

ENT 63:2026 PG 1 of 7  
**ANDREA ALLEN**  
**UTAH COUNTY RECORDER**  
2026 Jan 02 10:39 AM FEE 40.00 BY LM  
RECORDED FOR Cottonwood Title Insurance  
ELECTRONICALLY RECORDED

When Recorded Return To:

D.R. Horton, Inc.  
12351 South Gateway Park Place, Suite D-100  
Draper, Utah 84020  
Attention: Caleb Kleber

Tax ID Numbers: 29-050-0093, 29-050-0049, 29-050-0113, 29-050-0111, 29-050-0112, 29-050-0110, 29-049-0002, 29-049-0001, 29-049-0003, 29-049-0003, 29-049-0016, 29-049-0006, 29-049-0012, 29-049-0013, 29-050-0108  
*See Exhibit "B"*

**FIRST AMENDMENT  
TO THE DECLARATION OF COVENANTS, CONDITIONS  
AND RESTRICTIONS FOR  
VIRIDIAN**

THIS FIRST AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR VIRIDIAN (this “**First Amendment**”) is made as of July 16, 2025, by D.R. HORTON, INC., a Delaware corporation (“**Declarant**”), with reference to the following:

RECITALS

A. On December 19, 2024, Declarant caused to be recorded as Entry No. 89691:2024 in the official records of the Office of the Recorder of Utah County, Utah (the “**Official Records**”), that certain Declaration of Covenants, Conditions and Restrictions for Virdian (the “**Original Declaration**”) pertaining to a master planned development known as Virdian located in the City of Salem, Utah County, Utah.

B. Section 17.2.2 of the Original Declaration provides that Declarant shall have the right to amend unilaterally the Original Declaration during the Class B Control Period.

C. Declarant is executing and delivering this First Amendment the purpose of amending the legal description of the Property that is subject to the Original Declaration as hereinafter set forth.

FIRST AMENDMENT

NOW, THEREFORE, for the reasons recited above, Declarant hereby declares as follows:

1. Defined Terms. All defined terms as used in this First Amendment shall have the same meanings as those set forth in the Original Declaration, unless otherwise defined in this First Amendment.

2. Legal Description of the Property. The legal description of the Property set forth in Exhibit A attached to the Original Declaration is hereby replaced in its entirety with the amended legal description of the Property set forth in Exhibit A attached to this First Amendment. Any parcel or parcels of real property included within the legal description of the Property set forth in

Exhibit A attached to the Original Declaration that is not included within the amended legal description of the Property set forth in Exhibit A attached to this First Amendment is hereby released from and shall no longer be encumbered by the Original Declaration, as amended by this First Amendment.

3. No Other Changes. Except as supplemented and amended by the provisions of this First Amendment, the Original Declaration shall remain unmodified and in full force and effect. The Original Declaration, as amended by this First Amendment, shall collectively be referred to as the **“Declaration.”**

IN WITNESS WHEREOF, Declarant has caused this First Amendment to be executed by a person duly authorized to execute the same.

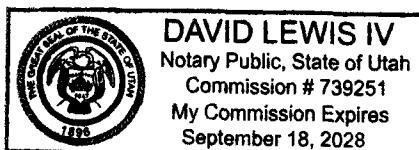
**DECLARANT:**

D.R. HORTON, INC.,  
a Delaware corporation

By: \_\_\_\_\_  
Name: Jonathan S. Thorntley  
Title: DVP of City Operations

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

The foregoing instrument was acknowledged before me this 16 day of July, 2025, by  
Jonathan S. Thorntley, in such person's capacity as the  
DVP of City Operations of D.R. HORTON, INC., a Delaware corporation.



David Lewis IV  
NOTARY PUBLIC

**EXHIBIT A**  
**TO**  
**FIRST AMENDMENT**  
**TO THE DECLARATION OF COVENANTS, CONDITIONS**  
**AND RESTRICTIONS FOR**  
**VIRIDIAN**

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**Amended Legal Description of the Property**

The Property consists of that certain real property located in Utah County, Utah more particularly described as follows:

A PORTION OF SECTION 5, AND A PORTION OF THE EAST HALF OF SECTION 6, AND A PORTION OF THE NORTHEAST QUARTER OF SECTION 7, ALL IN TOWNSHIP 9 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SECTION 6, TOWNSHIP 9 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN; THENCE N88°47'12"E ALONG THE SECTION LINE 33.00 FEET; THENCE N0°22'15"W (ALONG A LINE PARALLEL WITH AND 33.00 FEET PERPENDICULARLY DISTANCE EAST FROM THE QUARTER SECTION LINE) 3986.84 FEET TO THE SOUTH LINE OF THAT FENCE LINE AGREEMENT DESCRIBED IN DEED ENTRY NO. 80651:1999 IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER; THENCE ALONG SAID FENCE LINE AGREEMENT THE FOLLOWING FOUR (4) COURSES: N89°09'38"E 666.07 FEET; THENCE N0°33'37"W 695.82 FEET; THENCE N0°54'23"W 406.38 FEET; THENCE N0°10'46"W 206.48 FEET TO THE SOUTH LINE OF 8800 SOUTH STREET ALSO BEING THE NORTH LINE OF THAT REAL PROPERTY DESCRIBED IN DEED ENTRY NO. 782:1959 IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER; THENCE N88°55'00"E ALONG SAID REAL PROPERTY 360.63 FEET TO A FENCE CORNER; THENCE ALONG AN EXISTING FENCE THE FOLLOWING THREE (3) COURSES: S0°30'39"E 603.58 FEET; THENCE N89°06'34"E 298.48 FEET; THENCE N0°39'04"W 605.35 FEET TO THE SOUTH LINE OF 8800 SOUTH STREET, BEING 16.50 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 6; THENCE N89°14'02"E (ALONG A LINE PARALLEL WITH AND 16.5 FEET PERPENDICULARLY DISTANCE SOUTH FROM SAID SECTION LINE) 1300.34 FEET TO A POINT WHICH LIES 16.50 FEET WEST OF THE EAST LINE OF SAID SECTION 6; THENCE S0°24'27"E (ALONG A LINE PARALLEL WITH AND 16.50 FEET PERPENDICULARLY DISTANCE WEST FROM SAID SECTION LINE) 1315.79 FEET; THENCE N89°14'15"E 16.50 FEET TO THE EAST LINE OF SAID SECTION 6; THENCE N0°24'27"W ALONG THE SECTION LINE 1315.79 FEET; THENCE N89°09'50"E (ALONG A LINE PARALLEL WITH AND 16.50 FEET PERPENDICULARLY DISTANCE WEST FROM SAID SECTION LINE) 1986.13 FEET; THENCE N0°13'24"E 16.50 FEET TO THE SECTION LINE; THENCE N89°09'50"E ALONG THE SECTION LINE 676.62 FEET TO THE NORTH QUARTER CORNER OF SECTION 5; THENCE N89°08'08"E ALONG THE SECTION LINE 1356.57 FEET TO THE NORTHEAST CORNER OF THE NORTHEAST

QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 5; THENCE EAST 1238.79 FEET ALONG THE SOUTH LINE OF THAT REAL PROPERTY DESCRIBED IN DEED ENTRY NO. 119489:2021 IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER TO THE NORTHERLY LINE OF THE STRAWBERRY HIGHLINE CANAL DESCRIBED IN ENTRY NO. 3477:1910 IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER; THENCE ALONG THE NORTHERLY LINE OF SAID CANAL THE FOLLOWING EIGHT (8) COURSES: S40°05'30"W 411.71 FEET; THENCE ALONG THE ARC OF A 386.57 FOOT RADIUS CURVE TO THE LEFT 199.94 FEET THROUGH A CENTRAL ANGLE OF 29°38'01" (CHORD: S25°16'30"W 197.71 FEET); THENCE ALONG THE ARC OF A 105.49 FOOT RADIUS CURVE TO THE RIGHT 47.69 FEET THROUGH A CENTRAL ANGLE OF 25°54'01" (CHORD: S23°24'30"W 47.28 FEET); THENCE S36°21'30"W 553.05 FEET; THENCE ALONG THE ARC OF A 2.57 FOOT RADIUS CURVE TO THE RIGHT 0.77 FEET THROUGH A CENTRAL ANGLE OF 17°16'00" (CHORD: S44°59'30"W 0.77 FEET); THENCE S53°37'30"W 64.71 FEET; THENCE ALONG THE ARC OF A 386.57 FOOT RADIUS CURVE TO THE LEFT 93.84 FEET THROUGH A CENTRAL ANGLE OF 13°54'30" (CHORD: S46°40'15"W 93.61 FEET); THENCE S39°43'00"W 328.60 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 5; THENCE S89°22'44"W ALONG SAID NORTH LINE 227.54 FEET TO THE NORTHWEST CORNER THEREOF; THENCE S0°40'10"W ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER 1341.01 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE S0°39'59"W ALONG THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 2706.37 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE S89°22'17"W ALONG THE SECTION LINE 1314.65 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 5; THENCE N0°13'24"E ALONG THE QUARTER SECTION LINE 2265.09 FEET TO THE NORTHERLY LINE OF THE STRAWBERRY HIGHLINE CANAL; THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING THREE COURSES: SOUTHWESTERLY ALONG THE ARC OF A 291.12 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: S33°35'01"E) 141.67 FEET THROUGH A CENTRAL ANGLE OF 27°52'57" (CHORD: S42°28'31"W 140.28 FEET) THENCE S28°32'03"W 97.35 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 195.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: S11°25'57"E) 98.15 FEET THROUGH A CENTRAL ANGLE OF 28°50'16" (CHORD: S64°08'55"W 97.11 FEET) TO THE NORTH LINE OF THAT REAL PROPERTY DESCRIBED IN DEED ENTRY NO. 12055:2018 BEING MORE PARTICULARLY DEFINED ON THAT RECORD OF SURVEY NO. 08-349; THENCE S89°58'27"W ALONG SAID SURVEY LINE AND IN PART ALONG AN EXISTING FENCE LINE 1085.85 FEET TO THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 5; THENCE S0°02'34"E ALONG SAID WEST LINE 2010.01 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE N88°58'46"W ALONG THE SECTION LINE 904.26 FEET TO THE EAST LINE OF THAT REAL PROPERTY DESCRIBED IN ENTRY NO. 75263:2014 IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER; THENCE ALONG SAID REAL PROPERTY THE FOLLOWING FOUR (4) COURSES: NORTH 589.11 FEET; THENCE S81°30'00"W 115.00 FEET; THENCE S45°30'00"W 206.00 FEET; THENCE S79°00'00"W 144.19 FEET TO THE WEST LINE OF SAID SECTION 5; THENCE N0°18'48"W ALONG THE SECTION LINE 2255.20 FEET TO THE WEST QUARTER CORNER OF SAID SECTION

5; THENCE S89°11'13"W ALONG THE QUARTER SECTION LINE 653.80 FEET TO AN EXISTING FENCE LINE AS DESCRIBED IN THAT FENCE LINE AGREEMENT DESCRIBED IN DEED ENTRY NO. 101395:2015; THENCE ALONG SAID FENCE LINE AND FENCE LINE AGREEMENT THE FOLLOWING THREE (3) COURSES: S0°31'58"E 22.66 FEET; THENCE S88°42'14"W 35.58 FEET; THENCE S0°34'16"E 2615.85 FEET TO THE NORTH LINE OF THAT REAL PROPERTY DESCRIBED IN DEED ENTRY NO. 38786:2012 IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER; THENCE S89°58'54"W 641.60 FEET TO THE NORTHWEST CORNER OF THAT REAL PROPERTY DESCRIBED IN DEED ENTRY NO. 64690:2016 IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER; THENCE S0°01'06"E 27.52 FEET TO THE SOUTH LINE OF SAID SECTION 6; THENCE S88°47'12"W ALONG THE SECTION LINE 28.70 FEET TO THE EAST LINE OF THAT REAL PROPERTY DESCRIBED IN DEED ENTRY NO. 4258:1959 IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER; THENCE S1°12'48"E ALONG SAID REAL PROPERTY 70.90 FEET TO THE NORTH LINE OF THAT REAL PROPERTY DESCRIBED IN DEED ENTRY NO. 153220:2002 IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER; THENCE S52°40'18"W ALONG SAID REAL PROPERTY 215.65 FEET TO THE SOUTH LINE OF THAT REAL PROPERTY DESCRIBED IN DEED ENTRY NO. 4258:1959 IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER; THENCE ALONG SAID REAL PROPERTY THE FOLLOWING TWO (2) COURSES: S88°47'12"W 1147.95 FEET TO THE QUARTER SECTION LINE; THENCE N0°22'46"W ALONG THE QUARTER SECTION LINE 198.02 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

A PORTION OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 9 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF SAID SECTION 5 AND THE SOUTHERLY LINE OF THE STRAWBERRY HIGHLINE CANAL DESCRIBED IN ENTRY NUMBER 3477:1910 IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER SAID POINT BEING LOCATED S1°06'42"W ALONG THE SECTION LINE 195.84 FEET FROM THE NORTHEAST CORNER OF SECTION 5, TOWNSHIP 9 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN; THENCE S1°06'42"W ALONG THE SECTION LINE 1151.20 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 5; THENCE S89°22'44"W ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER 856.10 FEET TO SAID SOUTHERLY LINE OF THE STRAWBERRY HIGHLINE CANAL; THENCE ALONG THE SOUTHERLY LINE OF SAID CANAL THE FOLLOWING EIGHT (8) COURSES: N39°43'00"E 158.77 FEET; THENCE ALONG THE ARC OF A 186.57 FOOT RADIUS CURVE TO THE RIGHT 45.29 FEET THROUGH A CENTRAL ANGLE OF 13°54'30" (CHORD: N46°40'15"E 45.18 FEET); THENCE N53°37'30"E 64.71 FEET; THENCE ALONG THE ARC OF A 202.57 FOOT RADIUS CURVE TO THE LEFT 61.05 FEET THROUGH A CENTRAL ANGLE OF 17°16'00" (CHORD: N44°59'30"E 60.82 FEET); THENCE N36°21'30"E 553.05 FEET; THENCE ALONG THE ARC OF A 305.49 FOOT RADIUS CURVE TO THE LEFT 138.10 FEET THROUGH A CENTRAL ANGLE OF

25°54'01" (CHORD: N23°24'30"E 136.92 FEET); THENCE ALONG THE ARC OF A 186.57 FOOT RADIUS CURVE TO THE RIGHT 96.49 FEET THROUGH A CENTRAL ANGLE OF 29°38'01" (CHORD: N25°16'30"E 95.42 FEET); THENCE N40°05'30"E 350.88 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING FROM:

LOT 1, PLAT 1A, VIRIDIAN SUBDIVISION (PARCEL #54:454:0001)

TOTAL ACREAGE: ±702.83 ACRES

**EXHIBIT "B"**

Tax ID Nos.: 29:049:0025, 29:049:0034, 29:049:0041, 29:049:0046, 29:049:0051  
29:050:0166, 29:050:0167, 29:050:0171, 29:050:0172  
54:454:0002 through 54:454:0146, inclusive  
54:454:1001 through 54:454:1134, inclusive  
54:458:0147 through 54:458:0189, inclusive  
54:458:1135 through 54:458:1205, inclusive  
54:465:0190 through 54:465:0273, inclusive  
54:466:0272 through 54:466:0350, inclusive  
54:466:1204 through 54:466:1302, inclusive  
54:468:0001 and 54:468:0002