

When Recorded Return To:

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

**SIXTH SUPPLEMENTAL DECLARATION TO THE
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR
COLD SPRING RANCH**

THIS SIXTH SUPPLEMENTAL DECLARATION TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR COLD SPRING RANCH (this **“Sixth Supplemental Declaration”**) is made as of February 1, 2022, by D.R. HORTON, INC., a Delaware corporation (**“Declarant”**), with reference to the following:

A. On August 1, 2019, Declarant caused to be recorded as Entry No. 72840:2019 in the official records of the Office of the Recorder of Utah County, Utah (the **“Official Records”**), that certain Declaration of Covenants, Conditions and Restrictions for Cold Spring Ranch (the **“Original Declaration”**) pertaining to a master planned development known as Cold Spring Ranch.

B. On July 31, 2020, Declarant caused to be recorded as Entry No. 111209:2020 in the Official Records that certain First Amendment and Supplemental Declaration to the Declaration of Covenants, Conditions and Restrictions for Cold Spring Ranch (the **“First Supplemental Declaration”**).

C. On May 7, 2021, Declarant caused to be recorded as Entry No. 86873:2021 in the Official Records that certain Second Supplemental Declaration to the Declaration of Covenants, Conditions and Restrictions for Cold Spring Ranch (the **“Second Supplemental Declaration”**).

D. On July 22, 2021, Declarant caused to be recorded as Entry No. 129440:2021 in the Official Records that certain Third Supplemental Declaration to the Declaration of Covenants, Conditions and Restrictions for Cold Spring Ranch (the **“Third Supplemental Declaration”**).

E. On November 5, 2021, Declarant caused to be recorded as Entry No. 187814:2021 in the Official Records that certain Fourth Supplemental Declaration and Amendment to the Declaration of Covenants, Conditions and Restrictions for Cold Spring Ranch (the **“Fourth Supplemental Declaration”**).

F. On December 8, 2021, Declarant caused to be recorded as Entry No. 204091:2021 in the Official Records that certain Fifth Supplemental Declaration to the Declaration of Covenants, Conditions and Restrictions for Cold Spring Ranch (the **“Fifth Supplemental Declaration”**).

G. Article XIX of the Original Declaration provides that Declarant shall have the absolute right and option, from time to time and at any time, to subject some or all of the Additional Land described in the Original Declaration to the covenants, restrictions, easements, charges and liens set forth in the Original Declaration, which shall be effective upon recording a supplemental declaration in the Official Records.

H. Pursuant to Article XIX 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, by the Second Supplemental Declaration, by the Third Supplemental Declaration, by the Fourth Supplemental Declaration, and by the Fifth Supplemental Declaration.

I. Declarant is executing and recording this Sixth 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.

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

1. Defined Terms. All defined terms as used in this Sixth Supplemental Declaration shall have the same meanings as those set forth in the Original Declaration as previously amended and supplemented, unless otherwise defined in this Sixth Supplemental Declaration.

2. Subject Property Subjected to the Original Declaration as Amended. The Subject Property is hereby subjected to the Original Declaration, as previously amended and supplemented, and as supplemented by this Sixth Supplemental Declaration, and the Subject Property 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, and as supplemented by this Sixth 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. All such provisions 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. The Subject Property shall hereafter be deemed to be a part of the Property, as such term is defined in Section 1.62 of the Original Declaration. Neighborhood Designations for all of the Subject Property shall be as follows:

**Neighborhood
Designations**

Lot Number

Cold Spring Ranch MD5 Phase 2
Lots 250 to 272, inclusive

Neighborhood Designation

Single Family

**EXHIBIT A
TO
SIXTH SUPPLEMENTAL DECLARATION TO THE
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR
COLD SPRING RANCH**

Legal Description of the Subject Property

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

COLD SPRING RANCH – MD5 PHASE 2

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, LOCATED IN LEHI, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N89°52'38"E ALONG THE SECTION LINE 949.49 FEET AND NORTH 1133.99 FEET FROM THE SOUTHWEST CORNER OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARING BEING S89°51'47"W FROM THE SOUTHEAST CORNER TO THE SOUTH QUARTER OF SECTION 11); THENCE N30°18'04"W 37.92 FEET; THENCE NORTH 302.00 FEET; THENCE N89°57'25"E 51.72 FEET; THENCE NORTH 123.00 FEET; THENCE N89°57'25"E 285.29 FEET; THENCE S18°09'00"E 302.95 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 23.18 FEET WITH A RADIUS OF 2056.00 FEET THROUGH A CENTRAL ANGLE OF 0°38'45", CHORD: S72°58'59"W 23.17 FEET; THENCE S72°39'37"W 72.03 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 352.00 FEET WITH A RADIUS OF 1556.00 FEET THROUGH A CENTRAL ANGLE OF 12°57'41", CHORD: S66°10'46"W 351.25 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±3.17 ACRES