

When recorded, please mail to:

PASTURES AT SADDLEBACK P.U.D.  
HOMEOWNERS' ASSOCIATION  
c/o Christopher F. Robinson  
P. O. Box 540478  
North Salt Lake, Utah 84054

Portions of Tooele County Tax Parcel Nos. 04-071-0-0038 and 04-071-0-0008

**PLAT 13 AMENDMENT**  
**TO THE**  
**SECOND AMENDED AND RESTATED**  
**DECLARATION OF COVENANTS,**  
**CONDITIONS AND RESTRICTIONS OF PASTURES AT SADDLEBACK P.U.D.**

THIS PLAT 13 AMENDMENT TO THE SECOND AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF PASTURES AT SADDLEBACK P.U.D., (the "Plat 13 Amendment") is made effective as of October 29<sup>th</sup>, 2021 (the "Effective Date"), by SADDLEBACK PASTURES, L.C., a Utah limited liability company (referred to herein as "Declarant") with respect to that certain *Certificate of Amendment of Amended And Restated Declaration of Covenants, Conditions, and Restrictions of Pastures At Saddleback P.U.D.* (the "Original Declaration") dated November 21, 2018, and filed in the official records of the Recorder of Tooele County, Utah (the "Official Records") on November 21, 2018, as Entry No. 477479 (collectively with the Original Declaration, as amended, the "Declaration"). Unless otherwise defined herein, capitalized terms in this Plat 13 Amendment shall have the same meaning as in the Declaration;

WHEREAS, the Declaration encumbers the real property defined in the Declaration as the "Property" upon which the following subdivision plats have been recorded: (a) *Pastures At Saddleback P.U.D. Plat 2* ("Plat 2"), which consists of forty-nine (49) Lots, was recorded on August 19<sup>th</sup>, 2014, as Entry No. 402261 in the Official Records; (b) *Pastures At Saddleback P.U.D. Plat 3* ("Plat 3"), which consists of forty-seven (47) Lots, was recorded on November 10, 2016, as Entry No. 439192 in the Official Records; (c) *Pastures At Saddleback P.U.D. Plat 4* ("Plat 4"), which consists of thirty-five (35) Lots, was recorded on June 26, 2017, as Entry No. 450815 in the Official Records, (d) *Pastures At Saddleback P.U.D. Plat 5* ("Plat 5"), which consists of thirty-seven (37) Lots, was recorded on December 14, 2017, as Entry No. 459898 in the Official Records, (e) *Pastures At Saddleback P.U.D. Plat 6* ("Plat 6"), which consists of fifty-three (53) Lots, was

recorded on June 8, 2018, as Entry No. 469025 in the Official Records, (f) *Pastures At Saddleback P.U.D. Plat 7* (“Plat 7”), which consists of thirty-four (34) Lots, was recorded on July 31, 2018, as Entry No. 471685 in the Official Records, (g) *Pastures At Saddleback P.U.D. Plat 8* (“Plat 8”), which consists of thirty-eight (38) Lots was recorded on July 31, 2018, as Entry No. 471686 in the Official Records, (h) *Pastures At Saddleback P.U.D. Plat 9* (“Plat 9”), which consists of zero (0) Lots was recorded on July 18, 2019, as Entry No. 490115 in the Official Records; (i) *Pastures At Saddleback P.U.D. Plat 10* (“Plat 10”), which consists of sixty (60) Lots was recorded on February 22, 2019, as Entry No. 481531 in the Official Records, and (j) *Pastures At Saddleback P.U.D. Plat 11* (“Plat 11”), which consists of forty-one (41) Lots was recorded on January 7, 2021, as Entry No. 531826 in the Official Records;

WHEREAS, pursuant to Section 15 of the Original Declaration, the Declarant has the right from time to time expand the Property to include any Lands located within the Expansion Area;

WHEREAS, pursuant to Section 15 of the Original Declaration, the Declarant shall effectuate the expansion of the Property by recording or causing to be recorded in the Official Records: (a) one or more Subdivision Plats within the Expansion Area and (b) an amendment to this Declaration referencing Section 15 of the Declaration and adding such portions of the Expansion Area into the definition of the Property;

WHEREAS, Richmond American Homes of Utah, Inc., a Colorado corporation (“Richmond”) is the owner of the real property legally described on Exhibit “A” attached hereto (the “Plat 13 Property”) and intends to record in the Official Records that certain Subdivision Plat known as the *Pastures At Saddleback P.U.D. Plat 13* (“Plat 13”), which (a) is located within the Expansion Area, (b) encumbers, and (c) consists of fifty (50) Lots; and

WHEREAS, pursuant to Section 15 of the Declaration, the Declarant and Richmond desire to expand the definition of the term “Property” to include the Plat 13 Property.

NOW, THEREFORE, pursuant to the rights granted to the Declarant in Section 15 of the Declaration and with the consent of Richmond as the owner of the Plat 13 Property, the Declarant hereby expands the definition of the term “Property” to include the Plat 13 Property; furthermore, upon the recordation by Richmond, the total number of Lots that are subject to the Declaration shall be increased by fifty (50).

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK; SIGNATURES FOLLOW ON NEXT PAGE]

IN WITNESS WHEREOF, the Declarant and Richmond have executed this Plat 13 Amendment as of the Effective Date.

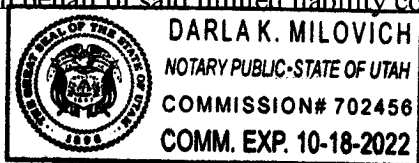
“Declarant”:

SADDLEBACK PASTURES, L.C., a Utah limited liability company

By: Christopher F. Robinson  
Christopher F. Robinson  
Manager

STATE OF UTAH )  
COUNTY OF Salt Lake ) : ss.

On the 21 day of October, 2021, personally appeared before me CHRISTOPHER F. ROBINSON who being by me duly sworn did say is the manager of SADDLEBACK PASTURES, L.C., a Utah limited liability company, and that the within and foregoing instrument was signed on behalf of said limited liability company.



[Signature]  
NOTARY PUBLIC

My Commission Expires  
10/18/22

Residing at: Salt Lake County, UT

"Richmond":

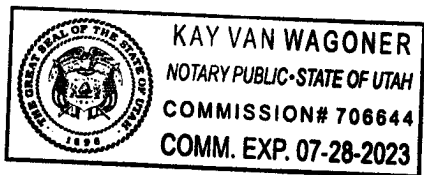
RICHMOND AMERICAN HOMES OF UTAH, a Colorado corporation

By: Scott Turner  
Print Name: SCOTT TURNER  
Title: EVP

STATE OF UTAH )  
 )  
 ) :ss.  
COUNTY OF SALT LAKE )

On the 29<sup>th</sup> day of October, 2021, personally appeared before me SCOTT TURNER, the EVP of Richmond American Homes of Utah, a Colorado corporation, who being duly sworn, did say that the foregoing instrument was signed in behalf of said corporation and said SCOTT TURNER acknowledged to me that said corporation executed the same.

Kay Van Wagoner  
Notary Public



**EXHIBIT "A"****LEGAL DESCRIPTION FOR THE****PLAT 13 PROPERTY**

The following parcel located in Tooele County, State of Utah:

Beginning at the southwest corner of Lot 1117, Pastures at Saddleback P.U.D. Plat 11 as recorded in the office of the Tooele County Recorder as Entry No. 531826, said point lies North  $00^{\circ}16'05''$  East along the section line 372.47 feet and West 9.15 feet from the Southwest Corner of Section 36, Township 1 South, Range 4 West, Salt Lake Base and Meridian, said Southwest Corner established North  $00^{\circ}51'16''$  East 304.93 feet from the 1985 Tooele County Dependent Resurvey Witness Corner (Stamped 1983), (basis of bearing being North  $00^{\circ}16'05''$  East between the Southwest Corner and the West Quarter Corner of Section 36, Township 1 South, Range 4 West, SLB&M), and running thence North  $60^{\circ}49'15''$  West 244.26 feet; thence North  $02^{\circ}43'59''$  West 132.25 feet; thence North  $30^{\circ}26'45''$  East 159.06 feet; thence North  $25^{\circ}28'45''$  East 207.17 feet; thence North  $00^{\circ}15'53''$  East 714.71 feet; thence North  $74^{\circ}04'13''$  East 240.35 feet; thence northeasterly along the arc of a 150.00 foot radius curve to the left, through a central angle of  $18^{\circ}08'05''$  a distance of 47.48 feet (chord bearing N  $65^{\circ}00'12''$  E, chord length 47.28'); thence North  $55^{\circ}56'09''$  East 421.09 feet; thence northeasterly along the arc of a 200.00 foot radius curve to the right, through a central angle of  $10^{\circ}35'56''$  a distance of 37.00 feet (chord bearing N  $61^{\circ}14'07''$  E, chord length 36.94'); thence northeasterly along the arc of a 150.00 foot radius reverse curve to the left, through a central angle of  $51^{\circ}48'47''$  a distance of 135.65 feet (chord bearing N  $40^{\circ}37'42''$  E, chord length 131.07'); thence northeasterly along the arc of a 150.00 foot radius reverse curve to the right, through a central angle of  $75^{\circ}44'24''$  a distance of 198.29 feet (chord bearing N  $52^{\circ}35'30''$  E, chord length 184.16'); thence South  $89^{\circ}32'18''$  East 52.70 feet; thence North  $87^{\circ}16'52''$  East 61.76 feet; thence South  $02^{\circ}43'45''$  East 41.53 feet to the north line of Pastures at Saddleback P.U.D. Plat 4 as recorded in said office as Entry No. 450815; thence along the boundary of said Plat 4 the following six (6) courses and distances: 1) North  $89^{\circ}35'15''$  West 29.95 feet, 2) South  $00^{\circ}16'05''$  West 235.47 feet, 3) North  $89^{\circ}20'35''$  West 169.89 feet, 4) South  $02^{\circ}43'08''$  East 137.74 feet, 5) South  $02^{\circ}53'22''$  East 579.43 feet and 6) South  $02^{\circ}05'40''$  East 145.14 feet to the north line of said Plat 11; thence along the boundary of said Plat 11 the following twelve (12) courses and distances: 1) southwesterly along the arc of a 230.00 foot radius non-tangent curve to the left, the center of which bears South  $26^{\circ}37'37''$  East, through a central angle of  $34^{\circ}35'39''$  a distance of 138.87 feet (chord bearing S  $46^{\circ}04'33''$  W, chord length 136.77'), 2) westerly along the arc of a 70.00 foot radius reverse curve to the right, through a central angle of  $84^{\circ}03'05''$  a distance of 102.69 feet (chord bearing S  $70^{\circ}48'16''$  W, chord length 93.72'), 3) North  $67^{\circ}10'12''$  West 151.18 feet, 4) westerly along the arc of a 130.00 foot radius curve to the left, through a central angle of  $22^{\circ}33'56''$  a distance of 51.20 feet (chord bearing N  $78^{\circ}27'10''$  W, chord length 50.87'), 5) North  $89^{\circ}44'07''$  West 30.05 feet, 6) northwesterly along the arc of a 20.00 foot radius curve to the right, through a central angle of  $90^{\circ}00'00''$  a distance of 31.42 feet (chord bearing N  $44^{\circ}44'07''$  W, chord length 28.28'), 7) North  $00^{\circ}15'53''$  East 67.50 feet, 8) North  $89^{\circ}44'07''$  West 160.00 feet, 9) South  $00^{\circ}15'53''$  West 223.01 feet, 10) South

25°28'45" West 435.85 feet, 11) South 64°31'15" East 32.50 feet and 12) South 25°28'45" West 120.24 feet to the point of beginning.

Containing 896,766 square feet or 20.587 acres

Portions of Tooele County Tax Parcel Nos. 04-071-0-0038 and 04-071-0-0008