

ASSIGNMENT AND ASSUMPTION OF DECLARANT RIGHTS

THIS ASSIGNMENT AND ASSUMPTION OF DECLARANT RIGHTS (“**Assignment**”) is made and entered into as of June 6, 2024, by SARATOGA 262 PARTNERS, LLC, a Utah limited liability company (collectively, “**Assignor**”), to and for the benefit of LENNAR HOMES OF UTAH, LLC, a Delaware limited liability company (“**Assignee**”).

FOR VALUE RECEIVED, Assignor hereby assigns and transfers to Assignee and its successors and assigns, without representation and warranty, all of Assignor’s right, title and interest, if any, under all declarations and other similar documents pursuant to which Assignor has any rights as a developer, builder, declarant or the like, or any rights under any property owner’s association, architectural control committee or the like, but only to the extent Assignor’s rights relate to the real property located in Utah County, Utah, more fully described in **Exhibit A** attached hereto (“**Property**”), and includes, without limitation all such rights under that certain Declaration of Protective Covenants, Conditions and Restrictions for Brixton Park recorded at Entry No. 57187:2023 of the Official Records in Utah County (“**CC&Rs**”). For the avoidance of any doubt, the assignment of the rights under the CC&Rs includes, without limitation, the exemptions for “**Declarant**” set forth in Section 10.22 and the reservations set forth in Section 13.4 of the CC&Rs.

Notwithstanding the Assignment and Assumption of Declarant Rights described herein, Assignee is not excluded or excused from the obligation to pay Homeowners Association (“**HOA**”) assessments once those assessments are in place. Assignee agrees that its obligation to pay HOA assessments remains in place.

This Assignment will be governed by and construed according to the substantive laws and judicial decisions of Utah and applicable federal laws, rules and regulations.

[Signatures on Next Page.]

IN WITNESS WHEREOF, Assignor has executed this Assignment as of the day and year first written.

ASSIGNOR:

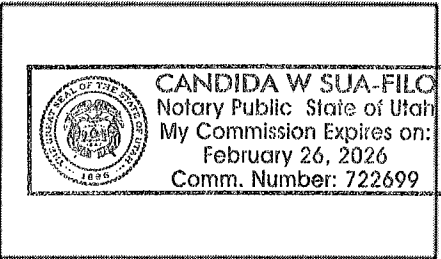
SARATOGA 262 PARTNERS, LLC,
a Utah limited liability company

By: *Larry Myler*
Name: Larry Myler
Its: Manager

STATE OF Utah)
) ss.
COUNTY OF Utah)

I certify that I know or have satisfactory evidence that Larry Myler is the person who appeared before me, and said person acknowledged that s/he signed this instrument, on oath stated that s/he was authorized to execute the instrument and acknowledged it as the Manager of Saratoga 262 Partners, LLC, a Utah limited liability company to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: June 6, 2024



Candida W. Sua-Filo
Print Name Candida W. Sua-Filo
Notary Public in and for the State of Utah
Residing at Ph. Ut
My commission expires 02/26/2026

EXHIBIT A
PROPERTY DESCRIPTION
(SEE ATTACHED)

BRIXTON PARK PLAT B PHASE 7 LENNAR 44 LOTS

A PORTION OF PROPOSED BRIXTON PARK PLAT B PHASE 7, BEING A PORTION OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 34 AND THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 5 SOUTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN, CITY OF SARATOGA SPRINGS, UTAH COUNTY, STATE OF UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WESTERLY BOUNDARY OF BRIXTON PARK PLAT A, PHASE 1 SUBDIVISION, FILED IN THE UTAH COUNTY RECORDER'S OFFICE AUGUST 30, 2023, ENTRY NUMBER 57186-2023, MAP NUMBER 18899, SAID POINT BEING 1047.92 FEET SOUTH 89°50'07" EAST ALONG THE QUARTER SECTION LINE AND 868.75 FEET ALONG SAID WESTERLY BOUNDARY SOUTH 00°00'00" EAST FROM THE WEST QUARTER CORNER OF SAID SECTION 34; RUNNING THENCE CONTINUING ALONG SAID WESTERLY BOUNDARY SOUTH 00°00'00" EAST, 541.45 FEET; THENCE NORTH 90°00'00" WEST, 73.32 FEET; THENCE SOUTH 73°51'00" WEST, 167.36 FEET; THENCE SOUTH 58°38'14" WEST, 58.03 FEET; THENCE NORTH 32°18'00" WEST, 67.59 FEET; THENCE SOUTH 57°42'00" WEST, 59.00 FEET TO THE BEGINNING OF A 15.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE ALONG SAID CURVE 23.56 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00" (CHORD BEARS NORTH 77°18'00" WEST, 21.21 FEET); THENCE SOUTH 57°42'00" WEST, 235.00 FEET TO THE BEGINNING OF A 15.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG SAID CURVE 23.56 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00" (CHORD BEARS SOUTH 12°42'00" WEST, 21.21 FEET); THENCE SOUTH 57°42'00" WEST, 77.00 FEET TO THE BEGINNING OF A 15.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE ALONG SAID CURVE 23.56 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00" (CHORD BEARS NORTH 77°18'00" WEST, 21.21 FEET); THENCE SOUTH 57°42'00" WEST, 70.00 FEET TO THE BEGINNING OF A 15.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG SAID CURVE 23.56 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00" (CHORD BEARS SOUTH 12°42'00" WEST, 21.21 FEET); THENCE SOUTH 57°42'00" WEST, 59.00 FEET; THENCE SOUTH 32°18'00" EAST, 85.00 FEET; THENCE SOUTH 57°42'00" WEST, 28.23 FEET TO THE BEGINNING OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID CURVE 11.32 FEET, THROUGH A CENTRAL ANGLE OF 32°25'34" (CHORD BEARS SOUTH 73°54'47" WEST, 11.17 FEET); THENCE NORTH 89°52'26" WEST, 573.66 FEET TO THE BEGINNING OF A 350.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID CURVE 7.68 FEET, THROUGH A CENTRAL ANGLE OF 01°15'23" (CHORD BEARS NORTH 89°14'45" WEST, 7.68 FEET); THENCE NORTH 00°07'34" EAST, 65.96 FEET TO THE BEGINNING OF A 15.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG SAID CURVE 10.79 FEET, THROUGH A CENTRAL ANGLE OF 41°13'46" (CHORD BEARS NORTH 20°29'19" WEST, 10.56 FEET) TO THE BEGINNING OF A 61.50 FOOT RADIUS REVERSE CURVE TO THE RIGHT; THENCE ALONG SAID CURVE 144.71 FEET, THROUGH A CENTRAL ANGLE OF 134°49'19" (CHORD BEARS NORTH 26°18'27" EAST, 113.56 FEET); THENCE NORTH 21°35'58" WEST, 67.71 FEET; THENCE NORTH 57°42'00" EAST, 103.56 FEET; THENCE SOUTH 32°18'00" EAST, 24.19 FEET; THENCE NORTH 57°42'00" EAST, 174.00 FEET; THENCE SOUTH 32°18'00" EAST, 0.45 FEET; THENCE NORTH 57°42'00" EAST, 105.00 FEET; THENCE SOUTH 32°18'00" EAST,

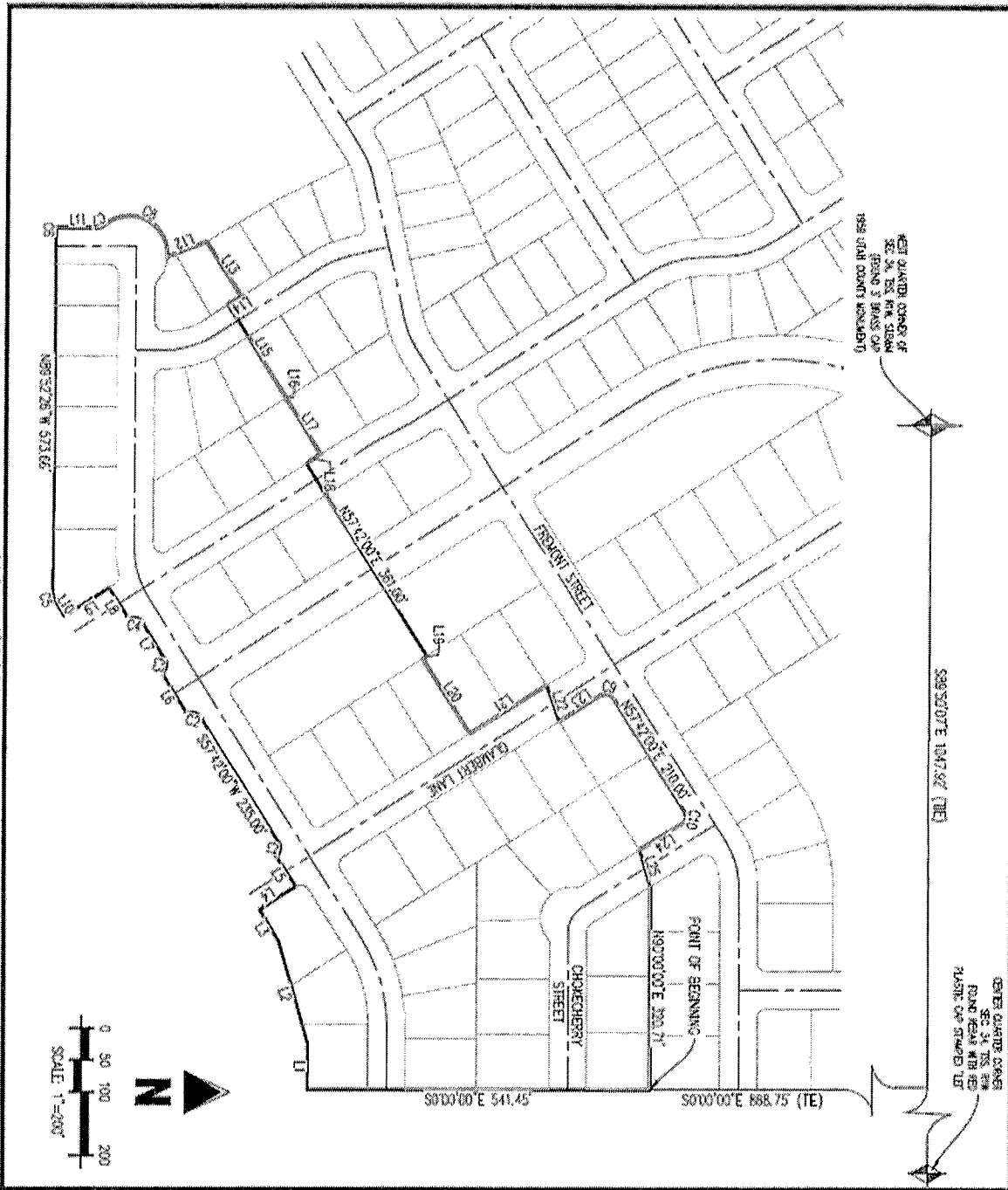
27.31 FEET; THENCE NORTH 57°42'00" EAST, 361.00 FEET; THENCE SOUTH 32°18'00" EAST, 7.44 FEET; THENCE NORTH 57°42'00" EAST, 140.00 FEET TO THE WESTERLY RIGHT OF WAY LINE OF PROPOSED GLAMBERT LANE; THENCE ON SAID WESTERLY RIGHT OF WAY LINE NORTH 32°18'00" WEST, 142.86 FEET; THENCE NORTH 70°10'02" EAST, 60.42 FEET TO THE EASTERLY RIGHT OF WAY LINE OF PROPOSED GLAMBERT LANE; THENCE ON SAID EASTERLY RIGHT OF WAY LINE NORTH 32°18'00" WEST, 76.96 FEET TO THE BEGINNING OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID CURVE 23.56 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00" (CHORD BEARS NORTH 12°42'00" EAST, 21.21 FEET) TO THE SOUTHERLY RIGHT OF WAY LINE OF PROPOSED FREMONT STREET; THENCE ON SAID SOUTHERLY RIGHT OF WAY LINE NORTH 57°42'00" EAST, 210.00 FEET TO THE BEGINNING OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID CURVE 23.56 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00" (CHORD BEARS SOUTH 77°18'00" EAST, 21.21 FEET) TO THE WESTERLY RIGHT OF WAY LINE OF PROPOSED CHOKECHERRY STREET; THENCE ON SAID WESTERLY RIGHT OF WAY LINE SOUTH 32°18'00" EAST, 77.18 FEET; THENCE NORTH 73°49'11" EAST, 61.41 FEET; THENCE NORTH 90°00'00" EAST, 320.71 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 658,619 SQ. FT. OR 15.120 ACRES, MORE OR LESS.

EXHIBIT B IS ATTACHED HERETO AND IS ONLY INTENDED TO DEPICT EXHIBIT A - LEGAL DESCRIPTION. IN THE EVENT THAT EXHIBIT A CONTAINS AN AMBIGUITY, EXHIBIT B MAY BE USED TO RESOLVE SAID AMBIGUITY.

PREPARED FOR AND ON BEHALF OF GALLOWAY
BY TODD W. OSBORN, PLS# 4938746

EXHIBIT B
PROPERTY DEPICTION



BRIXTON PARK PLAT B PHASE 7
LENAR 44 LOTS

Project No:	STP00001.10
Drawn By:	GJS
Checked By:	TWO
Date:	05/09/2024

Galloway
 1121 Galloway Drive, Suite 100
 Phoenix, AZ 85002
 303.360.2400
 Galloway.com

