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WHEN RECORDED, PLEASE MAIL TO:

Vantage Development Corp  
1982 W Pleasant Grove Blvd, Suite J  
Pleasant Grove, UT 84062  
Attn: Heather McDougald

ENT 6576 = 2025 PG 1 of 15  
ANDREA ALLEN  
UTAH COUNTY RECORDER  
2025 Jan 29 03:13 PM FEE 40.00 BY TM  
RECORDED FOR SARATOGA SPRINGS CITY

**FIRST AMENDMENT TO DECLARATION  
OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS  
FOR  
BRIXTON PARK**

**AND**

**CERTIFICATE OF AMENDMENT**

THIS FIRST AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS FOR BRIXTON PARK (“**Amendment**”) is made and executed as of the date set forth on the signature page by Saratoga 262 Partners LLC, a Utah limited liability company (“**Declarant**”).

**RECITALS**

A. Declarant is the developer of a residential development known as the Brixton Park Subdivision (“**Project**”).

B. On August 30, 2023, Declarant caused that certain *Declaration of Protective Covenants, Conditions, and Restrictions for Brixton Park* (“**Declaration**”) to be recorded in the office of the Utah County Recorder as entry No. 57187:2023.

C. The Declaration encumbered certain real property described on **Exhibit 1-A** attached hereto (“**Initial Property**”).

D. The Brixton Park Homeowners Association, Inc. (“**Association**”) has been incorporated as a Utah non-profit corporation to act as a homeowners association for the Project with the powers, duties, rights, and obligations set forth in the Declaration.

E. Section 11.2 of the Declaration permits the Declaration to be amended by recording a Certificate of Amendment showing that the proposed amendment has been approved by Owners casting sixty-seven percent (67%) of the votes for the adoption of the amendment at a duly called election.

F. Declarant is a Class B Member of the Association, as provided for in Section 2.2(b) of the Declaration, and currently holds more than sixty-seven percent (67%) of the Association’s voting interests.

G. Section 11.4 of the Declaration provides that the Project may be expanded to include additional adjacent real estate within the scope of the Project and that, upon recording a Certificate of Amendment, such additional real property will become subject to the Declaration and the covenants set forth therein.

H. Declarant wishes to amend the Declaration to: (i) add certain provisions protecting the ability of Owners to lease residences on the Units; and (ii) expand the Project to include within the scope of the Declaration certain additional real property identified on **Exhibit 1-B** (“**Expansion Property**”).

### **AMENDMENT**

NOW, THEREFORE, in consideration of the foregoing Recitals, the Declarant hereby executes this Amendment.

1. **Recitals**. The foregoing Recitals are incorporated into and made part of this Amendment.
2. **Defined Terms**. Capitalized terms used herein but not otherwise defined have the meaning provided in the Declaration if a meaning is provided therein.
3. **Leasing Protections**. Leasing of residences on the Units within the Project is permitted and the following terms will apply to any such leased or rented units within the Project:

3.1. **Limit on Association Actions Related to Leasing**. Consistent with Utah Code § 57-8a-209(8)<sup>1</sup>, the Association may not screen an Owner’s tenants or require an Owner to obtain the Association’s approval of a prospective tenant. The Association may also not require an Owner to provide information about a prospective tenant to the Association. Notwithstanding Utah Code § 57-8a-209(9)(c), the Association agrees not to charge an additional assessment, fine, or fee because a residence on a Unit is leased. The Association may not regulate the terms of any lease agreement between an Owner and such Owner’s tenant; provided, however, that such lease agreement must require any tenant thereto to comply with the provisions of the Declaration which are applicable to tenants.

3.2. **Advertising and Signage**. Notwithstanding any contrary provision of Section 10.9 of the Declaration, the Association may not require that an Owner obtain the Association’s approval of any signs or advertising material for a rental Unit.

3.3. **Limited Application of Future Modification**. During the time when Declarant is the Class B Member of the Association, no amendment to the Declaration, amendment to the Bylaws, or any rules of the Association, purporting to limit or restrict leasing of Units or add any requirements or regulations to leasing of Units will be binding unless approved by one hundred percent (100%) of the Owners. In addition to the provisions of Utah Code § 57-8a-209(2)(b) pertaining to the applicability of future rental restrictions, the Declarant and the Association hereby

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<sup>1</sup> All statutory references are to provisions of the Utah Code in effect on the date of this Amendment.

agree that any future amendments to the Declaration, any future amendments to the Bylaws, and / or any rules of the Association which purport to limit or restrict leasing of Units or add any requirements or regulations to leasing of Units will not be binding on any Owner who does not consent to such leasing restrictions or limitations. All current and future Owners taking title to any Unit within the Project are entitled to rely on this provision.

4. Declaration of Inclusion.

4.1. Expansion of Project. The Project is hereby expanded to include the Expansion Property identified on **Exhibit 1-B**. The Expansion Property shall henceforth be subject to the Declaration, all amendments to the Declaration previously adopted, amendments adopted herein, and all amendments to the Declaration adopted hereafter.

4.2. Owner Consent. Portions of the Expansion Property which are not owned by the Declarant are owned by AMH Development LLC, a Delaware limited liability company ("**Expansion Owner**"). The Expansion Owner hereby consents to the encumbrance of the Declaration, as amended, on the Expansion Property.

4.3. Membership in the Association. Each Owner of a Unit within the Expansion Property will be a Member of the Association, with all the rights, privileges, benefits, duties, and obligations associated with membership in the Association as set forth in the Declaration, as amended.

4.4. Revised Property Description. On and after the Effective Date of this Amendment, the term "**Property**," as used in the Declaration, shall mean and refer to both the Initial Property and the Expansion Property.

5. Declarant's Rights. Nothing in this Amendment shall be deemed to impair or limit any of Declarant's rights as set forth in the Declaration, all of which will be applicable to the Expansion Property.

6. Builder. The definition of "Builder" as set forth in Article I of the Declaration shall be amended as follows:

"Builder" shall mean any person or entity acquiring Units for the purpose of constructing residences for: (i) later sale to third parties in the ordinary course of its business; or (ii) rental of such residences to third parties in the ordinary course of its business.

7. Architectural Standards. Notwithstanding any provision of the Declaration, including, without limitation, Article VII of the Declaration: (a) any Builder shall be exempt from any architectural standards which are, or may be adopted by the Board, the Association, or any Advisory Committee of the Association; and (b) none of the Declarant, the Board, the Association or any Advisory Committee shall have the right to regulate or approve the residences to be constructed by any Builder (including, without limitation, the type, design, specifications, materials, quality or construction schedule).

8. Certificate of Amendment. This Amendment shall be the “Certificate of Amendment” required under Section 11.2 of the Declaration. By their signatures below, the Association’s President, Vice President, and Secretary or Assistant Secretary hereby certify that this Amendment was approved by the vote of more than sixty-seven percent (67%) of the voting interests at an election duly called and held for the purpose of considering this Amendment.

9. Scope of Amendment. Except as amended herein, the terms and provisions of the Declaration and any prior amendments shall remain in full force and effect. In the case of any conflict between the provisions of this Amendment and the provisions of the Declaration or any prior amendments, the provisions of this Amendment shall in all respects govern and control.


10. Recording. This Amendment shall be effective (“**Effective Date**”) on the date when it is recorded in the Utah County Recorder’s Office against the Property.

*[End of Amendment. Signature pages follow.]*

IN WITNESS WHEREOF, Declarant has executed this Amendment as of the 11<sup>th</sup> day of December, 2024.

**DECLARANT:**

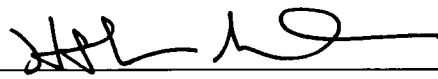
**Saratoga 262 Partners LLC,**  
a Utah limited liability company

By:   
Larry Myler, Manager

STATE OF UTAH                            )  
  : ss.  
COUNTY OF UTAH                    )

The foregoing instrument was acknowledged before me this 11 day of December, 2024, by Larry Myler, as Manager of Saratoga 262 Partners LLC.



  
Notary Public  
Residing at Arsenic Grove, UT

My Commission Expires:

May 24, 2025

ASSOCIATION:

**Brixton Park Homeowners Association, Inc.,**  
a Utah non-profit corporation

By: *Bradley Hansen*  
**BRADEN HANSEN**, President

By: *Charles Spurzer*  
**CHARLES SPURZER**, Vice President

By: *Trey Orsak*  
**Trey Orsak**, Secretary or Asst. Secretary

STATE OF UTAH )  
 : ss.  
COUNTY OF UTAH )

The foregoing instrument was acknowledged before me this 12 day of DECEMBER, 2024, by BRADEN HANSEN as President, CHARLES SPURZER as Vice President, and TREY ORSAK as Secretary or Assistant Secretary of the Brixton Park Homeowners Association, Inc..



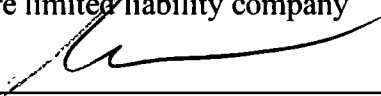
*Heather McDougald*  
Notary Public  
Residing at Pleasant Grove

My Commission Expires:

May 24, 2025

**EXPANSION OWNER:**

**AMH DEVELOPMENT LLC,**  
a Delaware limited liability company

By: 

Name: Helen Cho

Title: VP – Real Estate Transactions

STATE OF CALIFORNIA )

: ss.

COUNTY OF LOS ANGELES )

The foregoing instrument was acknowledged before me this 11 day of December 2024, by Helen Cho, as VP - Real Estate Transactions of AMH DEVELOPMENT LLC.



  
Notary Public

My Commission Expires:

September 14, 2026

**EXHIBIT 1-A****(Legal Description of Original Property)****Brixton Park Plat A****A PART OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING AT A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER WHICH IS 1047.92 FEET SOUTH 89°50'07" EAST FROM THE WEST QUARTER CORNER OF SAID SECTION; RUNNING THENCE SOUTH 89°50'07" EAST, 299.92 FEET TO THE BEGINNING OF A 3,425.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°56'57" AN ARC DISTANCE OF 1252.29 FEET (CHORD BEARS SOUTH 13°48'57" EAST, 1245.33 FEET); THENCE SOUTH 68°07'36" WEST, 118.09 FEET TO THE BEGINNING OF A 12.00 FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHERLY ALONG SAID CURVE THROUGH CENTRAL ANGLE OF 92°31'49" AN ARC DISTANCE OF 19.38 FEET (CHORD SOUTH 21°51'41" WEST, 17.34 FEET) TO THE BEGINNING OF A 3555.50 FOOT RADIUS COMPOUND CURVE TO THE LEFT; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 1°13'55" AN ARC DISTANCE OF 76.46 FEET (CHORD BEARS SOUTH 25°01'11" EAST, 76.46 FEET); THENCE SOUTH 41°55'32" WEST, 63.72 FEET; THENCE SOUTH 64°00'43" WEST, 88.32 FEET; THENCE NORTH 90°00'00" WEST, 391.62 FEET; THENCE NORTH 0°00'00" EAST, 1425.65 FEET TO THE BEGINNING TO THE POINT OF BEGINNING.  
CONTAINS: 601,268.88 SQ. FT. OR 13.803 ACRES, MORE OR LESS.**



## Brixton Park Plat A – Phase 2

**A PART OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**A PART OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER WHICH IS 1047.92 FEET SOUTH 89°50'07" EAST AND 1425.65 FEET SOUTH 00°00'00" EAST, FROM THE WEST QUARTER CORNER OF SAID SECTION; RUNNING THENCE NORTH 90°00'00" EAST, 391.62 FEET; THENCE NORTH 64°00'43" EAST, 88.32 FEET; THENCE NORTH 41°55'32" EAST 63.72 FEET TO THE BEGINNING OF A 3555.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 1°13'55" AN ARC DISTANCE OF 76.46 FEET (CHORD BEARS NORTH 25°01'11" WEST, 76.46 FEET) TO THE BEGINNING OF A 12.00 FOOT RADIUS COMPOUND CURVE TO THE RIGHT; THENCE NORTHERLY ALONG SAID CURVE THROUGH CENTRAL ANGLE OF 92°31'49" AN ARC DISTANCE OF 19.38 FEET (CHORD BEARS NORTH 21°51'41" EAST, 17.34 FEET); THENCE NORTH 68°07'36" EAST, 118.09 FEET TO THE BEGINNING OF A 3425.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°55'23" AN ARC DISTANCE OF 772.50 FEET (CHORD BEARS SOUTH 30°45'07" EAST, 770.87 FEET); THENCE SOUTH 53°18'55" WEST, 130.51 FEET TO THE BEGINNING OF A 3555.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 1°15'07" AN ARC DISTANCE OF 77.70 FEET (CHORD BEARS SOUTH 37°49'12" EAST, 77.69 FEET); THENCE SOUTH 51°33'15" WEST, 59.05 FEET TO THE BEGINNING OF A 12.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 87°57'17" AN ARC DISTANCE OF 18.42 FEET (CHORD BEARS NORTH 82°57'55" WEST, 16.67 FEET); THENCE SOUTH 52°48'30" WEST, 93.47 FEET TO THE BEGINNING OF A 179.41 FOOT RADIUS CURVE TO THE RIGHT; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 38°25'12" AN ARC DISTANCE OF 120.30 FEET (CHORD BEARS SOUTH 70°46'07" WEST, 118.06 FEET); THENCE NORTH 90°00'00" WEST, 509.72 FEET TO THE BEGINNING OF A 12.00 FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC DISTANCE OF 18.85 FEET (CHORD BEARS SOUTH 45°00'00" WEST, 16.97 FEET); THENCE SOUTH 0°00'00" EAST, 238.71 FEET; THENCE NORTH 90°00'00" WEST, 249.11 FEET; THENCE NORTH 0°00'00" EAST, 248.44 FEET; THENCE NORTH 90°00'00" EAST, 190.11 FEET; THENCE NORTH 0°00'00" EAST, 95.81 FEET; THENCE NORTH 90°00'00" WEST, 105.00 FEET; THENCE NORTH 0°00'00" EAST, 622.87 FEET TO THE POINT OF BEGINNING.**

**CONTAINING 698,634.55 SQ. FT. OR 16.038 ACRES, MORE OR LESS.**

## Brixton Park Plat B – Phase 1

**A PART OF THE SOUTHWEST QUARTER AND NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING AT A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER WHICH IS 784.04 FEET SOUTH 89°50'07" EAST FROM THE WEST QUARTER CORNER OF SAID SECTION; RUNNING THENCE NORTH 00°29'05" EAST, 115.29 FEET TO THE BEGINNING OF A 15.00-FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°28'37" AN ARC DISTANCE OF 23.69 FEET (CHORD BEARS NORTH 44°45'42" WEST, 21.30 FEET); THENCE NORTH 0°00'00" EAST, 77.00 FEET; THENCE NORTH 89°59'55" EAST, 572.65 FEET; THENCE SOUTH 0°00'34" EAST, 77.00 FEET TO THE BEGINNING OF A 3,425.00-FOOT NON-TANGENT RADIUS CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°12'39" AN ARC DISTANCE OF 132.16 FEET (CHORD BEARS SOUTH 02°14'08" EAST, 132.15 FEET) TO THE NORTH LINE OF BRIXTON PARK A - PHASE 1; THENCE NORTH 89°50'07" WEST, 299.92 FEET ALONG SAID BRIXTON PARK A - PHASE 1; THENCE SOUTH 0°00'00" EAST, 261.68 FEET ALONG SAID BRIXTON PARK A - PHASE 1; THENCE NORTH 90°00'00" WEST, 98.10 FEET; THENCE NORTH 00°08'54" EAST, 102.20 FEET; THENCE NORTH 89°51'06" WEST, 93.48 FEET TO THE BEGINNING OF A 15.00-FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHERLY ALONG SAID CURVE THROUGH CENTRAL ANGLE OF 89°39'48" AN ARC DISTANCE OF 23.47 FEET (CHORD BEARS SOUTH 45°18'59" WEST, 21.15 FEET); THENCE SOUTH 89°58'38" WEST, 59.00 FEET TO THE BEGINNING OF A 15.00-FOOT NON-TANGENT RADIUS CURVE TO THE LEFT; THENCE WESTERLY ALONG SAID CURVE THROUGH CENTRAL ANGLE OF 90°20'12" AN ARC DISTANCE OF 23.65 FEET (CHORD BEARS NORTH 44°41'01" WEST, 21.28 FEET); THENCE NORTH 00°39'21" EAST, 59.00 FEET TO THE BEGINNING OF A 15.00-FOOT NON-TANGENT RADIUS CURVE TO THE LEFT; THENCE NORTHERLY ALONG SAID CURVE THROUGH CENTRAL ANGLE OF 89°39'45" AN ARC DISTANCE OF 23.47 FEET (CHORD BEARS NORTH 45°19'00" EAST, 21.15 FEET); THENCE NORTH 00°29'05" EAST, 85.90 FEET TO THE POINT OF BEGINNING.**

**CONTAINS: 171,845SQ. FT., OR 3.945 ACRES, MORE OR LESS.**

**EXHIBIT 1-B****(Legal Description of the Expansion Property)****BRIXTON PARK PLAT B - PHASE 2 SUBDIVISION**

A PART OF THE SOUTHWEST QUARTER OF SECTION 34 AND THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE COMMON QUARTER CORNER OF SAID SECTIONS 34 & 33;  
 RUNNING THENCE ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 34 SOUTH 89°50'07" EAST, 77.07 FEET; THENCE SOUTH 0°29'47" WEST, 85.92 FEET TO THE BEGINNING OF A 15.00 FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°20'53" AN ARC DISTANCE OF 23.65 FEET (CHORD BEARS SOUTH 44°40'40" EAST, 21.28 FEET); THENCE SOUTH 89°51'06" EAST, 676.99 FEET; THENCE SOUTH 0°39'21" WEST, 59.00 FEET; THENCE NORTH 89°51'06" WEST, 677.00 FEET TO THE BEGINNING OF A 15.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°39'07" AN ARC DISTANCE OF 23.47 FEET (CHORD BEARS SOUTH 45°19'20" WEST, 21.15 FEET); THENCE SOUTH 0°29'47" WEST, 3.16 FEET TO THE BEGINNING OF A 438.50-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT ; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23°22'24" AN ARC DISTANCE OF 178.88 FEET (CHORD BEARS SOUTH 12°10'59" WEST, 177.65 FEET); THENCE SOUTH 23°52'11" WEST, 190.20 FEET TO THE BEGINNING OF A 361.50-FOOT RADIUS TO THE LEFT; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°52'09" AN ARC DISTANCE OF 144.29 FEET (CHORD BEARS SOUTH 12°26'06" WEST, 143.33 FEET); THENCE NORTH 88°59'59" WEST, 77.00 FEET; THENCE NORTH 32°18'00" WEST, 564.53 FEET; THENCE SOUTH 57°42'00" WEST, 105.00 FEET; THENCE SOUTH 75°56'35" WEST, 61.72 FEET; THENCE NORTH 89°13'52" WEST, 244.20 FEET; THENCE NORTH 89°52'04" WEST, 63.26 FEET TO THE BEGINNING OF A 179.00-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16°59'28" AN ARC DISTANCE OF 53.08 FEET (CHORD BEARS NORTH 8°29'44" WEST, 52.89 FEET); THENCE NORTH 0°00'00" EAST, 39.69 FEET TO THE BEGINNING OF A 15.00-FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°19'11" AN ARC DISTANCE OF 23.38 FEET (CHORD BEARS NORTH 44°39'36" WEST, 21.09 FEET); THENCE NORTH 0°20'45" WEST, 59.01 FEET TO THE BEGINNING OF A 15.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°40'49" AN ARC DISTANCE OF 23.74 FEET (CHORD BEARS NORTH 45°20'24" EAST, 21.34 FEET); THENCE NORTH 0°00'00" EAST, 84.83 FEET; THENCE SOUTH 89°19'12" EAST, 912.37 FEET TO THE QUARTER CORNER COMMON TO SAID SECTIONS 33 & 34 AND POINT OF BEGINNING.  
 CONTAINS: 403,804 SQ. FT., OR 9.274 ACRES, MORE OR LESS.

## BRIXTON PARK PLAT B - PHASE 3 SUBDIVISION

A PART OF THE SOUTHWEST QUARTER OF SECTION 34 AND THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT A POINT 841.56 FEET SOUTH 89°50'07" EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, AND 174.70 FEET SOUTH 0°00'00" EAST FROM THE WEST QUARTER CORNER OF SAID SECTION 34; RUNNING THENCE SOUTH 0°29'05" WEST, 49.81 FEET TO THE BEGINNING OF A 120.00-FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 26°24'05" AN ARC DISTANCE OF 55.29 FEET (CHORD BEARS SOUTH 12°42'58" EAST, 54.81 FEET); THENCE SOUTH 25°55'00" EAST, 111.53 FEET TO THE BEGINNING OF A 179.00-FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 26°04'53" AN ARC DISTANCE OF 81.48 FEET (CHORD BEARS SOUTH 12°52'34" EAST, 80.78 FEET); THENCE SOUTH 0°09'53" WEST, 228.67 FEET TO THE BEGINNING OF A 15.00-FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°11'21" AN ARC DISTANCE OF 23.60 FEET (CHORD BEARS SOUTH 44°55'22" EAST, 21.24 FEET); THENCE NORTH 90°00'00" EAST, 113.63 FEET TO THE WEST BOUNDARY OF BRIXTON PARK A, PHASE 1, FILED IN THE UTAH COUNTY RECORDER OFFICE AUGUST 30, 2023, ENTRY NUMBER 57186:2023, MAP NUMBER 18899; THENCE ALONG SAID PLAT A SOUTH 0°00'00" EAST, 59.00 FEET; THENCE NORTH 90°00'00" WEST, 317.00 FEET TO THE BEGINNING OF A 120.00-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°45'02" AN ARC DISTANCE OF 47.65 FEET (CHORD BEARS SOUTH 78°37'29" WEST, 47.34 FEET) AND THE BEGINNING OF A 15.00-FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 99°32'09" AN ARC DISTANCE OF 26.06 FEET (CHORD BEARS SOUTH 17°28'18" WEST, 22.91 FEET); THENCE SOUTH 32°18'00" EAST, 92.77 FEET; THENCE SOUTH 73°49'11" WEST, 61.41 FEET; THENCE NORTH 32°18'00" WEST, 77.18 FEET TO THE BEGINNING OF A 15.00-FOOT RADIUS CURVE TO THE LEFT; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC DISTANCE OF 23.56 FEET (CHORD BEARS NORTH 77°18'00" WEST, 21.21 FEET); THENCE SOUTH 57°42'00" WEST, 210.00 FEET TO THE BEGINNING OF A 15.00-FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC DISTANCE OF 23.56 FEET (CHORD BEARS SOUTH 12°42'00" WEST, 21.21 FEET); THENCE SOUTH 32°18'00" EAST, 76.96 FEET; THENCE SOUTH 70°10'02" WEST, 60.42 FEET; THENCE NORTH 32°18'00" WEST, 63.92 FEET TO THE BEGINNING OF A 15.00-FOOT RADIUS CURVE TO THE LEFT; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC DISTANCE OF 23.56 FEET (CHORD BEARS NORTH 77°18'00" WEST, 21.21 FEET); THENCE SOUTH 57°42'00" WEST, 240.00 FEET TO THE BEGINNING OF A 12.40-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 78°05'20" AN ARC DISTANCE OF 16.90

FEET (CHORD BEARS SOUTH 7°30'20" WEST, 15.62 FEET); THENCE SOUTH 32°18'00" EAST, 88.83 FEET; THENCE SOUTH 47°45'17" WEST, 78.17 FEET; THENCE NORTH 32°18'00" WEST, 99.34 FEET TO THE BEGINNING OF A 15.00-FOOT RADIUS CURVE TO THE LEFT; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC DISTANCE OF 23.56 FEET (CHORD BEARS NORTH 77°18'00" WEST, 21.21 FEET); THENCE SOUTH 57°42'00" WEST, 65.00 FEET TO THE BEGINNING OF A 15.00-FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC DISTANCE OF 23.56 FEET (CHORD BEARS SOUTH 12°42'00" WEST, 21.21 FEET); THENCE SOUTH 32°18'00" EAST, 12.27 FEET TO THE BEGINNING OF A 179.00-FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 4°15'58" AN ARC DISTANCE OF 13.33 FEET (CHORD BEARS SOUTH 30°10'01" EAST, 13.33 FEET); THENCE SOUTH 28°02'02" EAST, 56.08 FEET TO THE BEGINNING OF A 120.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 4°15'58" AN ARC DISTANCE OF 8.94 FEET (CHORD BEARS SOUTH 30°10'01" EAST, 8.93 FEET); THENCE SOUTH 32°18'00" EAST, 8.90 FEET; THENCE SOUTH 69°16'57" WEST, 60.20 FEET TO THE BEGINNING OF A 179.00-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 3°14'45" AN ARC DISTANCE OF 10.14 FEET (CHORD BEARS NORTH 29°39'24" WEST, 10.14 FEET); THENCE NORTH 28°02'02" WEST, 56.08 FEET TO THE BEGINNING OF A 120.00-FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 4°15'58" AN ARC DISTANCE OF 8.94 FEET (CHORD BEARS NORTH 30°10'01" WEST, 8.93 FEET); THENCE NORTH 32°18'00" WEST, 12.27 FEET TO THE BEGINNING OF A 15.00-FOOT RADIUS CURVE TO THE LEFT; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC DISTANCE OF 23.56 FEET (CHORD BEARS NORTH 77°18'00" WEST, 21.21 FEET); THENCE SOUTH 57°42'00" WEST, 50.32 FEET TO THE BEGINNING OF A 179.00-FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19°28'26" AN ARC DISTANCE OF 60.84 FEET (CHORD BEARS SOUTH 67°26'13" WEST, 60.55 FEET); THENCE SOUTH 77°10'26" WEST, 72.38 FEET TO THE BEGINNING OF A 15.00-FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC DISTANCE OF 23.56 FEET (CHORD BEARS SOUTH 32°10'26" WEST, 21.21 FEET); THENCE SOUTH 12°49'34" EAST, 17.26 FEET TO THE BEGINNING OF A 120.00-FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19°28'26" AN ARC DISTANCE OF 40.79 FEET (CHORD BEARS SOUTH 22°33'47" EAST, 40.59 FEET); THENCE SOUTH 32°18'00" EAST, 25.09 FEET; THENCE SOUTH 68°40'13" WEST, 60.10 FEET; THENCE NORTH 32°18'00" WEST, 13.66 FEET TO THE BEGINNING OF A 179.00-FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19°28'26" AN ARC DISTANCE OF 60.84 FEET (CHORD BEARS NORTH 22°33'47" WEST, 60.55 FEET); THENCE NORTH 12°49'34" WEST, 17.26 FEET TO THE BEGINNING OF A 15.00-FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A

CENTRAL ANGLE OF 90°00'00" AN ARC DISTANCE OF 23.56 FEET (CHORD BEARS NORTH 57°49'34" WEST, 21.21 FEET); THENCE SOUTH 77°10'26" WEST, 68.30 FEET TO THE BEGINNING OF A 120.00-FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19°28'26" AN ARC DISTANCE OF 40.79 FEET (CHORD BEARS SOUTH 67°26'13" WEST, 40.59 FEET); THENCE SOUTH 57°42'00" WEST, 179.46 FEET; THENCE NORTH 32°18'00" WEST, 910.98 FEET; THENCE NORTH 57°42'00" EAST, 5.88 FEET; THENCE NORTH 33°10'04" WEST, 387.92 FEET; THENCE NORTH 0°06'22" EAST, 214.56 FEET; THENCE NORTH 89°19'11" WEST, 85.22 FEET; THENCE NORTH 0°20'45" WEST, 59.01 FEET TO THE BEGINNING OF A 15.00-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°19'11" AN ARC DISTANCE OF 23.38 FEET (CHORD BEARS NORTH 44°39'36" WEST, 21.09 FEET); THENCE NORTH 0°00'00" EAST, 85.18 FEET; THENCE SOUTH 89°19'12" EAST, 459.03 FEET; THENCE SOUTH 0°00'00" EAST, 84.83 FEET TO THE BEGINNING OF A 15.00-FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°40'49" AN ARC DISTANCE OF 23.74 FEET (CHORD BEARS SOUTH 45°20'24" WEST, 21.34 FEET); THENCE SOUTH 0°20'45" EAST, 59.01 FEET TO THE BEGINNING OF A 15.00-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°19'11" AN ARC DISTANCE OF 23.38 FEET (CHORD BEARS SOUTH 44°39'36" EAST, 21.09 FEET); THENCE SOUTH 0°00'00" EAST, 39.69 FEET TO THE BEGINNING OF A 179.00-FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16°59'28" AN ARC DISTANCE OF 53.08 FEET (CHORD BEARS SOUTH 8°29'44" EAST, 52.89 FEET); THENCE SOUTH 89°52'04" EAST, 63.26 FEET; THENCE SOUTH 89°13'52" EAST, 244.20 FEET; THENCE NORTH 75°56'35" EAST, 61.72 FEET; THENCE NORTH 57°42'00" EAST, 105.00 FEET; THENCE SOUTH 32°18'00" EAST, 564.53 FEET; THENCE SOUTH 88°59'59" EAST, 77.00 FEET TO THE BEGINNING OF A 361.50-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°50'20" AN ARC DISTANCE OF 99.94 FEET (CHORD BEARS NORTH 8°55'11" EAST, 99.62 FEET); THENCE SOUTH 32°18'00" EAST, 506.63 FEET; THENCE NORTH 57°42'00" EAST, 125.00 FEET TO THE BEGINNING OF A 15.00-FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC DISTANCE OF 23.56 FEET (CHORD BEARS NORTH 12°42'00" EAST, 21.21 FEET); THENCE NORTH 32°18'00" WEST, 377.25 FEET TO THE BEGINNING OF A 149.00-FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 122°26'54" AN ARC DISTANCE OF 318.43 FEET (CHORD BEARS NORTH 28°55'27" EAST, 261.20 FEET); THENCE SOUTH 89°51'06" EAST, 461.54 FEET TO THE BEGINNING OF A 100.00-FOOT RADIUS CURVE TO THE LEFT; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 29°10'49" AN ARC DISTANCE OF 50.93 FEET (CHORD BEARS NORTH 75°33'29" EAST, 50.38 FEET); THENCE NORTH 60°58'04" EAST, 39.30 FEET TO THE BEGINNING OF A 15.00-FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 88°20'11" AN ARC DISTANCE OF 23.13 FEET

(CHORD BEARS NORTH 16°47'59" EAST, 20.90 FEET) AND THE BEGINNING OF A 179.00-FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 27°51'11" AN ARC DISTANCE OF 87.02 FEET (CHORD BEARS NORTH 13°26'31" WEST, 86.16 FEET); THENCE NORTH 0°29'05" EAST, 49.28 FEET; THENCE NORTH 89°58'38" EAST, 59.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING (1) THEREFROM:

BEGINNING AT A POINT 431.60 FEET SOUTH 89°50'07" EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, AND 418.91 FEET SOUTH 0°00'00" EAST FROM THE WEST QUARTER CORNER OF SAID SECTION 34; RUNNING THENCE SOUTH 0°09'53" WEST, 125.16 FEET; THENCE NORTH 89°50'07" WEST, 122.40 FEET; THENCE SOUTH 32°18'00" EAST, 52.82 FEET; THENCE SOUTH 57°42'00" WEST, 120.00 FEET; THENCE NORTH 32°18'00" WEST, 113.52 FEET TO THE BEGINNING OF A 90.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 122°26'54" AN ARC DISTANCE OF 192.34 FEET (CHORD BEARS NORTH 28°55'27" EAST, 157.77 FEET); THENCE SOUTH 89°51'06" EAST, 180.32 FEET TO THE POINT OF BEGINNING.

ALSO, LESS AND EXCEPTING (2) THEREFROM:

BEGINNING AT A POINT 860.59 FEET SOUTH 89°50'07" EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, AND 580.69 FEET SOUTH 0°00'00" EAST FROM THE WEST QUARTER CORNER OF SAID SECTION 34; RUNNING THENCE SOUTH 0°09'53" WEST, 105.04 FEET TO THE BEGINNING OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°50'07" AN ARC DISTANCE OF 23.52 FEET (CHORD BEARS SOUTH 45°00'56" WEST, 21.18 FEET); THENCE NORTH 90°00'00" WEST, 114.37 FEET TO THE BEGINNING OF A 179.00 FOOT RADIUS CURVE TO THE LEFT; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 32°18'00" AN ARC DISTANCE OF 100.91 FEET (CHORD BEARS SOUTH 73°51'00" WEST, 99.58 FEET); THENCE SOUTH 57°42'00" WEST, 281.58 FEET TO THE BEGINNING OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC DISTANCE OF 23.56 FEET (CHORD BEARS NORTH 77°18'00" WEST, 21.21 FEET); THENCE NORTH 32°18'00" WEST, 243.74 FEET; THENCE NORTH 57°42'00" EAST, 120.00 FEET; THENCE SOUTH 32°18'00" EAST, 138.74 FEET; THENCE NORTH 57°42'00" EAST, 176.57 FEET TO THE BEGINNING OF A 299.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 32°17'58" AN ARC DISTANCE OF 168.56 FEET (CHORD BEARS NORTH 73°50'59" EAST, 166.33 FEET); THENCE NORTH 89°59'58" EAST, 129.69 FEET TO THE POINT OF BEGINNING.

CONTAINS: 1,434,703 SQ. FT., OR 32.936 ACRES, MORE OR LESS