

**AFTER RECORDING RETURN TO:**

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**SUPPLEMENTAL DECLARATION TO  
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS  
FOR TUHAYE, A PLANNED COMMUNITY**

**[Dancing Sun]**

THIS SUPPLEMENTAL DECLARATION TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR TUHAYE, A PLANNED COMMUNITY [DANCING SUN] (this "**Supplemental Declaration**"), dated as of the Effective Date, by **STORIED DEER VALLEY, LLC**, a Delaware limited liability company (the "**Declarant**"), amends that certain *Declaration of Covenants, Conditions and Restrictions for Tuhaye, a Planned Community* dated May 29, 2003 and recorded on June 4, 2003 in the Office of the Recorder of Wasatch County, Utah, as Entry No. 258750 in Book 628 at Pages 770 through 839, as amended by that certain *Amendment of Declaration for Tuhaye, a Planned Community* dated April 20, 2006 and recorded on July 18, 2006 in the Office of the Recorder of Wasatch County, Utah, as Entry No. 304693 in Book 874 at Pages 386 through 393, as amended by that certain *Second Amendment to Declaration of Covenants, Conditions and Restrictions for Tuhaye, a Planned Community* dated March 9, 2017 and recorded on March 9, 2017 in the Office of the Recorder of Wasatch County, Utah, as Entry No. 435665 in Book 1185 at Pages 550 through 582, as amended by that certain *Third Amendment to Declaration of Covenants, Conditions and Restrictions for Tuhaye, a Planned Community* dated and recorded August 10, 2018 in the Office of the Recorder of Wasatch County, Utah, as Entry No. 454694 in Book 1230 at Pages 483 through 526 (collectively, the "**Declaration**"). All capitalized terms not otherwise defined herein shall have the meaning ascribed to them in the Declaration.

**RECITALS:**

A. Pursuant to the *Assignment and Assumption Agreement Regarding Declarant's Rights Under Declaration of Covenants, Conditions and Restrictions for Tuhaye* dated January 31, 2018 and recorded on January 31, 2018 in the Office of the Recorder of Wasatch County, Utah as Entry No. 447959 in Book 1214 at Pages 509 through 536, Declarant is the current holder of all the rights, title and interest as "Declarant" under the Declaration.

B. The Declaration provides that Declarant shall have the right and option, from time to time and at any time before the date of the conveyance by Declarant of title to the last Lot owned by Declarant, to annex and subject all or any portion of the Additional Property to the Declaration, without the consent of any other Owner, by the recordation of a Supplemental Declaration, which shall be effective when it is recorded in the Office of the Recorder of Wasatch County, Utah, unless otherwise provided therein.

C. Pursuant to the provisions in *Section 2.2* of the Declaration, Declarant desires to subject the real property located in Wasatch County, Utah (the "**Property**"), more particularly described on

Exhibit A attached hereto and made a part hereof, which is part of the Additional Property, to the provisions of the Declaration.

**DECLARATION:**

NOW, THEREFORE, in consideration of the foregoing premises, Declarant hereby declares and states as follows:


1. **Recitals.** The Declarant hereby affirms the accuracy of the Recitals.
2. **Property Made Subject to Declaration.** The Property is hereby annexed and made subject to the Declaration, and shall be held, conveyed, transferred, hypothecated, encumbered, leased, occupied, built upon or otherwise used, improved or developed, in whole or in part, subject to the Declaration, as amended or modified from time to time, which provisions are hereby ratified, approved, confirmed and incorporated herein, with the same force and effect as if fully set forth herein and made again as of the date hereof.
3. **Covenant Running with Land.** The provisions of the Declaration shall run with the Property and shall be binding upon all parties having any right, title, or interest in the Property or any part thereof, their heirs, successors and assigns and shall inure to the benefit of each Owner thereof.
4. **Effective Date.** This Supplemental Declaration shall be effective as of the date it is recorded in the Office of the Recorder of Wasatch County, Utah (the "**Effective Date**").

*[Remainder of Page Intentionally Blank]*

IN WITNESS WHEREOF, Declarant has executed and delivered this Supplemental Declaration as of the date and year first above written.

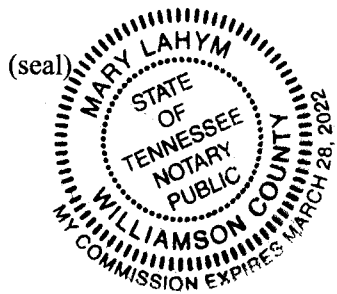
**DECLARANT:**


**STORIED DEER VALLEY, LLC,**  
a Delaware limited liability company

By:   
Mark Enderle, Chief Executive Officer

THE STATE OF TENNESSEE   §  
  §  
COUNTY OF WILLIAMSON   §

This instrument was acknowledged before me on this LTH day of August, 2021, by Mark Enderle, the Chief Executive Officer of Storied Deer Valley, LLC, a Delaware limited liability company, on behalf of said limited liability company.



  
Notary Public, State of Tennessee  
My commission expires: 3/28/2022

**EXHIBIT A  
TO  
SUPPLEMENTAL DECLARATION FOR DANCING SUN**

**TUHAYE DANCING SUN SUBDIVISION LEGAL DESCRIPTION**

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 21 AND THE NORTH HALF OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, WASATCH COUNTY, UTAH

BEGINNING AT A POINT N89°48'52"E 831.86 FEET AND N00°00'00"E 1264.55 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 21 AND RUNNING THENCE S22°48'27"E 301.84 FEET; THENCE N58°54'15"E 429.84 FEET; THENCE N00°09'55"W 677.63 FEET TO THE SOUTHERLY LINE OF LOT 3N-14 OF TUHAYE PHASE 3 NORTH SUBDIVISION AS RECORDED AS ENTRY NO. 287406; THENCE ALONG SAID SOUTHERLY LINE N49°17'18"E 322.27 FEET TO THE WESTERLY RIGHT OF WAY LINE OF UINTAH DRIVE; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING FOURTEEN COURSES: 1) S08°42'58"E 95.62 FEET; 2) S14°25'36"E 50.25 FEET; 3) S08°42'58"E 116.21 FEET; 4) THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 200.00 FEET, A DISTANCE OF 165.52 FEET, A CHORD DIRECTION OF S14°59'37"W AND A CHORD DISTANCE OF 160.84 FEET; 5) S38°42'11"W 102.75 FEET; 6) THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 250.00 FEET, A DISTANCE OF 291.64 FEET, A CHORD DIRECTION OF S05°17'00"W AND A CHORD DISTANCE OF 275.38 FEET; 7) S28°08'12"E 199.73 FEET; 8) THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 200.00 FEET, A DISTANCE OF 248.89 FEET, A CHORD DIRECTION OF S07°30'51"W AND A CHORD DISTANCE OF 233.14 FEET; 9) S43°09'54"W 166.49 FEET; 10) THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 250.00 FEET, A DISTANCE OF 241.44 FEET, A CHORD DIRECTION OF S15°29'54"W AND A CHORD DISTANCE OF 232.16 FEET; 11) S12°10'07"E 522.01 FEET; 12) THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 575.00 FEET, A DISTANCE OF 196.73 FEET, A CHORD DIRECTION OF S02°22'01"E AND A CHORD DISTANCE OF 195.77 FEET; 13) S07°26'05"W 591.78 FEET; 14) THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 375.00 FEET, A DISTANCE OF 127.58 FEET, A CHORD DIRECTION OF S02°18'43"E AND A CHORD DISTANCE OF 126.97 FEET; THENCE S58°47'25"W 1208.81 FEET; THENCE S58°47'53"W 1500.72 FEET; THENCE N23°10'58"W 607.96 FEET; THENCE S52°27'16"W 1497.70 FEET; THENCE N22°41'27"W 607.14 FEET; THENCE S57°34'53"W 619.84 FEET; THENCE N22°47'00"W 442.58 FEET; THENCE N89°25'51"E 264.47 FEET; THENCE N00°11'08"W 950.62 FEET; THENCE S22°50'00"E 60.08 FEET; THENCE N55°40'30"E 900.00 FEET; THENCE N77°12'06"E 400.00 FEET; THENCE N10°18'44"E 321.19 FEET; THENCE N58°27'25"E 598.91 FEET; THENCE S42°00'01"E 456.86 FEET; THENCE N58°48'00"E 750.00 FEET; THENCE N22°50'00"W 606.40 FEET; THENCE N70°23'26"E 1486.25 FEET TO THE POINT OF BEGINNING.

CONTAINS 218.41 ACRES IN AREA

07-2830

**TOGETHER WITH:**

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, WASATCH COUNTY, UTAH

BEGINNING AT A POINT N89°48'52"E 1833.31 FEET AND N00°00'00"E 1616.07 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 21 AND RUNNING THENCE N66°06'04"W 216.86 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 250.00 FEET, A DISTANCE OF 141.35 FEET, A CHORD DIRECTION OF N07°32'06"E AND A CHORD DISTANCE OF 139.48 FEET; THENCE N82°35'16"E 100.33 FEET; THENCE S44°03'18"E 164.35 FEET; THENCE S15°36'37"W 125.59 FEET TO THE POINT OF BEGINNING.

CONTAINS 0.80 ACRES IN AREA

TOGETHER WITH:

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, WASATCH COUNTY, UTAH

BEGINNING AT A POINT N89°48'52"E 1689.20 FEET AND N00°00'00"E 1164.61 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 21 AND RUNNING THENCE S69°51'55"W 68.16 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 250.00 FEET, A DISTANCE OF 34.91 FEET, A CHORD DIRECTION OF N24°08'09"W AND A CHORD DISTANCE OF 34.89 FEET; THENCE N28°08'12"W 199.73 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 200.00 FEET, A DISTANCE OF 150.50 FEET, A CHORD DIRECTION OF N06°34'44"W AND A CHORD DISTANCE OF 146.97 FEET; THENCE S75°01'17"E 140.50 FEET; THENCE S10°19'07"E 299.03 FEET TO THE POINT OF BEGINNING.

CONTAINS 0.90 ACRES IN AREA

TOGETHER WITH:

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, WASATCH COUNTY, UTAH

BEGINNING AT A POINT N89°48'52"E 1793.43 FEET AND N00°00'00"E 165.72 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 21 AND RUNNING THENCE S83°35'08"W 288.92 FEET; THENCE N12°10'07"W 460.21 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 200.00 FEET, A DISTANCE OF 193.15 FEET, A CHORD DIRECTION OF N15°29'54"E AND A CHORD DISTANCE OF 185.73 FEET; THENCE N43°09'54"E 166.49 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 250.00 FEET, A DISTANCE OF 107.41 FEET, A CHORD DIRECTION OF N30°51'15"E AND A CHORD DISTANCE OF 106.59 FEET; THENCE S71°19'25"E 107.78 FEET; THENCE S11°15'28"E 298.82 FEET; THENCE S00°39'09"E 481.96 FEET TO THE POINT OF BEGINNING

CONTAINS 5.72 ACRES IN AREA