

WHEN RECORDED RETURN TO:

Visionary Homes 2020, LLC
50 East 2500 North Ste. 101
Logan, UT 84341

**SUPPLEMENT TO THE AMENDED AND RESTATED DECLARATION OF COVENANTS,
CONDITIONS, AND RESTRICTIONS FOR ARCHIBALD ESTATES TOWNHOMES
(Plat L)**

This Supplement to the Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Archibald Estates Townhomes ("**Supplemental Declaration**") is executed and adopted by Visionary Homes 2020, LLC, a Utah limited liability company ("**Declarant**").

RECITALS

A. This Supplemental Declaration shall modify and supplement the Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Archibald Estates Townhomes ("**Declaration**") recorded with the Box Elder County Recorder's Office on February 19, 2021 as Entry No. 427251.

B. Visionary Homes 2020, LLC is the Declarant as identified and set forth in the Declaration.

C. Sterling Land Holdings, LLC is the owner of the real property subject to this Supplemental Declaration.

D. Under the terms of the Declaration, Declarant reserved the right to expand the Property by the addition of all or a portion of the Additional Land. Declarant now desires to add a portion of the Additional Land as hereinafter provided.

E. Unless otherwise defined herein, capitalized terms shall have the meanings set forth in the Declaration.

ANNEXATION

NOW THEREFORE, in consideration of the recitals set forth above, the Declarant hereby declares and certifies as follows:

1. Annexation of Additional Land. Declarant hereby confirms that all of the real property identified on Exhibit A attached hereto, together with (i) all buildings, improvements, and structures situated on or comprising a part of the above-described real property, whether now existing or hereafter constructed; (ii) all easements, rights-of-way, and other appurtenances and rights incident to, appurtenant to, or accompanying said real property; and (iii) all articles of personal property intended for use in connection therewith (collectively referred to herein as the "**Subject Property**") is submitted to and properly annexed into the Declaration.

2. Plat. The real properties described in Paragraph 1, and the improvements to be constructed thereon, all of which are submitted to the terms and conditions of the Declaration, are more particularly set forth on **ARCHIBALD ESTATES PLAT "L"** plat map, which plat map

shall be recorded with this Supplemental Declaration.

3. Submission. The Subject Property shall hereinafter be held, transferred, sold, conveyed, and occupied subject to the covenants, restrictions, easements, charges, and liens set forth in the Declaration and all supplements and amendments thereto.

4. Membership. The Owner of each Lot within the Subject Property shall be a member of the Archibald Estates Townhome Association. Voting and the apportionment of the Association's Common Expenses shall be as set forth in the Declaration.

5. Maintenance. In addition to the Association's general maintenance responsibilities described in the Declaration, the Association shall also maintain, repair and replace the private roads located on the Subject Property as identified as 910 North, 920 West, 935 West, and 960 West and all appurtenant facilities and Common Areas. If the maintenance responsibility for any item or facility is not specifically identified in this Supplemental Declaration or the Declaration, then the Association may allocate the maintenance responsibility to Owners or itself, in its sole discretion, through a Board resolution or similar document. All costs incurred for the maintenance described in this Section shall be part of the Common Expenses.

6. Reservation of Declarant's Rights. Pursuant to the Declaration, all rights concerning the Project reserved to Declarant in the Declaration are hereby incorporated and reserved to Declarant with respect to the Subject Property. The exercise of Declarant's rights concerning such Subject Property shall be governed by the terms, provisions and limitations set forth in the Declaration.

7. Effective Date. This Supplemental Declaration shall take effect upon being recorded with the Box Elder County Recorder.

IN WITNESS WHEREOF, the Declarant has executed this Supplemental Declaration this 27 day of October, 2021.

DECLARANT
VISIONARY HOMES 2020, LLC
 a Utah limited liability company

By: [Signature]

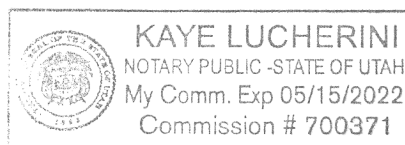
Name: Dallas Nicoll

Title: Manager

STATE OF UTAH)
) ss.
 COUNTY OF Cache)

On the 27 day of October, 2021, personally appeared before me Dallas Nicoll who by me being duly sworn, did say that she/he is an authorized representative of Visionary Homes 2020, LLC, and that the foregoing instrument is signed on behalf of said company and executed with all necessary authority.

Notary Public: [Signature]



IN WITNESS WHEREOF, the owner of the real property described in Exhibit A consents to the recording of this Supplemental Declaration this 27 day of October, 2021.

PROPERTY OWNER
STERLING LAND HOLDINGS, LLC
a Utah limited liability company

By: [Signature]

Name: Dallas Nicoll

STATE OF UTAH)
COUNTY OF Cache) ss.

Its: Manager

On the 27 day of October, 2021, personally appeared before me Dallas Nicoll who by me being duly sworn, did say that she/he is an authorized representative of Sterling Land Holdings, LLC, and that the foregoing instrument is signed on behalf of said company and executed with all necessary authority.

Notary Public: Kaye Lucherini

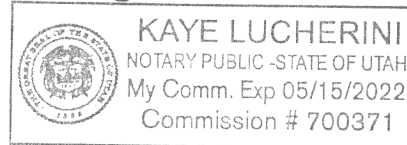


EXHIBIT A
SUBJECT PROPERTY
(Legal Description)

All of **ARCHIBALD ESTATES PLAT "L"**, according to the official plat filed in the office of the Box Elder County Recorder.

More particularly described as:

A PART OF THE NORTHWEST QUARTER OF SECTION 3, T 11 N, R 3 W, SLB&M described as follows:

Beginning on the west line of Archibald Estates Plat "J" at a point 539.74 feet S 89°51'37" E along the Section Line (Basis of Bearing) and 225.40 feet S 00°25'46" W from the Northwest Corner of Section 3, Township 11 North, Range 3 West, S.L.B.&M. and RUNNING THENCE S 00°25'46" W 80.00 feet; thence 125.17 feet along the arc of a 249.50 foot radius curve to the left with chord bearing N 78°05'26" E 123.86 feet; thence 50.96 feet along the arc of a 110.50 foot radius curve to the right with chord bearing N 76°55'45" E 50.50 feet; thence S 89°51'37" E 136.93 feet; thence 18.05 feet along the arc of a 15.00 foot radius curve to the right with chord bearing S 55°22'48" E 16.98 feet; thence S 00°08'23" W 94.90 feet; thence 168.13 feet along the arc of a 1030.00 foot radius curve to the left with chord bearing S 04°32'12" E 167.95 feet; thence 148.06 feet along the arc of a 1470.00 foot radius curve to the right with chord bearing S 06°19'39" E 148.00 feet; thence N 89°19'22" W 497.08 feet; thence N 00°42'07" E 149.43 feet; thence N 89°51'37" W 39.95 feet; thence N 00°08'23" E 226.93 feet; thence N 59°41'09" E 62.68 feet; thence N 24°23'06" E 53.20 feet; thence EAST 108.47 feet to the point of beginning. Containing 4.79 acres and twelve townhome units.

Parcel Numbers Not Yet Assigned