

WHEN RECORDED, RETURN TO:

Carley Herrick
Wasatch Peaks Ranch
36 South State Street, Suite 500
Salt Lake City, UT 84111

SIXTH SUPPLEMENTAL DECLARATION TO MASTER DECLARATION FOR WASATCH PEAKS RANCH

This SIXTH SUPPLEMENTAL DECLARATION TO MASTER DECLARATION FOR WASATCH PEAKS RANCH ("Supplement") is made this 13th day of April 2025, 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, 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, that certain Fourth Supplemental Declaration to Master Declaration for Wasatch Peaks Ranch recorded in the Official Recorded on February 16, 2024, as Entry No. 165236, in Book 407, Page 15, that certain Fifth Supplemental Declaration to Master Declaration for Wasatch Peaks Ranch recorded on May 15, 2024, as Entry No. 165881, in Book 409, Page 1378, and that certain Third Amendment to Master Declaration for Wasatch Peaks Ranch recorded September 6, 2024, as Entry No. 166761, in Book 413, at Page 715, as may further be supplemented, amended, and otherwise revised from time to time 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, 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, in Wasatch Peaks Ranch North Village Condominium, Plat A, dated and recorded in the Official Records on February 16, 2024, as Entry No. 165235 in Book 407 Page 4, and in Wasatch Peaks Ranch Plat 5 dated April 15, 2024, and recorded in the Official Records May, 15, 2024, in Book 409, Page 1359.

B. Contemporaneously with or soon after recording this Supplement in the Official Records, WPR is also recording Wasatch Peaks Ranch Plat 3C ("Plat 3C").

C. Plat 3C creates a new subdivision of that portion of the Property depicted in Plat 3C and being more specifically described in Exhibit A, attached hereto and incorporated herein by reference ("Plat 3C Property").

D. WPR holds both legal and equitable title to the Plat 3C 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 currently holds all Undeveloped RDUs and has not otherwise transferred or assigned any of Declarant's rights under the Declaration; therefore, pursuant to Section 3.12(a) of the Declaration, WPR as Declarant, is the Class B Member of the Association.

H. In accordance with and pursuant to the terms and provisions of the Declaration, WPR is authorized to amend the Declaration with consent of the undersigned Owners.

I. WPR now exercises its discretion to execute and record this Supplement to: (1) subject the Plat 3C Property to the Declaration with the intent that all Owners of any portion of the Plat 3C 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; and (2) amend and restate Sections 1.45, 1.53, 3.4, and 3.5 of the Declaration as further detailed herein.

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 Plat 3C 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 Plat 3C 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 Plat 3C 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.

[Signature page follows]

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: Ed Schultz

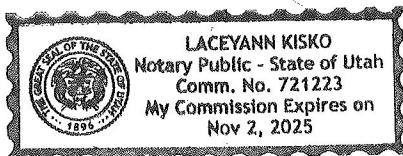
Name: Ed Schultz

Its: Authorized Officer

STATE OF UTAH)
) ss.

County of MORGAN)

This instrument was acknowledged before me on April 13th, 2025, by Ed Schultz, as Authorized Officer of Wasatch Peaks Ranch Management, LLC, manager of Wasatch Peaks Ranch, LLC.



Ed Schultz
Notary Public

My Commission Expires: NOV 2, 2025

EXHIBIT A

WASATCH PEAKS RANCH PLAT 3C PROPERTY

A PARCEL OF LAND LYING AND SITUATED IN THE SOUTH HALF OF SECTION 14 AND THE NORTH HALF OF SECTION 23, TOWNSHIP 4 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT G1, WASATCH PEAKS RANCH PLAT 3A, RECORDED NOVEMBER 8, 2023, AS ENTRY NO. 164599 IN BOOK 404 AT PAGES 811-831 IN THE OFFICE OF THE MORGAN COUNTY RECORDER, SAID POINT ALSO BEING 1537.40 FEET SOUTH 89°32'34" EAST AND 1138.67 FEET SOUTH FROM THE WEST QUARTER CORNER OF SECTION 14 (3" PSOMAS ALUM. CAP), SAID POINT ALSO BEING 3759.12 FEET NORTH 89°22'17" WEST AND 9100.25 FEET SOUTH FROM THE NORTHEAST CORNER OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN (3" MORGAN COUNTY SURVEYOR ALUM. CAP) AND RUNNING THENCE ALONG SAID BOUNDARY LINE OF SAID WASATCH PEAKS RANCH PLAT 3A, THE FOLLOWING EIGHT (8) COURSES: 1) SOUTH 16°06'15" EAST 1262.32 FEET, 2) NORTH 43°41'53" EAST 89.19 FEET, 3) SOUTH 49°37'43" EAST 514.89 FEET, 4) NORTH 61°29'29" EAST 384.86 FEET, 5) NORTHEASTERLY 36.85 FEET ALONG THE ARC OF A 125.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 16°53'35", CHORD BEARS NORTH 53°02'42" EAST 36.72 FEET, 6) NORTH 44°35'54" EAST 35.28 FEET, 7) NORTHEASTERLY 145.18 FEET ALONG THE ARC OF A 175.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 47°31'55", CHORD BEARS NORTH 20°49'57" EAST 141.05 FEET, (8) NORTH 87°03'59" EAST 50.00 FEET, THENCE SOUTH 81°26'45" EAST 69.93 FEET; THENCE SOUTH 06°17'57" WEST 88.46 FEET; THENCE NORTH 74°56'25" WEST 72.17 FEET; THENCE SOUTHWESTERLY 41.14 FEET ALONG THE ARC OF A 225.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 10°28'30", CHORD BEARS SOUTH 22°50'41" WEST 41.08 FEET; THENCE SOUTH 28°04'56" WEST 290.10 FEET; THENCE SOUTHERLY 222.75 FEET ALONG THE ARC OF A 245.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 52°05'37", CHORD BEARS SOUTH 02°02'08" WEST 215.16 FEET; THENCE SOUTH 24°00'41" EAST 49.93 FEET; THENCE SOUTHERLY 77.60 FEET ALONG THE ARC OF A 175.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 25°24'28", CHORD BEARS SOUTH 11°18'27" EAST 76.97 FEET; THENCE SOUTH 01°23'47" WEST 20.51 FEET; THENCE NORTH 88°36'13" WEST 50.00 FEET; THENCE NORTH 01°23'47" EAST 20.51 FEET; THENCE NORtherly 1.87 FEET ALONG THE ARC OF A 125.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 0°51'25", CHORD BEARS NORTH 0°58'05" EAST 1.87 FEET; THENCE NORTHWESTERLY 25.19 FEET ALONG THE ARC OF A 10.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 144°19'59", CHORD BEARS NORTH 71°37'37" WEST 19.04 FEET; THENCE SOUTH 36°12'23" WEST 87.66 FEET; THENCE SOUTHWESTERLY 303.43 FEET ALONG THE ARC OF A 192.50 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°18'43", CHORD BEARS SOUTH 81°21'45" WEST 272.98 FEET; THENCE NORTH 53°28'53" WEST 73.04 FEET; THENCE NORTHWESTERLY 104.97 FEET ALONG THE ARC OF A 172.50 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 34°51'53", CHORD BEARS

NORTH 36°02'57" WEST 103.35 FEET; THENCE NORTH 18°37'01" WEST 165.95 FEET; THENCE WESTERLY 159.11 FEET ALONG THE ARC OF A 52.50 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 173°38'30", CHORD BEARS SOUTH 74°33'44" WEST 104.84 FEET; THENCE SOUTH 12°15'30" EAST 132.79 FEET; THENCE SOUTHERLY 52.62 FEET ALONG THE ARC OF A 2022.50 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 1°29'26", CHORD BEARS SOUTH 11°30'47" EAST 52.62 FEET; THENCE SOUTH 42°00'36" EAST 607.48 FEET; THENCE SOUTH 51°30'31" WEST 534.88 FEET; THENCE NORTH 44°45'44" WEST 1177.09 FEET; THENCE NORTH 43°36'48" WEST 927.20 FEET; THENCE NORTH 40°00'37" WEST 546.28 FEET; THENCE NORTH 23°58'56" EAST 200.27 FEET; THENCE NORTH 77°53'41" EAST 141.52 FEET; THENCE NORTH 62°47'17" EAST 138.86 FEET; THENCE SOUTH 88°36'06" EAST 69.38 FEET; THENCE NORTH 84°25'54" EAST 68.31 FEET; THENCE SOUTH 29°20'03" EAST 49.31 FEET; THENCE SOUTH 46°49'12" EAST 58.90 FEET; THENCE SOUTH 87°57'51" EAST 76.97 FEET; THENCE SOUTH 31°02'51" EAST 122.31 FEET; THENCE SOUTH 83°36'43" EAST 213.23 FEET; THENCE NORTH 09°24'19" EAST 114.42 FEET; THENCE NORTH 06°08'20" EAST 185.95 FEET; THENCE NORTH 33°30'46" EAST 147.58 FEET; THENCE NORTH 07°45'03" EAST 127.02 FEET; THENCE NORTH 17°06'42" EAST 189.30 FEET; THENCE SOUTH 67°59'30" EAST 218.19 FEET TO THE POINT OF BEGINNING.

PARCEL NOS.: 00-0094-0275; 00-0094-0276; 00-0094-0277; 00-0094-0278; 00-0094-0279; 00-0094-0280; 00-0094-0281; 00-0094-0282; 00-0094-0283; 00-0094-0284; 00-0094-0285