

AFTER RECORDING MAIL TO:
Anaya Gayle
Holland & Hart, LLP
222 S. Main St. Suite 2200
Salt Lake City, UT 84101

**FIRST SUPPLEMENTAL DECLARATION FOR
WASATCH PEAKS RANCH**

This FIRST SUPPLEMENTAL DECLARATION FOR WASATCH PEAKS RANCH (“**Supplemental Declaration**”) is made this 1st day of May, 2023, by WASATCH PEAKS RANCH, LLC, a Delaware limited liability company (“**WPR**”).

RECITALS:

A. WPR is “Declarant” under the Master Declaration of Covenants, Conditions, Restrictions and Reservation of Easements for Wasatch Peaks Ranch recorded in the official records of the Morgan County Recorder’s Office, Morgan County, Utah (“**Official Records**”) on May 3, 2022 as Entry No. 160853, as the same may be amended from time to time (the “**Declaration**”), and is the “Owner” and “Declarant” as such terms are defined in that certain Final Plat Wasatch Peaks Ranch Plat 1, dated April 13, 2022 and recorded in the Official Records on May 3, 2022 as Entry No. 160852 (“**Plat 1**”).

B. Section 2.6 of the Declaration provides that WPR may add additional land to the land subject to the Declaration (“**Property**”) and cause it to be developed and made part of the Property by recording a supplemental declaration and a plat identifying such additional land and subjecting it to the Declaration.

C. Section 2.11 of the Declaration provides that, during the Period of Administrative Control (as such term is defined in the Declaration), WPR has the right to amend, change, or modify any plat which subdivides or governs the use of the Property.

D. Contemporaneously with or soon after recording this Supplemental Declaration in the Official Records, Declarant is also recording a Final Plat Wasatch Peaks Ranch Plat 1, First Amendment (“**Amended Plat 1**”), which Amended Plat 1, among other things, amends and restates the boundary description of the property subject to Plat 1 (“**Amended and Restated Boundary Description**”), such Amended and Restated Boundary Description being more specifically described in Exhibit A, attached hereto and incorporated herein by reference.

E. The Amended and Restated Boundary Description includes land not originally

subjected to Plat 1 (“**Additional Land**”), which Additional Land is more specifically described in Exhibit B, attached hereto and incorporated herein by reference.

F. WPR holds both legal and equitable title to the Additional Land;

G. WPR now exercises its discretion to execute and record this Supplemental Declaration, to subject the Additional Property to the Declaration with the intent that all Owners of any portion of the Additional Property shall at all times enjoy the benefits of and shall hold their interest subject to the Declaration and all additional “Governing Documents” as such are defined in Utah Statutes Ann. §57-8a-102 as the same may be amended from time to time.

NOW THEREFORE, WPR does hereby declare and provide as follows:

1. **Additional Land**. The Additional Land is hereby added into and made a part of Wasatch Peaks Ranch and is subject to all the covenants, conditions, restrictions, reservations of easements, and other terms and provisions of the Declaration.
2. **Governing Documents**. In addition to the Declaration, and in accordance with the terms thereof, the Additional Land is subject to all terms and provisions of the “Governing Documents” as such are defined in Utah Statutes Ann. section 57-8a-102 as the same may be amended from time to time.
3. **Binding Effect**. The Additional Land shall be held, conveyed, hypothecated, encumbered, used, occupied, and improved in accordance with the provisions of the Declaration, the Governing Documents, and this Supplemental Declaration (as the same may be amended, restated, and supplemented from time to time), which easements, covenants, restrictions, and charges shall be appurtenant to and run with the land and shall be binding upon all persons and entities having or acquiring any right, title or interest in the Additional Land or any part thereof and shall inure to the benefit of each owner thereof.

[Remainder of the page is intentionally blank. Signature page follows.]

IN WITNESS WHEREOF, the undersigned has executed this Supplemental Declaration as of the date and year first written above.

WPR:

WASATCH PEAKS RANCH, LLC, a Delaware limited liability company

By: Wasatch Peaks Ranch Management, LLC, its Manager

By: *[Handwritten Signature]*

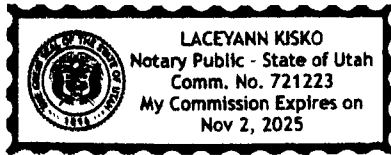
Name: Ed Schultz

Its: Authorized Officer

STATE OF UTAH)
) ss.

County of SALT LAKE)

This instrument was acknowledged before me on MAY 1, 2023, by Ed Schultz, as Authorized Officer of Wasatch Peaks Ranch Management, LLC, manager of Wasatch Peaks Ranch, LLC.



[Handwritten Signature]
Notary Public

My Commission Expires: NOV 2, 2025

EXHIBIT A

Amended and Restated Boundary Description:

A parcel of land lying and situated in the south half of Section 2 and the north half of Section 11, Township 4 North, Range 1 East, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at the southeast corner of Lot C7 of Wasatch Peaks Ranch Plat 1, as recorded on May 3, 2022, Entry No. 160852, in the office of the Morgan County Recorder, said point also being 535.09 feet North 89°22'17" West and 58.24 feet North 00°37'43" East from the Southeast Corner of Section 2, Township 4 North, Range 1 East, Salt Lake Base and Meridian, said Southeast Corner being a 3" aluminum cap set by the Morgan County Surveyor in 2021 and running thence, along the westerly line of Peaks View Drive as shown on said Wasatch Peaks Ranch Plat 1, the following eight (8) courses:

- (1) southwesterly 439.61 feet along the arc of a 250.00 foot radius curve to the right, through a central angle of 100°45'02", chord bears South 26°00'50" West 385.12 feet,
- (2) South 76°23'20" West 252.84 feet,
- (3) westerly 235.66 feet along the arc of a 975.00 foot radius curve to the right, through a central angle of 13°50'56", chord bears South 83°18'48" West 235.09 feet,
- (4) North 89°45'44" West 171.79 feet,
- (5) westerly 153.65 feet along the arc of a 975.00 foot radius curve to the right, through a central angle of 9°01'45", chord bears North 85°14'52" West 153.49 feet,
- (6) North 80°43'59" West 165.86 feet,
- (7) southwesterly 427.57 feet along the arc of a 275.00 foot radius curve to the left, through a central angle of 89°05'01", chord bears South 54°43'31" West 385.79 feet,
- (8) South 10°11'00" West 240.90 feet to the extension of the southerly line of Meadow View Drive, as shown on said Wasatch Peaks Ranch Plat 1, thence, along said extension of the southerly line of Meadow View Drive and the southerly line of Meadow View Drive the following seven (7) courses:
 - (1) South 79°49'00" East 91.86 feet,
 - (2) southeasterly 44.41 feet along the arc of a 125.00 foot radius curve to the right, through a central angle of 20°21'15", chord bears South 69°38'22" East 44.17 feet,
 - (3) South 59°27'45" East 182.87 feet,
 - (4) southeasterly 123.26 feet along the arc of a 175.00 foot radius curve to the right, through a

central angle of $40^{\circ}21'27''$, chord bears South $39^{\circ}17'01''$ East 120.73 feet,

(5) South $19^{\circ}06'18''$ East 252.78 feet,

(6) southeasterly 152.66 feet along the arc of a 275.00 foot radius curve to the left, through a central angle of $31^{\circ}48'25''$, chord bears South $35^{\circ}00'31''$ East 150.71 feet,

(7) South $50^{\circ}54'43''$ East 78.22 feet to the south line of Lot E18 of said Wasatch Peaks Ranch Plat 1; thence, along said south line of Lot E18, the following two (2) courses:

(1) South $42^{\circ}13'53''$ West 34.80 feet,

(2) South $82^{\circ}19'38''$ West 574.02 feet to the boundary line of said Wasatch Peaks Plat 1, thence, along said boundary line of Wasatch Peaks Plat 1, North $33^{\circ}23'44''$ West 53.98 feet to the south line of said Peaks View Drive as shown on said Wasatch Peaks Ranch Plat 1; thence, along said south line of Peaks View Drive, southwesterly 107.95 feet along the arc of a 275.00 foot non-tangent radius curve to the right, through a central angle of $22^{\circ}29'25''$, chord bears South $68^{\circ}38'37''$ West 107.25 feet; thence South $79^{\circ}53'19''$ West 50.06 feet; thence southwesterly 204.03 feet along the arc of a 125.00 foot radius curve to the left, through a central angle of $93^{\circ}31'13''$, chord bears South $33^{\circ}07'42''$ West 182.12 feet; thence southeasterly 28.56 feet along the arc of a 15.00 foot radius curve to the left, through a central angle of $109^{\circ}06'12''$, chord bears South $68^{\circ}11'00''$ East 24.44 feet; thence North $57^{\circ}15'54''$ East 4.02 feet; thence northeasterly 5.99 feet along the arc of a 51.00 foot radius curve to the right, through a central angle of $6^{\circ}43'42''$, chord bears North $60^{\circ}37'45''$ East 5.99 feet; thence South $24^{\circ}34'14''$ East 42.08 feet; thence South $57^{\circ}15'54''$ West 4.80 feet; thence southerly 24.88 feet along the arc of a 15.00 foot radius curve to the left, through a central angle of $95^{\circ}02'39''$, chord bears South $09^{\circ}44'34''$ West 22.13 feet; thence South $37^{\circ}46'45''$ East 10.05 feet; thence South $57^{\circ}47'36''$ West 50.14 feet; thence North $44^{\circ}54'15''$ West 10.26 feet; thence westerly 20.38 feet along the arc of a 15.00 foot radius curve to the left, through a central angle of $77^{\circ}49'51''$, chord bears North $83^{\circ}49'11''$ West 18.85 feet; thence South $57^{\circ}15'54''$ West 14.72 feet; thence westerly 127.33 feet along the arc of a 225.00 foot radius curve to the right, through a central angle of $32^{\circ}25'25''$, chord bears South $73^{\circ}28'36''$ West 125.64 feet; thence South $89^{\circ}41'19''$ West 91.69 feet; thence northwesterly 89.15 feet along the arc of a 125.00 foot radius curve to the right, through a central angle of $40^{\circ}51'50''$, chord bears North $69^{\circ}52'46''$ West 87.27 feet; thence South $89^{\circ}41'19''$ West 148.74 feet; thence North $20^{\circ}43'28''$ West 110.96 feet; thence North $03^{\circ}43'47''$ West 60.61 feet; thence North $04^{\circ}49'30''$ East 47.03 feet; thence North $02^{\circ}01'42''$ West 112.46 feet; thence North $03^{\circ}23'40''$ West 130.33 feet; thence North $03^{\circ}13'43''$ West 119.71 feet; thence North $07^{\circ}39'13''$ West 144.73 feet; thence northeasterly 90.94 feet along the arc of a 85.00 foot radius curve to the right, through a central angle of $61^{\circ}17'50''$, chord bears North $55^{\circ}24'11''$ East 86.66 feet to the boundary line of Open Space "B" of said Wasatch Peaks Ranch Plat 1; thence, along the boundary of said Open Space "B", the following nine (9) courses:

(1) North $06^{\circ}40'37''$ West 148.35 feet,

(2) North $21^{\circ}43'02''$ West 374.14 feet,

(3) North $01^{\circ}33'54''$ East 683.04 feet,

(4) North $88^{\circ}10'33''$ East 587.96 feet,

(5) South 86°28'53" East 820.70 feet,

(6) North 59°24'48" East 24.30 feet,

(7) southeasterly 464.15 feet along the arc of a 275.00 foot radius curve to the left, through a central angle of 96°42'15", chord bears South 78°56'20" East 410.98 feet,

(8) South 37°17'27" East 296.05 feet,

(9) North 57°52'49" East 446.08 feet to the Point of Beginning.

Contains 2,441,068 Square Feet or 56.039 Acres

Parcel Nos. 00-0090-3141, 00-0090-3142, 00-0090-3143, 00-0090-3144, 00-0090-3145, 00-0090-3146, 00-0090-3147, 00-0090-3148, 00-0090-3149, 00-0090-3150, 00-0090-3151, 00-0090-3152, 00-0090-3153, 00-0090-3154, 00-0090-3155, 00-0090-3156, 00-0090-3157, 00-0090-3158, 00-0090-3159, 00-0090-3160, 00-0090-3161, 00-0090-3162, 00-0090-3163, 00-0090-3164, 00-0090-3165, 00-0090-3166, 00-0090-3167, 00-0090-3168, 00-0090-3169, 00-0090-3170, 00-0090-3171, 00-0090-3172, 00-0090-3173, 00-0090-3174, 00-0090-3175, 00-0090-3176, 00-0090-3177, 00-0090-3178, 00-0090-3179, 00-0090-3180, 00-0090-3181, 00-0090-3182, 00-0090-3183, 00-0090-3184, 00-0090-3185, 00-0090-3186, 00-0090-3187, 00-0090-3188, 00-0090-3189, 00-0090-3190, 00-0090-3191, 00-0090-3192, 00-0090-3193, 00-0090-3194, 00-0090-3195, 00-0090-3196, 00-0090-3197, 00-90-3198, and 00-0091-9321, 00-0091-9322, 00-0091-9324,
00-0091-9325, 00-0091-9326, 00-0091-9327, 00-0091-9328, 00-0091-9329,
00-0091-9330, 00-0091-9331, 00-0091-9332, 00-0091-9333, 00-0091-9334,
00-0091-9335, 00-0091-9336, 00-0091-9337, 00-0091-9338, 00-0091-9339

EXHIBIT B**Additional Land**

A parcel of land lying and situated in the north half of Section 11, Township 4 North, Range 1 East, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point being on the southerly line of Peaks View Drive as shown on Wasatch Peaks Ranch Plat 1, as recorded on May 3, 2022, Entry No. 160852, in the office of the Morgan County Recorder, said point also being 2137.98 feet North 89°22'17" West and 1538.16 feet South 00°37'43" West from the Northeast Corner of Section 11, Township 4 North, Range 1 East, Salt Lake Base and Meridian, said Southeast Corner being a 3" aluminum cap set by the Morgan County Surveyor in 2021 and running thence South 79°53'19" West 50.06 feet; thence southwesterly 204.03 feet along the arc of a 125.00 foot radius curve to the left, through a central angle of 93°31'13", chord bears South 33°07'42" West 182.12 feet; thence southeasterly 28.56 feet along the arc of a 15.00 foot radius curve to the left, through a central angle of 109°06'12", chord bears South 68°11'00" East 24.44 feet; thence North 57°15'54" East 4.02 feet; thence northeasterly 5.99 feet along the arc of a 51.00 foot radius curve to the right, through a central angle of 6°43'42", chord bears North 60°37'45" East 5.99 feet; thence South 24°34'14" East 42.08 feet; thence South 57°15'54" West 4.80 feet; thence southerly 24.88 feet along the arc of a 15.00 foot radius curve to the left, through a central angle of 95°02'39", chord bears South 09°44'34" West 22.13 feet; thence South 37°46'45" East 10.05 feet; thence South 57°47'36" West 50.14 feet; thence North 44°54'15" West 10.26 feet; thence westerly 20.38 feet along the arc of a 15.00 foot radius curve to the left, through a central angle of 77°49'51", chord bears North 83°49'11" West 18.85 feet; thence South 57°15'54" West 14.72 feet; thence westerly 127.33 feet along the arc of a 225.00 foot radius curve to the right, through a central angle of 32°25'25", chord bears South 73°28'36" West 125.64 feet; thence South 89°41'19" West 91.69 feet; thence northwesterly 89.15 feet along the arc of a 125.00 foot radius curve to the right, through a central angle of 40°51'50", chord bears North 69°52'46" West 87.27 feet; thence South 89°41'19" West 148.74 feet; thence North 20°43'28" West 110.96 feet; thence North 03°43'47" West 60.61 feet; thence North 04°49'30" East 47.03 feet; thence North 02°01'42" West 112.46 feet; thence North 03°23'40" West 130.33 feet; thence North 03°13'43" West 119.71 feet; thence North 07°39'13" West 144.73 feet; thence northeasterly 90.94 feet along the arc of a 85.00 foot radius curve to the right, through a central angle of 61°17'50", chord bears North 55°24'11" East 86.66 feet to the boundary line of aforesaid Wasatch Peaks Ranch Plat 1; thence, along the said boundary line of Wasatch Peaks Ranch Plat 1, the following fifteen (15) courses:

- (1) South 06°40'37" East 59.18 feet,
- (2) North 82°25'38" East 72.43 feet,
- (3) North 87°06'10" East 50.00 feet,
- (4) North 02°53'50" West 20.00 feet,
- (5) northeasterly 39.27 feet along the arc of a 25.00 foot radius curve to the right, through a central angle of 90°00'00", chord bears North 42°06'10" East 35.36 feet,

(6) North 87°06'10" East 194.34 feet,

(7) southeasterly 196.35 feet along the arc of a 125.00 foot radius curve to the right, through a central angle of 90°00'00", chord bears South 47°53'50" East 176.78 feet,

(8) South 02°53'50" East 201.30 feet,

(9) southerly 152.93 feet along the arc of a 625.00 foot radius curve to the left, through a central angle of 14°01'12", chord bears South 09°54'26" East 152.55 feet,

(10) southwesterly 20.26 feet along the arc of a 15.00 foot reverse curve to the right, through a central angle of 77°24'15", chord bears South 21°47'06" West 18.76 feet,

(11) southwesterly 45.04 feet along the arc of a 175.00 foot reverse curve to the left, through a central angle of 14°44'50", chord bears South 53°06'49" West 44.92 feet,

(12) South 44°15'36" East 50.00 feet,

(13) northeasterly 76.91 feet along the arc of a 125.00 foot non-tangent radius curve to the right, through a central angle of 35°15'06", chord bears North 63°21'57" East 75.70 feet,

(14) North 80°59'30" East 53.69 feet,

(15) northeasterly 5.29 feet along the arc of a 275.00 foot radius curve to the left, through a central angle of 1°06'09", chord bears North 80°26'25" East 5.29 feet to the Point of Beginning.

Contains 405,680 Square Feet or 9.313 Acres.

Parcel Nos. ~~00-0091-9321, 00-0091-9322, 00-0091-9323, 00-0091-9324,~~
~~00-0091-9325, 00-0091-9326, 00-0091-9327, 00-0091-9328, 00-0091-9329,~~
~~00-0091-9330, 00-0091-9331, 00-0091-9332, 00-0091-9333, 00-0091-9334,~~
~~00-0091-9335, 00-0091-9336, 00-0091-9337, 00-0091-9338, 00-0091-9339~~

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