

When Recorded Return To:

Willow Creek Development, LLC
c/o 911 East Pioneer Road
Draper, Utah 84020

Tax Parcel Numbers appear on Exhibit "A"

**THIRD SUPPLEMENT TO THE DECLARATION OF
PROTECTIVE EASEMENTS, RESTRICTIVE COVENANTS, CONDITIONS AND
RESTRICTIONS FOR RIDGE VIEW ESTATES
Salem City, Utah County**

THIS THIRD SUPPLEMENT TO THE DECLARATION OF PROTECTIVE EASEMENTS, RESTRICTIVE COVENANTS, CONDITIONS AND RESTRICTIONS FOR RIDGE VIEW ESTATES (this "Third Supplemental Declaration"), is dated as of the 3rd day of August, 2023, is made by Willow Creek Development, LLC (the "Declarant"), for the purpose of further supplementing that certain Declaration of Protective Easements, Restrictive Covenants, Conditions And Restrictions For Ridge View Estates dated as of April 24, 2020, and recorded on April 24, 2020 in the Office of the Recorder of Utah County, Utah (the "Official Records"), as Entry No. 54493:2020, as amended and supplemented by the First Supplement to the Declaration of Protective Easements, Restrictive Covenants, Conditions and Restrictions For Ridge View Estates dated and recorded October 13, 2021 as Entry No. 175253:2021 in said Official Records (the "First Supplement"), and by the Second Supplement to the Declaration of Protective Easements, Restrictive Covenants, Conditions and Restrictions For Ridgeview Estates dated as of January 25th, 2022, and recorded January 27, 2022 as Entry No. 11900:2022 in said Official Records (the "Second Supplement"). The Declaration, as amended and supplemented by the First Supplement, the Second Supplement, and by this Third Supplemental Declaration, is collectively referred to herein as the "Declaration". All capitalized terms not otherwise defined herein shall have the same meaning given such terms in the Declaration.

RECITALS

A. Declarant subjected certain subdivided real property known and referred to as "Ridge View Estates" and located in Salem City, Utah County, Utah (the "Project") to the Declaration. The original recorded "Plat A" for Phase 1 of Ridge View Estates included 33 residential lots.

B. The Declaration provided for the expansion of the Project by additional phases by Declarant recording a Supplemental Declaration and a subdivision plat for an additional phase of the Project. On October 1, 2021, the Declarant recorded the subdivision "Plat B" for Phase 2 of the project consisting of 17 additional Lots in the Project as Entry No. 169172:2021. Declarant recorded the First Supplement to subject the 17 additional Phase 2 Lots to the Declaration.

C. On or about January 25, 2022, the Declarant recorded Plat "C" of the Subdivision to plat the additional 13 Lots contained within "Phase 3" of the Subdivision as Entry No. 10484:2022. The Second Supplemental Declaration was recorded by the Declarant for the purpose of making the 13 additional Lots in Plat "C" Phase 3 of the Project subject to the Declaration.

D. On or about May 4, 2023, the Declarant recorded Plat "D" constituting "Phase 4" and Plat "E" constituting "Phase 5" of the Subdivision as Entry Nos: 28413:2023 and 28414:2023 respectively. The legal description for Plat "D" of the Subdivision is set forth on Exhibit "A" attached hereto and incorporated herein. The legal description for Plat "E" of the Subdivision is set forth on Exhibit "B" attached hereto and incorporated herein. This Third Supplemental Declaration is recorded for the purpose of making the 8 additional Lots in Plat "D" of the Project, and the additional 19 Lots in Plat "E" of the Project, subject to the Declaration as more particularly set forth in this Third Supplemental Declaration.

NOW THEREFORE, in consideration of the foregoing premises, the Declarant hereby supplements and amends the Declaration as follows:

1. Plat "D" (Phase 4) Incorporated In Project. The 8 Lots depicted on Plat "D" of the Subdivision and constituting Phase 4 of the Project are hereby incorporated into the Project and made subject to the Declaration as modified by this Third Supplemental Declaration. All Lots in the Project including the Phase 4 Lots will be sold, conveyed, transferred and encumbered subject to the terms of the Declaration.

2. Plat "E" (Phase 5) Incorporated in the Project. The 19 Lots depicted on Plat "E" of the Subdivision and constituting Phase 5 of the Project are hereby incorporated into the Project and made subject to the Declaration as modified by this Third Supplemental Declaration. All Lots in the Project including the Phase 5 Lots will be sold, conveyed, transferred and encumbered subject to the terms of the Declaration.

3. Storm Water and Soil Stabilization Covenants. All owners of Lots in the Project and their respective contractors and subcontractors constructing any improvements or otherwise working on such Lots, shall be jointly and severally responsible for collecting, controlling and diverting the storm water on their Lot, or the Lot on which they are working, to the nearest available street storm drain or public storm drain or pipe, in order to prevent and/or minimize any storm water from their Lot running over natural or man made slopes, or onto adjacent and neighboring Lots, or onto any open space areas within the Subdivision. All owners of Lots in the Project shall take title to their Lots subject to and shall fully comply with all slope maintenance, geotechnical notes and requirements and other recommendations and requirements set forth in any Plat for the Project, including without limitation "Plat D" and "Plat E", or in any geographical reports, slope analysis studies or other information referenced in any recorded Plats, or provided to any Lot owners.

4. Covenants to Run With the Land. This Third Supplemental Declaration and the provisions hereof shall constitute covenants running with the land, and shall be binding upon the Owners of all of the Lots in the Project, Declarant and their respective successors, assigns and any person acquiring, leasing or otherwise owning an interest in the Project.

5. Successors and Assigns. This Third Supplemental Declaration shall inure to the benefit of and be binding upon the parties and their respective successors and assigns.

6. Attorneys' Fees. In the event any action is commenced by any party against any other party in connection with this Third Supplemental Declaration, including any bankruptcy proceeding, the prevailing party shall be entitled to its costs and expenses, including reasonable attorneys' fees.

7. Incorporation of Recital and Exhibits. The Recitals at the beginning of this Third Supplemental Declaration and the Exhibits hereto are incorporated into this Third Supplemental Declaration.

8. Original Declaration Otherwise In Force. Except as amended, modified or supplemented hereby, the Declaration remains in full force and effect.

9. No Dedication. Nothing contained in this Third Supplemental Declaration will be deemed to be a conveyance, gift or a dedication of any portion of the Project to the general public or for the use by or benefit of the general public for any public purpose whatsoever, it being the intention of the parties that this Third Supplemental Declaration will be strictly limited to and for the purposes expressed herein.

10. Effective Date. This Third Supplemental Declaration shall be effective as of the date it is recorded in the Office of the Recorder of Utah County, Utah.

11. Due Authorization and Adoption. The Declarant hereby certifies that this Third Supplemental Declaration was duly approved and adopted by Declarant in compliance with Sections 3.4 and 4.1 of the Declaration.

[signature page follows]

IN WITNESS WHEREOF, the Declarant executed this Third Supplemental Declaration.

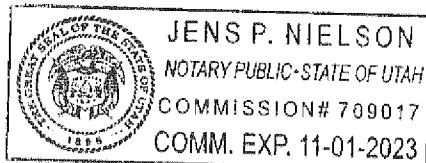
DECLARANT:

WILLOW CREEK DEVELOPMENT, LLC,
a Utah limited liability company

By: Jeffry Anderson
Name: Jeffry Anderson
Title: Manager

On this 3 day of August, 2023, before me a Notary Public in and for said county and state, personally appeared Jeffry Anderson, who acknowledged to me that he executed the foregoing instrument in his capacity as the duly authorized Manager of Willow Creek Development, LLC, a Utah limited liability company, which thereby executed and approved the same.

WITNESS my hand and notarial seal.



James P. Nelson
Notary Public

Notary Public

1643404v3

Exhibit "A"**Plat "D" - Ridge View Estates
Subdivision****BOUNDARY DESCRIPTION**

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED S89°12'24" W ALONG THE SECTION LINE 56.16 FEET AND NORTH 361.82 FEET FROM THE SOUTHEAST CORNER OF SECTION 13, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE N36°36'17" W 212.07 FEET; THENCE N43°25'25" W 302.12 FEET; THENCE N34°17'22" W 200.17 FEET; THENCE N33°53'22" W 13.17 FEET; THENCE N17°45'09" E 212.76 FEET; THENCE EAST 150.01 FEET; THENCE N75°38'17" E 67.99 FEET; THENCE N89°31'34" E 167.10 FEET; THENCE S0°28'24" E 786.80 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±4.99 ACRES
217,384 SQ FT

**Plat "E" Ridge View Estates
Subdivision****BOUNDARY DESCRIPTION**

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED S89°12'24" W ALONG THE SECTION LINE 503.19 FEET AND NORTH 942.98 FEET FROM THE SOUTHEAST CORNER OF SECTION 13, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE S53°21'43" W 156.43 FEET; THENCE S59°56'23" W 66.44 FEET; THENCE S53°21'43" W 130.76 FEET; THENCE S36°33'38" E 1.52 FEET; THENCE ALONG THE ARC OF A 99.00 FOOT RADIUS CURVE TO THE RIGHT 22.30 FEET THROUGH A CENTRAL ANGLE OF 12°54'17" (CHORD: S30°06'29" E 22.25 FEET); THENCE S66°20'39" W 66.00 FEET; THENCE S89°12'24" W 147.54 FEET; THENCE N0°31'47" W 31.55 FEET; THENCE S89°12'24" W 316.12 FEET; THENCE N0°32'54" W 1169.89 FEET; THENCE N89°27'04" E 5.00 FEET; THENCE S0°32'54" E 272.44 FEET; THENCE S67°50'43" E 126.87 FEET; THENCE S54°00'47" E 289.64 FEET; THENCE S43°49'07" E 102.18 FEET; THENCE S53°30'40" E 200.14 FEET; THENCE S44°30'32" E 205.05 FEET; THENCE S33°53'22" E 137.30 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±10.71 ACRES
466,697 SQ FT