

**FIRST SUPPLEMENT AND AMENDMENT
TO
DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND
EASEMENTS
FOR
THE WILD HORSE RANCH SUBDIVISION**

THIS FIRST SUPPLEMENT AND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THE WILD HORSE RANCH SUBDIVISION (the "Supplement") is made and entered into to be effective as of June 28th 2018, by Penelope Rose LLC, a Utah limited liability company ("Declarant").

A. Penelope Rose LLC is the "Declarant" under that certain Declaration of Covenants, Conditions, Restrictions and Easements for the Wild Horse Ranch Subdivision (the "Subdivision"), recorded April 27, 2016, as Entry No. 428036 in the Official Records of the Office of the Tooele County Recorder (as amended, the "Declaration").

B. The Declaration presently governs the real property in the Subdivision more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Existing Property").

C. Under Article 12 of the Declaration, Declarant reserved the right to annex additional property into the Subdivision without the approval of any Owner or the Association (the "Option to Expand").

D. Declarant desires to exercise its Option to Expand to annex and include the real property known as Phases 3, of the Wild Horse Ranch Subdivision (the "Additional Land") in the Subdivision.

E. The legal description for the real property comprising the Additional Land is set forth on Exhibit B attached hereto and incorporated herein by reference.

F. Declarant also desires to make a clarification regarding certain privacy fencing on certain Lots within the Additional Land.

NOW, THEREFORE, Declarant hereby declares and provides as follows:

1. Declaration Incorporated by Reference. The Declaration in its entirety is hereby incorporated by reference and made a part of this Supplement as though fully set forth herein, and is hereby amended as to the Additional Land as set forth herein.

2. Definitions. Unless the context clearly requires otherwise, all capitalized words or terms which are not defined in this Supplement shall have the meanings ascribed to them in the Declaration.

3. Annexation of Additional Land. Declarant hereby annexes the Additional Land in the Subdivision.

4. Privacy Fences. Each Owner of a Lot within Phases 3, 4 or 5 of the Subdivision located adjacent to a park or other open space shall install and maintain a privacy fence along the rear of such Lot. The design of such fence must be approved by the ACC prior to installation. Owner shall install the fence during the completion of landscaping on an affected Lot. This provision shall apply only to the Lots in the Additional Land.

5. Parcel A Wild Horse Ranch Phase 3. Parcel A, a non-irrigated parcel, located in Wild Horse Ranch Phase 3 shall not be dedicated to, or maintained by the Wild Horse Ranch HOA.

6. Effective Date. This Supplement shall be effective upon recording in the Office of the Tooele County Recorder. At such time, the Additional Land shall be subject to all terms and conditions of the Declaration. Except as herein expressly provided, the Declaration shall remain in all other respects unmodified and in full force and effect.

[SIGNATURE PAGE FOLLOWS]

EXHIBIT A

Legal Description of the Existing Property

[Note: Need to Insert or attach]

*Exhibit A (1 of 1)***Phase 3**

A portion of the NW1/4 of Section 16, Township 2 South, Range 4 West, Salt Lake Base & Meridian, Tooele County, Utah, more particularly described as follows:

Beginning at a point located N89°42'06"E along the Section line 780.56 feet and South 1,436.34 feet from the Northwest Corner of Section 16, T2S, R4W, S.L.B.& M.; thence S30°36'02"E 601.21 feet; thence S78°28'14"E 472.92 feet; thence S85°50'46"E 113.63 feet; thence S30°14'40"E 181.70 feet to the northeasterly corner of Lot 209, Phase 2, WILDHORSE RANCH Subdivision, according to the Official Plat thereof on file in the Office of the Tooele County Recorder; thence along said Plat the following 5 (five) courses and distances: S59°45'20"W 159.98 feet; thence S30°14'40"E 76.09 feet; thence S59°45'20"W 100.00 feet; thence N30°14'55"W 71.82 feet; thence N39°05'10"W 53.76 feet; thence N70°26'38"W 47.51 feet; thence N78°28'14"W 434.29 feet; thence N70°08'32"W 129.43 feet; thence N60°51'48"W 89.78 feet; thence Northeasterly along the arc of a 170.00 foot radius non-tangent curve to the right (radius bears: S68°44'50"E) 72.13 feet through a central angle of 24°18'39" (chord: N33°24'29"E 71.59 feet); thence N44°26'11"W 60.00 feet; thence N27°25'50"W 370.74 feet; thence S62°34'10"W 141.40 feet; thence N27°25'50"W 2.19 feet; thence along the arc of a 160.00 foot radius curve to the right 251.33 feet through a central angle of 90°00'00" (chord: N17°34'10"E 226.27 feet); thence N62°34'10"E 207.43 feet to the point of beginning.

Contains: 8.50+/- acres
26 Lots and Parcel A