

When Recorded Return To:

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

**ELEVENTH SUPPLEMENTAL DECLARATION AND TENTH AMENDMENT  
TO THE DECLARATION OF COVENANTS, CONDITIONS  
AND RESTRICTIONS FOR  
NORTHSORE**

THIS ELEVENTH SUPPLEMENTAL DECLARATION AND TENTH AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR NORTHSORE (this “**Eleventh Supplemental Declaration**”) is made as of December 12, 2023, by D.R. HORTON, INC., a Delaware corporation (“**Declarant**”), with reference to the following:

RECITALS

A. On February 20, 2020, Declarant caused to be recorded as Entry No. 21260:2020 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 Northshore (the “**Original Declaration**”) pertaining to a master planned development known as Northshore located in the City of Saratoga Springs, Utah County, Utah.

B. On September 4, 2020, Declarant caused to be recorded as Entry No. 135120:2020 in the Official Records that certain First Supplemental Declaration and First Amendment to the Declaration of Covenants, Conditions and Restrictions for Northshore.

C. On February 4, 2021, Declarant caused to be recorded as Entry No. 21986:2021 in the Official Records that certain Second Supplemental Declaration and Second Amendment to the Declaration of Covenants, Conditions and Restrictions for Northshore.

D. On May 20, 2021, Declarant caused to be recorded as Entry No. 95002:2021 in the Official Records that certain Third Amendment to the Declaration of Covenants, Conditions and Restrictions for Northshore.

E. On June 17, 2021, Declarant caused to be recorded as Entry No. 110074:2021 in the Official Records that certain Third Supplemental Declaration to the Declaration of Covenants, Conditions and Restrictions for Northshore.

F. On September 29, 2021, Declarant caused to be recorded as Entry No. 167368:2021 in the Official Records that certain Amended and Restated Third Amendment to the Declaration of Covenants, Conditions and Restrictions for Northshore.

G. On December 2, 2021, Declarant caused to be recorded as Entry No. 200851:2021 in the Official Records that certain Fourth Supplemental Declaration and Fourth Amendment to the Declaration of Covenants, Conditions and Restrictions for Northshore.

H. On February 25, 2022, Declarant caused to be recorded as Entry No. 25199:2022 in the Official Records that certain Fifth Supplemental Declaration to the Declaration of Covenants, Conditions and Restrictions for Northshore.

I. On May 18, 2022, Declarant caused to be recorded as Entry No. 60728:2022 in the Official Records that certain Sixth Supplemental Declaration and Fifth Amendment to the Declaration of Covenants, Conditions and Restrictions for Northshore.

J. On September 22, 2022, Declarant caused to be recorded as Entry No. 103009:2022 in the Official Records that certain Seventh Supplemental Declaration and Sixth Amendment to the Declaration of Covenants, Conditions and Restrictions for Northshore.

K. On January 4, 2023, Declarant caused to be recorded as Entry No. 658:2023 in the Official Records that certain Eighth Supplemental Declaration and Seventh Amendment to the Declaration of Covenants, Conditions and Restrictions for Northshore.

L. On February 21, 2023, Declarant caused to be recorded as Entry No. 10166:2023 in the Official Records that certain Ninth Supplemental Declaration to the Declaration of Covenants, Conditions and Restrictions for Northshore.

M. On September 18, 2023, Declarant caused to be recorded as Entry No. 61379:2023 in the Official Records that certain Tenth Supplemental Declaration and Eighth Amendment to the Declaration of Covenants, Conditions and Restrictions for Northshore.

N. On October 13, 2023, Declarant caused to be recorded as Entry No. 67617:2023 in the Official Records that certain Ninth Amendment to the Declaration of Covenants, Conditions and Restrictions for Northshore.

O. Article XIX of the Original Declaration provides that Declarant shall have the absolute right and option, from time to time and at any time, to subject some or all of the Additional Land described in the Original Declaration to the covenants, restrictions, easements, charges and liens set forth in the Original Declaration, which shall be effective upon recording a supplemental declaration in the Official Records.

P. Pursuant to Article XIX of the Original Declaration, Declarant desires to subject that portion of the Additional Land described on Exhibit A, which is attached hereto and incorporated herein by this reference (the “**Subject Property**”), to the Original Declaration, as previously amended and supplemented, and as supplemented and amended by this Eleventh Supplemental Declaration.

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

R. Declarant is executing and delivering this Eleventh Supplemental Declaration for the purpose of subjecting the Subject Property to the provisions of the Original Declaration, as previously supplemented and amended, and for the purpose of amending the Original Declaration, as previously supplemented and amended, as hereinafter set forth.

**ELEVENTH SUPPLEMENTAL DECLARATION**

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

1. Defined Terms. All defined terms as used in this Eleventh Supplemental Declaration shall have the same meanings as those set forth in the Original Declaration, as previously supplemented and amended, unless otherwise defined in this Eleventh Supplemental Declaration.

2. Subject Property Subjected to the Original Declaration, As Supplemented and Amended. The Subject Property is hereby subjected to the Original Declaration, as previously supplemented and amended, and the Subject Property shall be held, transferred, sold, conveyed, occupied, improved and developed subject to the covenants, restrictions, easements, charges and liens set forth in the Original Declaration, as previously supplemented and amended, and as supplemented and amended by this Eleventh Supplemental Declaration, which provisions are hereby ratified, approved, confirmed and incorporated herein by this reference, with the same force and effect as if fully set forth herein and made again as of the date hereof. All such provisions: (a) shall run with the Subject Property, (b) shall be binding upon all Persons having any right, title, or interest in the Subject Property or any part thereof, their heirs, successors and assigns, and (c) shall inure to the benefit of each Owner thereof. The Subject Property shall hereafter be deemed to be a part of the Property, as such term is defined in Section 1.62 of the Original Declaration.

3. Neighborhood Designations. The Neighborhood Designations for the Subject Property shall be as follows:

**Northshore Plat B-5**

<b>Lot Numbers</b>	<b>Neighborhood Designation</b>
1887 to 1893, Inclusive	Townhome Lots
1916 to 2030, Inclusive	Townhome Lots

4. Amendment of Section 4.3.2. Section 4.3.2 of the Original Declaration, as previously amended, is hereby amended and restated in its entirety to read as follows:


4.3.2. Business Activities. Property classified for the purposes set forth in Section 4.3.1 shall not be used for any business, trade, garage sale, moving sale, rummage sale, or similar activity, except that an Owner or Resident may conduct business activities within the Dwelling Unit so long as: (a) the Owner or Resident obtains all necessary licenses and permits; (b) the activity conforms to applicable laws, including all zoning requirements for Northshore; (c) the business activity does not involve door-to-door solicitation of Residents of the Project; (d) the activity is consistent with the Residential character of the Property and does not constitute a nuisance, or a hazardous or offensive use, or threaten the security or

safety of other Residents of the Property, as may be determined in the sole discretion of the Board; and (e) the Owner or Resident obtains the prior written consent of the Board. This Section 4.3.2 shall not apply to any activity conducted by Declarant or a Merchant Builder approved by Declarant with respect to its development and sale of the Lots, Units or Parcels or its use of any Dwelling Units which it owns within Northshore. Notwithstanding the above, except for the nightly rental of a Dwelling Unit, the leasing of a Dwelling Unit shall not be considered a business and/or trade within the meaning of this Section 4.3.2. For purposes of this Declaration, the nightly rental of a Dwelling Unit shall be considered a business and/or trade within the meaning of this Section 4.3.2. The nightly rental of a Dwelling Unit within Northshore shall only be permitted if: (a) the terms and conditions for the use of such Dwelling Unit for nightly rental purposes complies with all of the City’s ordinances, restrictions and regulations pertaining to the permitted and authorized nightly rental of a dwelling within the City, and (b) the Board approves the use of such Dwelling Unit for nightly rental purposes, which approval may be revoked by the Board at any time in the Board’s sole discretion.

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

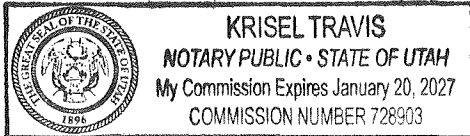
IN WITNESS WHEREOF, Declarant has caused this Eleventh Supplemental Declaration to be executed by an officer duly authorized to execute the same as of the date first above written.

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

By:   
Name: Adam R. Jones  
Title: Vice President

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

The foregoing instrument was acknowledged to me this 12 day of December, 2023, by Adam R. Loser, in such person's capacity as the Vice President of D.R. Horton, Inc., a Delaware corporation.



*Krisel Travis*  
NOTARY PUBLIC

**EXHIBIT A  
TO  
ELEVENTH SUPPLEMENTAL DECLARATION AND TENTH AMENDMENT  
TO THE DECLARATION OF COVENANTS, CONDITIONS  
AND RESTRICTIONS FOR  
NORTSHORE**

**Legal Description of the Subject Property**

NORTSHORE PLAT B-5, being more particularly described as follows:

A parcel of land located in the Southeast Quarter of Sections 24, Township 5 South, Range 1 West, Salt Lake Base & Meridian, located in Saratoga Springs, Utah, described as follows:

Beginning at an existing fence line located N00°10'34" W along the Section Line 795.47 feet and West 1612.64 feet from the Southeast Corner of Section 24, Township 5 South, Range 1 West, Salt Lake Base & Meridian; thence S00°04'08"E along said fence line 529.49 feet; thence N89°58'57"W 59.00 feet; thence along the arc of a non-tangent curve to the right 18.86 feet with a radius of 12.00 feet through a central angle of 90°03'41", chord: S44°57'42"W 16.98 feet; thence S89°59'33"W 19.69 feet; thence S00°00'27"E 13.00 feet; thence S89°59'33"W 21.23 feet; thence S00°00'27"E 208.57 feet; thence N89°59'33"E 26.00 feet; thence N00°00'27"W 64.07 feet; thence along the arc of a curve to the right 11.78 feet with a radius of 7.50 feet through a central angle of 90°00'00", chord: N44°59'33"E 10.61 feet; thence N89°59'33"E 495.81 feet; thence S00°07'30"E 85.35 feet to the Northerly Right-of-Way line of Saratoga Road; thence along said Northerly Right-of-Way line the following nine (9) course: S83°10'42"W 17.24 feet; thence S89°49'09"W 580.79 feet; thence S00°05'00"E 1.61 feet; thence N89°46'30"W 44.62 feet; thence N89°43'48"W 256.26 feet; thence S89°41'22"W 239.13 feet; thence S89°56'36"W 278.42 feet; thence N89°32'36"W 44.87 feet; thence West 0.86 feet to the West line of the Southeast Quarter of said Section 24; thence along said West line N00°07'43"W 1.93 feet; thence along the arc of a non-tangent curve to the right 60.77 feet with a radius of 155.50 feet through a central angle of 22°23'27", chord: N68°46'53"W 60.38 feet; thence N57°35'10"W 24.30 feet; thence along the arc of a non-tangent curve to the right 104.04 feet with a radius of 1010.00 feet through a central angle of 05°54'08", chord: N37°00'45"E 104.00 feet; thence along the Southerly Right-of-Way line of Northshore Pony Express Plat 3, (Roadway Dedication) together with its extension Southwesterly, in the official records of the Utah County Recorder, the following four (4) courses: N39°57'49"E 113.85 feet; thence along the arc of a curve to the right 400.93 feet with a radius of 982.00 feet through a central angle of 23°23'33", chord: N51°39'35"E 398.15 feet; thence N63°21'22"E 619.65 feet; thence along the arc of a curve to the right 129.00 feet with a radius of 982.00 feet through a central angle of 07°31'36", chord: N67°07'10"E 128.91 feet to the point of beginning.

Contains: ±12.86 Acres

560,323 Sq. Ft.

Tax Parcel Numbers: \_\_\_\_\_