

WHEN RECORDED, RETURN TO:
Anaya Gayle
Holland & Hart, LLP
222 S. Main St. Suite 2200
Salt Lake City, UT 84101

**FOURTH SUPPLEMENTAL DECLARATION TO
MASTER DECLARATION FOR WASATCH PEAKS RANCH**

This FOURTH SUPPLEMENTAL DECLARATION TO MASTER DECLARATION FOR WASATCH PEAKS RANCH ("**Supplement**") is made this 14th day of FEBRUARY 2022, 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, in Book 391, Page 402, that certain First Supplemental Declaration for Wasatch Peaks Ranch recorded in the Official Records on May 1, 2023 as Entry No. 163348, in Book 399, Page 1242, that certain Second Supplemental Declaration and First Amendment to Master Declaration for Wasatch Peaks Ranch recorded in the Official Records on May 1, 2023 as Entry No. 163355, in Book 399, Page 1288, and that certain Third Supplemental Declaration and Second Amendment to Master Declaration for Wasatch Peaks Ranch recorded in the Official Records on November 8, 2023 as Entry No. 164605, in Book 404, Page 853, as the same may be supplemented, amended, and otherwise revised from time to time (together, the "**Declaration**"), and is "Owner" and "Declarant" as such terms may be used and 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, in Book 391, Page 382, and is "WPR" and "Declarant" as such terms may be used and defined in that certain Final Plat Wasatch Peaks Ranch Plat 1, First Amendment, dated April 10, 2023 and recorded in the Official Records on May 1, 2023 as Entry No. 163347, in Book 399, Page 1237, in Final Plat Wasatch Peaks Ranch Plat 2A, dated April 19, 2023 and recorded in the Official Records on May 1, 2023 as Entry No. 163354, in Book 399, Page 1278, and in Wasatch Peaks Ranch Plat 3A, dated September 25, 2023 and recorded in the Official Records on November 8, 2023 as Entry No. 164599, in Book 404, Page 811.

B. Contemporaneously with or soon after recording this Supplement in the Official Records, WPR is also recording Wasatch Peaks Ranch North Village Condominium, Plat A, an Expandable Condominium Project ("**North Village Condo Plat**").

C. North Village Condo Plat creates a new subdivision of that portion of the Property depicted in North Village Condo Plat and being more specifically described in Exhibit A, attached hereto and incorporated herein by reference ("**North Village Condo Plat Property**").

D. WPR holds both legal and equitable title to the North Village Condo Plat Property.

E. Section 2.6 of the Declaration provides that WPR may cause additional land to be subjected to the Declaration by recording a supplemental declaration and a plat identifying such additional land and expressly subjecting it to the Declaration.

F. Section 11.7(a) of the Declaration provides that so long as there is a Class B Member, Declarant may unilaterally amend the Declaration for any purpose, so long as such amendment does not materially adversely affect title to any property. If the amendment materially adversely affects an existing Owner, such Owner must consent in writing.

G. WPR now exercises its discretion to execute and record this Supplement to: (1) subject the North Village Condo Plat Property to the Declaration with the intent that all Owners of any portion of the North Village Condo Plat 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 the Declaration and in Utah Code 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. **Recitals**. The foregoing recitals are incorporated as though fully set forth herein.
2. **Defined Terms**. Capitalized terms used and not defined herein have the meanings set forth in the Declaration.
3. **Additional Land**. The North Village Condo Plat Property is hereby made a part of Wasatch Peaks Ranch and is fully subjected to all the covenants, conditions, restrictions, reservations of easements, and other terms and provisions of the Declaration, as the same may be amended from time to time.
4. **Governing Documents**. In addition to the Declaration, and in accordance with the terms thereof, the North Village Condo Plat Property is subject to all terms and provisions of the Governing Documents.
5. **Consistency**. Except as set forth in this Supplement, the Declaration remains unchanged, continues in full force and effect, and is hereby ratified and confirmed. In the event of any conflict between the Declaration and this Supplement, the terms of this Supplement control.
6. **Binding Effect**. The North Village Condo Plat Property shall be held, conveyed, hypothecated, encumbered, used, occupied, and improved in accordance with the provisions of the Declaration, the Governing Documents, and this Supplement (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.

IN WITNESS WHEREOF, the undersigned has executed this Supplement 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: [Signature]
Name: Ed Schultz
Its: Authorized Officer

STATE OF UTAH)
) ss.
County of SALT LAKE)

This instrument was acknowledged before me on FEBRUARY 14, 2024, by Ed Schultz, as Authorized Officer of Wasatch Peaks Ranch Management, LLC, manager of Wasatch Peaks Ranch, LLC.

[Signature]
Notary Public
My Commission Expires: NOV 2, 2025

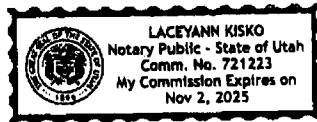


EXHIBIT A

NORTH VILLAGE CONDO PLAT PROPERTY

WASATCH PEAKS RANCH NORTH VILLAGE CONDOMINIUM, PLAT A, AN EXPANDABLE CONDOMINIUM PROJECT, BOUNDARY DESCRIPTION

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 ON THE SOUTHERLY LINE OF NORTH VILLAGE LANE AS SHOWN ON WASTATCH PEAKS RANCH PLAT 1, FIRST AMENDMENT, RECORDED ON MAY 1, 2023 AS ENTRY NO. 163347 IN THE MORGAN COUNTY RECORDER'S OFFICE, SAID POINT ALSO BEING 2,631.40 FEET NORTH 89°22'17" WEST, ALONG THE NORTH LINE OF SAID SECTION 11, AND 1,810.96 FEET SOUTH FROM THE NORTHEAST CORNER OF SAID SECTION 11, TOWNSHIP 4 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE, ALONG THE SAID SOUTHERLY LINE OF NORTH VILLAGE LANE, THE FOLLOWING TWO (2) COURSES: (1) SOUTHEASTERLY 89.15 FEET ALONG THE ARC OF A 125.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 40°51'50", CHORD BEARS SOUTH 69°52'46" EAST 87.27 FEET, (2) NORTH 89°41'19" EAST 5.69 FEET; THENCE SOUTH 02°17'05" WEST 91.63 FEET; THENCE SOUTH 08°26'31" WEST 62.27 FEET; THENCE NORTH 83°03'29" WEST 201.66 FEET; THENCE NORTH 08°41'49" WEST 140.79 FEET; THENCE NORTH 06°24'24" WEST 18.92 FEET; THENCE NORTH 89°41'19" EAST 148.74 FEET TO THE POINT OF BEGINNING.

CONTAINS 35,892 SQUARE FEET OR 0.824 ACRES

PARCEL NO.: 00-0092-5836

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-Exhibit A-
Fourth Supplemental Declaration
to Master Declaration for Wasatch Peaks Ranch