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DOC # 20250025588

Restrictive Page 1 of 5  
Gary Christensen Washington County Recorder  
07/29/2025 09:41:48 AM Fee \$ 40.00  
By HAMILTON JULIA

When Recorded Return To:

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



**TWELFTH SUPPLEMENTAL DECLARATION  
TO THE  
DECLARATION OF COVENANTS, CONDITIONS  
AND RESTRICTIONS FOR LONG VALLEY**

THIS TWELFTH SUPPLEMENTAL DECLARATION TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR LONG VALLEY (this “**Twelfth Supplemental Declaration**”) is made as of June 16, 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. On June 3, 2025, Declarant caused to be recorded as Entry No. 20250019105 in the Official Records that certain Eleventh Supplemental Declaration and Seventh Amendment to the Declaration of Covenants, Conditions and Restrictions for Long Valley.

N. 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.

O. 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**”).

#### TWELFTH SUPPLEMENTAL DECLARATION

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

1. Defined Terms. All defined terms as used in this Twelfth 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 Twelfth 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 Twelfth 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 Twelfth 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 Twelfth 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:

<b>Lavendar Canyon at Long Valley Phase 1 (Area 7.2)</b>	
<u>Lot Number</u>	<u>Neighborhood Designation</u>
Lots 2399 through 2454, inclusive	Townhome Lots
Lots 2535 through 2540, inclusive	Townhome Lots

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

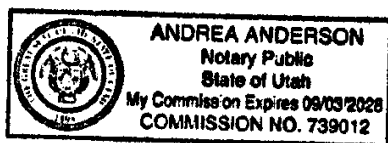
IN WITNESS WHEREOF, Declarant has caused this Twelfth Supplemental Declaration to be executed by an officer duly authorized to execute the same as of the date first above written.

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

By:   
Name: Donald Bean  
Title: Authorized Signer

STATE OF UTAH )  
 : ss.  
COUNTY OF Washington

The foregoing instrument was acknowledged to me this 16 day of June,  
2025, by Donald Bean, in such person's capacity as the  
Authorized Signer of D.R. Horton, Inc., a Delaware corporation.



Andrea Anderson  
NOTARY PUBLIC

**EXHIBIT A  
TO  
TWELFTH 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:

**LAVENDER CANYON AT LONG VALLEY PHASE 1 (AREA 7.2)**

Beginning at a point that lies South 00°58'56" West 1,065.01 feet along the Section Line, and West 854.02 feet, from the West Quarter Corner of Section 29, Township 42 South, Range 14 West, Salt Lake Base and Meridian; Running thence South 44°36'18" West 199.78 feet; thence South 44°35'40" West 359.12 feet; thence South 44°30'30" West 93.56 feet; thence North 45°29'30" West 105.74 feet; thence North 43°55'18" West 95.00 feet; thence North 46°04'42" East 43.43 feet; thence North 43°55'18" West 99.24 feet; thence North 24°26'16" West 50.16 feet; thence northeasterly along a 55.00 foot radius non-tangent curve to the left, (center point lies North 26°10'23" West) through a central angle of 63°15'14", a distance of 60.72 feet; thence northerly along a 25.00 foot radius reverse curve to the right, (center point lies South 89°25'37" East) through a central angle of 18°47'55", a distance of 8.20 feet; thence North 19°56'29" East 110.18 feet; thence northeasterly along a 20.00 foot radius non-tangent curve to the right, (center point lies South 69°29'20" East) through a central angle of 90°23'03", a distance of 31.55 feet; thence North 20°53'42" East 34.00 feet; thence northwesterly along a 20.00 foot radius non-tangent curve to the right, (center point lies North 20°53'42" East) through a central angle of 90°23'03", a distance of 31.55 feet; thence northerly along a 5,539.57 foot radius compound curve to the right, (center point lies South 68°43'15" East) through a central angle of 01°35'38", a distance of 154.12 feet; thence easterly along a 20.00 foot radius compound curve to the right, (center point lies South 67°07'37" East) through a central angle of 96°57'40", a distance of 33.85 feet; thence North 17°10'31" East 34.67 feet; thence northerly along a 20.00 foot radius non-tangent curve to the right, (center point lies North 27°13'35" East) through a central angle of 86°25'04", a distance of 30.17 feet; thence northeasterly along a 5,540.00 foot radius compound curve to the right, (center point lies South 66°21'21" East) through a central angle of 00°39'35", a distance of 63.78 feet; thence South 59°14'38" East 313.40 feet; thence South 46°49'15" East 136.00 feet; thence South 48°11'37" East 106.83 feet, to the point of beginning.

Containing 267,645 Square Feet or 6.14 Acres.

Closure:

Northing Diff: 0.007659

Easting Diff: 0.001911

Azimuth: 165°59'13"

Error Distance 0.007894

Total Distance 2178.950

Ratio: 1/276032

W-4204

W-4207