

When Recorded Return To:



D.R. Horton, Inc.
12351 South Gateway Park Place, Suite D-100
Draper, Utah 84020
Attention: Mike De Carlo

**ELEVENTH SUPPLEMENTAL DECLARATION
AND SEVENTH AMENDMENT TO THE
DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS FOR LONG VALLEY**

THIS ELEVENTH SUPPLEMENTAL DECLARATION AND SEVENTH AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR LONG VALLEY (this “**Eleventh Supplemental Declaration**”) is made as of May 12, 2025, by D.R. HORTON, INC., a Delaware corporation (“**Declarant**”), with reference to the following:

RECITALS

A. On December 21, 2021, Declarant caused to be recorded as Entry No. 20210080158 in the official records of the Office of the Recorder of Washington County, Utah (the “**Official Records**”), that certain Declaration of Covenants, Conditions and Restrictions for Long Valley Trails (the “**Original Declaration**”) pertaining to a master planned development known as Long Valley Trails located in Washington City, Washington County, Utah.

B. On September 23, 2022, Declarant caused to be recorded as Entry No. 20220044108 in the Official Records that certain First Supplemental Declaration and First Amendment to the Declaration of Covenants, Conditions and Restrictions for Long Valley Trails.

C. On February 2, 2023, Declarant caused to be recorded as Entry No. 20230002859 in the Official Records that certain Second Supplemental Declaration and Second Amendment to the Declaration of Covenants, Conditions and Restrictions for Long Valley Trails.

D. On July 17, 2023, Declarant caused to be recorded as Entry No. 20230021246 in the Official Records that certain Third Supplemental Declaration to the Declaration of Covenants, Conditions and Restrictions for Long Valley Trails.

E. On September 26, 2023, Declarant caused to be recorded as Entry No. 20230028909 in the Official Records that certain Fourth Supplemental Declaration and Third Amendment to the Declaration of Covenants, Conditions and Restrictions for Long Valley.

F. On January 4, 2024, Declarant caused to be recorded as Entry No. 20240000523 in the Official Records that certain Fourth Amendment to the Declaration of Covenants, Conditions and Restrictions for Long Valley.

G. On February 13, 2024, Declarant caused to be recorded as Entry No. 20240004366 in the Official Records that certain Fifth Supplemental Declaration and Fifth Amendment to the Declaration of Covenants, Conditions and Restrictions for Long Valley.

H. On June 12, 2024, Declarant caused to be recorded as Entry No. 20240018521 in the Official Records that certain Sixth Supplemental Declaration and Sixth Amendment to the Declaration of Covenants, Conditions and Restrictions for Long Valley.

I. On July 9, 2024, Declarant caused to be recorded as Entry No. 20240021544 in the Official Records that certain Seventh Supplemental Declaration to the Declaration of Covenants, Conditions and Restrictions for Long Valley.

J. On September 16, 2024, Declarant caused to be recorded as Entry No. 20240029042 in the Official Records that certain Eighth Supplemental Declaration to the Declaration of Covenants, Conditions and Restrictions for Long Valley.

K. On January 3, 2025, Declarant caused to be recorded as Entry No. 20250000259 in the Official Records that certain Ninth Supplemental Declaration to the Declaration of Covenants, Conditions and Restrictions for Long Valley.

L. On January 15, 2025, Declarant caused to be recorded as Entry No. 20250001570 in the Official Records that certain Tenth Supplemental Declaration to the Declaration of Covenants, Conditions and Restrictions for Long Valley.

M. Article XIX of the Original Declaration provides that Declarant shall have the right and option, from time to time (and within the time limits prescribed in the Original Declaration), to subject some or all of the Additional Land described in the Original Declaration to the terms, conditions and restrictions created by the Original Declaration by the recordation of a Supplemental Declaration, which shall be effective upon recording the Supplemental Declaration in the Official Records.

N. Pursuant to Section 19.1 of the Original Declaration, Declarant desires to subject to the Original Declaration, as previously supplemented and amended, that portion of the Additional Land described on Exhibit A, which is attached hereto and incorporated herein by this reference (the "Subject Property").

O. Section 17.2.2 of the Original Declaration provides that Declarant shall have the right unilaterally to amend the Original Declaration during the Period of Declarant Control. Pursuant to Section 17.2.2 of the Original Declaration, Declarant desires to amend certain sections of the Original Declaration, as previously supplemented and amended.

ELEVENTH SUPPLEMENTAL DECLARATION

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

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

2. **Subject Property Subjected to the Original Declaration, as Supplemented and Amended.** The Subject Property is hereby subjected to the Original Declaration, as previously supplemented and amended, and as supplemented and amended by this Eleventh 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 supplemented and amended, and as supplemented and amended by this Eleventh 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. The provisions of the Original Declaration, as previously supplemented and amended, and as supplemented and amended by this Eleventh Supplemental Declaration, 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, as previously supplemented and amended. The Neighborhood Designations for the Subject Property shall be as follows:

Standing Rock West at Long Valley Phase 1 (Area 7.1)	
<u>Lot Number</u>	<u>Neighborhood Designation</u>
Lots 4195 through 4203, inclusive	Single Family Lots
Lots 4247 through 4317, inclusive	Single Family Lots

3. **Amendment of Section 6.3.2 of the Original Declaration.** Section 6.3.2 of the Original Declaration, as previously amended, is hereby amended and restated in its entirety to read as follows:

6.3.2 The Class B Memberships shall be held only by Declarant and any successor of Declarant who takes title to any Lot, Unit, or Parcel from Declarant for the purpose of development and sale and who is designated to be the owner of a Class B Membership in a Recorded instrument executed by Declarant. Declarant shall be entitled to ten (10) votes for each Class B Membership held by Declarant. The Class B Memberships shall cease and shall be converted to Class A Memberships, on the basis of the number of Lots, Units or Parcels then owned by Declarant, on the happening of the first of the following events (herein referred to as the "Event" or "Events"):

6.3.2.1 Four (4) months after Declarant has sold all of the Lots, Units and/or the Parcels owned and developed by Declarant within Long Valley Trails and on any of

the Additional Land that may be subjected to this Declaration and become part of Long Valley Trails, pursuant to Article XIX hereof; or

6.3.2.2 Twenty-five (25) years from the date the Declaration was Recorded; or

6.3.2.3 The day on which Declarant ceases to own any Lots or Units within the Project and also ceases to have any rights pertaining to the development of the Project; or

6.3.2.4 When, in its discretion, Declarant so determines. If and when Declarant elects to relinquish control of the Association, Declarant shall send written notice of such relinquishment to the Class A Members of the Association, and Declarant, after giving such written notice to the Class A Members, shall Record an instrument voluntarily surrendering all rights to control the activities of the Association, pursuant to Section 57-8a-502 of the Utah Code, as such Section may subsequently be amended or replaced. The effective date of such event shall be the date Declarant Records such instrument.

4. **Declaration Redefined.** The Original Declaration, as previously supplemented and amended, and as supplemented and amended by this Eleventh Supplemental Declaration, shall collectively be referred to as the "**Declaration.**" Except as previously supplemented and amended, and as supplemented and amended by this Eleventh Supplemental Declaration, the Original Declaration shall remain unmodified and in full force and effect.

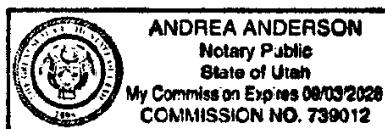
IN WITNESS WHEREOF, Declarant has caused this Eleventh Supplemental Declaration to be executed by an officer duly authorized to execute the same as of the date first above written.

D.R. HORTON, INC.,
a Delaware corporation

By: Donald Bean
Name: Donald Bean
Title: Authorized Agent

STATE OF UTAH)
: ss.
COUNTY OF Washington

The foregoing instrument was acknowledged to me this 12 day of May,
2025, by Donald Bean, in such person's capacity as the
Authorized Agent of D.R. Horton, Inc., a Delaware corporation.



Andrea Anderson
NOTARY PUBLIC

EXHIBIT A
TO
ELEVENTH SUPPLEMENTAL DECLARATION TO THE
DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS FOR LONG VALLEY

Legal Description of the Subject Property

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

STANDING ROCK WEST AT LONG VALLEY PHASE 1 (AREA 7.1)

Beginning at a point on the Southerly Line of Iron Top at Long Valley Phase 2, as on file with Washington County Recorder's Office, Said point lies North 88°51'08" West 1,773.14 feet along the section line and South a distance of 1,884.24 feet, from the North Quarter Corner of Section 29, Township 42 South, Range 14 West, Salt Lake Base and Meridian, running along said Southerly Line the following eleven (11) Courses: 1) South 22°16'14" East 54.40 feet, 2) South 67°24'56" East 104.68 feet, 3) South 45°45'11" East 69.68 feet, 4) North 12°53'00" East 56.43 feet, 5) northerly along a 16.00 foot radius non-tangent curve to the right, (center point lies North 24°26'05" East) through a central angle of 99°51'29", a distance of 27.89 feet, 6) northeasterly along a 233.00 foot radius compound curve to the right, (center point lies South 55°42'26" East) through a central angle of 10°21'07", a distance of 42.10 feet, 7) North 44°38'41" East 60.00 feet, 8) South 45°21'19" East 150.26 feet, 9) South 49°25'53" East 38.47 feet, 10) South 58°21'41" East 231.27 feet, and 11) southerly along a 227.50 foot radius non-tangent curve to the left, (center point lies South 68°57'06" East) through a central angle of 01°44'07", a distance of 6.89 feet; thence southerly along a 2,833.00 foot radius reverse curve to the right, (center point lies North 70°41'14" West) through a central angle of 01°25'55", a distance of 70.80 feet; thence southwesterly along a 16.00 foot radius compound curve to the right, (center point lies North 69°15'19" West) through a central angle of 92°01'09", a distance of 25.70 feet; thence South 21°05'16" West 55.02 feet; thence northwesterly along a 227.50 foot radius non-tangent curve to the right, (center point lies North 22°21'31" East) through a central angle of 09°16'48", a distance of 36.85 feet; thence North 58°21'41" West 42.93 feet; thence South 22°48'50" West 68.47 feet; thence South 22°48'50" West 11.51 feet; thence South 24°10'26" West 50.00 feet; thence South 25°13'13" West 50.00 feet; thence South 26°16'00" West 50.00 feet; thence South 27°18'47" West 50.00 feet; thence South 28°35'43" West 72.55 feet; thence South 29°58'56" West 60.00 feet; thence South 31°14'07" West 59.76 feet; thence South 32°22'54" West 49.82 feet; thence South 33°34'50" West 64.76 feet; thence South 34°46'46" West 49.82 feet; thence South 35°49'19" West 49.82 feet; thence South 36°51'52" West 49.82 feet; thence South 38°03'48" West 64.76 feet; thence South 39°15'44" West 49.82 feet; thence South 41°53'21" West 76.57 feet; thence South 44°51'47" West 234.97 feet; thence South 45°17'57" West 60.00 feet; thence North 44°42'03" West 85.22 feet; thence westerly along a 16.00 foot radius curve to the left, (center point lies South 45°17'57" West) through a central angle of 89°41'32", a distance of 25.05 feet; thence North 44°52'54" West 55.00 feet; thence northerly along a 16.00 foot radius non-tangent curve to the left, (center point lies North 44°23'14" West) through a central angle of 90°18'49", a distance of

25.22 feet; thence North 44°42'03" West 165.87 feet; thence westerly along a 16.00 foot radius curve to the left, (center point lies South 45°17'57" West) through a central angle of 87°52'47", a distance of 24.54 feet; thence North 45°55'56" West 55.09 feet; thence northerly along a 16.00 foot radius non-tangent curve to the left, (center point lies North 42°34'51" West) through a central angle of 92°07'13", a distance of 25.72 feet; thence North 44°42'03" West 153.78 feet; thence northwesterly along a 532.50 foot radius curve to the right, (center point lies North 45°17'57" East) through a central angle of 18°41'07", a distance of 173.66 feet; to a point on the Northerly Line of Corral Hollow at Long Valley Phase 1 as on file with the Washington County Recorder's office document #20240006900, thence North 44°37'27" East along said Northerly Line 5.30 feet; thence northerly along a 527.50 foot radius non-tangent curve to the right, (center point lies North 64°10'31" East) through a central angle of 10°56'06", along said Northerly Line of Corral Hollow at Long Valley Phase 1 a distance of 100.68 feet to a point on the Easterly Line of Hoodoo at Long Valley Phase 1 as on file with the Washington County Recorder's Office Document #20230028402, thence North 75°06'36" East along said Easterly Line 55.00 feet; to a point on the East Line of Starr Springs at Long Valley Phase 3 as on file with the Washington County Recorder's office, Document #20230024104, thence along said Easterly Line of Starr Springs at Long Valley Phase 3 the following five (5) Courses: 1) southerly along a 472.50 foot radius non-tangent curve to the left, (center point lies North 75°06'38" East) through a central angle of 09°01'04", a distance of 74.37 feet, 2) North 45°19'41" East 117.74 feet, 3) North 45°15'43" East 401.82 feet, 4) North 43°25'39" East 395.08 feet, and 5) North 44°31'56" East 108.77 feet to the point of beginning.

Containing 866,522 Square Feet or 19.89 Acres.

Closure:

Northing Diff: 0.009826

Easting Diff: 0.002250

Azimuth: 12°53'57"

Error Distance 0.010080

Total Distance 4326.510

Ratio: 1/429201