESS WHEREOF, as of this October 30, 2025, Founder has executed this Supplement and Holmes DB Condos and DB Condos Association have consented to the same.

Founder: VP DAYBREAK OPERATIONS LLC,
a Delaware limited liability company

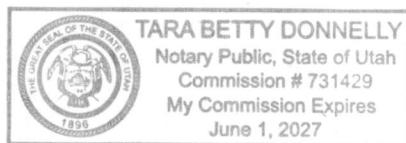
By: LHMRE, LLC,
a Utah limited liability company
Its: Operating Manager

By: Michael Kunkel
Michael Kunkel, Treasurer

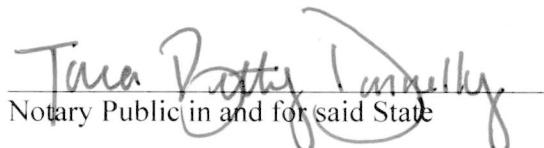
ACKNOWLEDGMENT

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

On October 30th, 2025, personally appeared before me, a Notary Public, Michael Kunkel, the Treasurer of LHMRE, LLC, a Utah limited liability company, the Operating Manager of VP DAYBREAK OPERATIONS LLC, a Delaware limited liability company, 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 VP DAYBREAK OPERATIONS LLC, a Delaware limited liability company.



WITNESS my hand and official Seal.



Tara Betty Donnelly
Notary Public in and for said State

My commission expires: June 1, 2027

[SEAL]

Holmes DB Condos: **HOLMES DB CONDOS, LLC**,
a Utah limited liability company

By: Holmes Homes, Inc.,
a Utah corporation
Its: General Manager

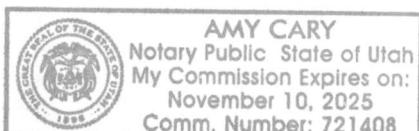
By: Eric K. Davenport
Name: Eric K. Davenport
Its: Secretary

ACKNOWLEDGMENT

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

On October 30th, 2025, personally appeared before me, a Notary Public, Eric K. Davenport, the secretary of HOLMES HOMES, INC., a Utah corporation, the General Manager of HOLMES DB CONDOS, LLC, a Utah limited liability company, 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 HOLMES DB CONDOS, LLC, a Utah limited liability company

WITNESS my hand and official Seal.



Notary Public in and for said State

My commission expires: 11/10/2025

[SEAL]

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

All of the real property described on that certain plat entitled "SOUTH STATION PLAT 3 CONDOMINIUMS PHASE 2C AMENDING A PORTION OF LOTS C-101 & C-102 OF THE SOUTH STATION PLAT 3 SUBDIVISION", recorded on _____ as Entry No. _____, Book _____, at Page _____ of the Official Records of Salt Lake County, Utah.

A portion of Lot C-102 of DAYBREAK SOUTH STATION PLAT 3 AMENDING T4 OF THE KENNECOTT DAYBREAK MASTER SUBDIVISION #1; (Vesting Deed Entry # 13298666) according to the Official plat thereof recorded in the Salt Lake County Recorder's Office; more particularly described as follows:

Beginning at the South Corner of Lot C-102 of the Daybreak South Station Plat 3 subdivision, said point lies South 89°55'30" East 2319.455 feet along the Daybreak Baseline Southeast (Basis of bearings is South 89°55'30" East 10641.888' between Southwest Corner of Section 24, T3S, R2W and the Southeast Corner of Section 19, T3S, R1W) and North 3501.541 feet from the Southwest Corner of Section 24, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence along said Lot C-102 North 36°43'14" West 135.873 feet; thence North 53°27'06" East 68.005 feet to the Southwesterly Line of the South Station Plat 3 Condominiums Phase 2A; thence along said South Station Plat 3 Condominiums Phase 2A the following (8) courses: 1) South 36°32'54" East 38.323 feet; 2) South 32°37'29" East 16.288 feet; 3) South 36°32'54" East 2.073 feet; 4) North 53°27'06" East 3.240 feet to a point on a 17.253 foot radius tangent curve to the right, (radius bears South 36°32'54" East, Chord: North 71°32'00" East 10.710 feet); 5) along the arc of said curve 10.890 feet through a central angle of 36°09'50" to a point of reverse curvature with a 30.000 foot radius tangent curve to the left, (radius bears North 00°23'05" West, Chord: North 71°32'00" East 18.623 feet); 6) along the arc of said curve 18.935 feet through a central angle of 36°09'50"; 7) North 53°27'06" East 49.998 feet; 8) South 36°32'54" East 69.679 feet to the Southeast Line of said Lot C-102; thence along said Lot C-102 South 53°16'46" West 147.605 feet to the point of beginning.

Property contains 0.342 acres, 14912 square feet.