

RECORDING REQUESTED BY:

Commerce Land Title Incorporated
Attn: Shawn Parker
428 East 6400 South; Suite 110
Salt Lake City, Utah 84107
Fax: (801) 265-2599

ENT 73327:2006 PG 1 of 10
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
2006 Jun 12 4:24 pm FEE 124.00 BY SH
RECORDED FOR COMMERCE LAND TITLE

WHEN RECORDED, MAIL TO:

MOUNTAIN HOME DEVELOPMENT CORPORATION
3940 N. Traverse Mountain Blvd.; Suite 200
Lehi, Utah 84043

(Space Above for Recorder's Use)

**Supplemental Master Declaration
of Covenants, Conditions, Restrictions and
Reservation of Easements
For Traverse Mountain
Phase 3
Wood Haven Subdivision**

**Supplemental Master Declaration
of Covenants, Conditions, Restrictions and
Reservation of Easements
For Traverse Mountain
Phase 3
Wood Haven Subdivision**

This Supplemental Master Declaration of Covenants, Conditions, Restrictions and Reservation of Easements for Traverse Mountain ("**Supplemental Declaration**") is made by **RICHMOND AMERICAN HOMES OF UTAH, INC.**, a Colorado corporation ("**Neighborhood Builder**"), and **MOUNTAIN HOME DEVELOPMENT, CORPORATION**, a Utah corporation ("**Declarant**"). Unless otherwise indicated, all capitalized terms used in this Supplemental Declaration are given the same meanings as in the Master Declaration defined in the Preamble of this Supplemental Declaration. This Supplemental Declaration shall be interpreted according to the rules established in Section 1.69 of the Master Declaration except that references in this Supplemental Declaration to Sections and Exhibits are to Sections of and Exhibits to this Supplemental Declaration.

P R E A M B L E:

A. On August 29, 2001, Declarant executed a Master Declaration of Covenants, Conditions, Restrictions and Reservation of Easements for Traverse Mountain which was Recorded on August 31, 2001, as Entry No. 88405:2001, and amended by a First Amendment thereto, Recorded on August 12, 2002, as Entry No. 92301:2002, both in the Official Records of Utah County, Utah ("**Official Records**"), which may be further amended and restated (collectively, the "**Master Declaration**"). The Master Declaration is binding upon all Owners of Lots and Condominiums in the master planned development known as Traverse Mountain ("**Properties**").

B. Neighborhood Builder is the record owner of certain real property ("**Residential Property**") in Lehi City, Utah County, Utah, described on **Exhibit "RA."**

C. Neighborhood Builder is the record owner of certain real property ("**Annexed Master Association Property**") in the Lehi City, Utah County, Utah, described on **Exhibit "MP."** The Annexed Master Association Property and the Residential Property are collectively referred to in this Supplemental Declaration as "Phase 3, Wood Haven Subdivision".

D. Phase 3, Wood Haven Subdivision is part of the Annexable Territory defined in Section 1.2 of the Master Declaration.

E. Declarant is the Declarant defined in Section 1.21 of the Master Declaration. Neighborhood Builder is a Neighborhood Builder as defined in Section 1.49 of the Master Declaration. Neighborhood Builder wishes to add Phase 3, Wood Haven Subdivision to the Properties in accordance with Article XVI of the Master Declaration and impose the restrictions

contained in the Master Declaration and this Supplemental Declaration on Phase 3, Wood Haven Subdivision.

THEREFORE, DECLARANT AND NEIGHBORHOOD BUILDER DECLARE AS FOLLOWS:

1. **Designation of Neighborhood Builder.** Declarant designates Neighborhood Builder as a "Neighborhood Builder" defined in Section 1.49 of the Master Declaration. Declarant and Neighborhood Builder agree that Neighborhood Builder (i) may exercise all of the powers and exemptions of a Neighborhood Builder under the Master Declaration, and (ii) is responsible for performing all duties of a Neighborhood Builder under the Master Declaration.

2. **Annexation.** Neighborhood Builder and Declarant declare that Phase 3, Wood Haven Subdivision is added to and made a part of the real property subject to the Master Declaration, as a Phase of the Properties. This Supplemental Declaration is a "Supplemental Declaration" defined in Section 1.64 of the Master Declaration Recorded in compliance with Article XVI of the Master Declaration.

3. **Land Classifications.**

3.1 **Residential Area.** The Residential Property is designated as a portion of the Residential Area, defined in Section 1.62 of the Master Declaration. All Owners of Lots in Phase 3, Wood Haven Subdivision shall automatically become Members of the Master Association.

3.2 **Master Association Property.** Unless otherwise provided in this Supplemental Declaration, the Master Association shall commence maintaining all property in Phase 3, Wood Haven Subdivision that it is obligated to maintain concurrently with the commencement of Common Assessments in Phase 3, Wood Haven Subdivision.

3.2.1 **Annexed Master Association Property.** The Annexed Master Association Property is designated as a portion of the Master Association Property defined in Section 1.40 of the Master Declaration. The Annexed Master Association Property shall be conveyed to the Master Association prior to the first Close of Escrow for the sale of a Lot in Phase 3, Wood Haven Subdivision, as provided in the Master Declaration.

4. **Common Area.** The portion of the Residential Property identified on *Exhibit "RA"* as Open Space is designated as Common Area as defined in Section 1.15 of the Master Declaration.

5. **Special Benefit Area.** Phase 3, Wood Haven Subdivision is not part of a Special Benefit Area.

6. **Neighborhood.** The Residential Property shall be a portion of the Chapel Ridge District, Wood Haven Neighborhood, which is a Neighborhood as defined in Section 1.47 of the Master Declaration. The Neighborhood Representative and alternate shall be selected as provided

in Section 4.5.1 of the Master Association Bylaws and shall serve the terms in accordance with Section 4.5.2 of the Bylaws.

7. **Special Allocation.** If telecommunications services are provided through the Master Association, this cost may be allocated among residences in proportions that are different from other portions of the Common Expenses.

8. **Assessment Obligations.** The rights and obligations of all Owners of Lots located in Phase 3, Wood Haven Subdivision with respect to assessments are as set forth in the Master Declaration and this Supplemental Declaration. All assessments provided for in the Master Declaration shall commence as to Lots in Phase 3, Wood Haven Subdivision on the day of the first Close of Escrow for the sale of a Lot in Phase 3, Wood Haven Subdivision.

9. **Amendment and Duration.** This Supplemental Declaration may be amended in accordance with Sections 16.4.1 and 16.4.2 of the Master Declaration. The Board may also amend this Supplemental Declaration to (i) conform to applicable law, (ii) correct typographical errors, and (iii) change any exhibit or portion of an exhibit to conform to as-built conditions. So long as Declarant or a Neighborhood Builder owns any portion of the Properties or the Annexable Area, any amendment adopted by the Board must also be approved by the Declarant. After the first Close of Escrow in Phase 3, Wood Haven Subdivision, all other amendments to this Supplemental Declaration must be made by complying with the requirements of Section 14.2 of the Master Declaration. Unless amended or terminated, this Supplemental Declaration shall continue and remain in full force and effect for so long as the Master Declaration remains in effect.

10. **Equitable Servitudes and Covenants Appurtenant.** This Supplemental Declaration and the Master Declaration are imposed as equitable servitudes upon Phase 3, Wood Haven Subdivision and each Lot therein, as a servient tenement, for the benefit of each and every other Lot and Condominium within the Properties and the Master Association Property, as the dominant tenements. The covenants, conditions and restrictions of this Supplemental Declaration and the Master Declaration shall run with, and shall inure to the benefit of and shall be binding upon all of Phase 3, Wood Haven Subdivision, and shall be binding upon and inure to the benefit of all Persons having, or hereafter acquiring, any right, title or interest in all or any portion of Phase 3, Wood Haven Subdivision, and their successive owners and assigns.

11. **Governing Documents.** This Supplemental Declaration is Recorded pursuant to Article XVI of the Master Declaration, is a part of the Governing Documents, and may be enforced as provided in the Master Declaration.

12. **No Representations or Warranties.** No representations or warranties, express or implied, have been given or made by Declarant, the Neighborhood Builder, Master Association or their agents in connection with the Properties, its physical condition, zoning, compliance with laws, fitness for intended use, or in connection with the subdivision, sale, operation, maintenance, cost of maintenance, taxes or regulation thereof as a master planned community, except as provided in this Supplemental Declaration or the Master Declaration, provided by Neighborhood Builder to the first Owner of a Lot.

[Signatures on following page]

**Signature Page to Supplemental Master Declaration
of Covenants, Conditions, Restrictions and
Reservation of Easements
For Traverse Mountain
Phase 3
Wood Haven Subdivision**

This Supplemental Declaration has been executed on June 12, 2006, to be effective as of the date of its Recordation.

MOUNTAIN HOME DEVELOPMENT,
CORPORATION, a Utah corporation

By: *Stephen L. Christensen*

Print Name: Stephen L. Christensen

Title: Chief Executive Officer (CEO)

“Declarant”

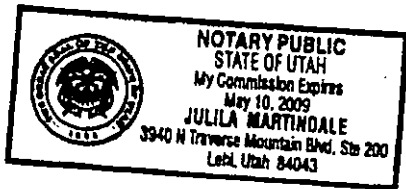
STATE OF UTAH)
) ss.
COUNTY OF UTAH)

The foregoing instrument was acknowledged before me this 12th day of June, 2006, by **STEPHEN L. CHRISTENSEN**, an individual residing in the State of Utah, as the CEO of MOUNTAIN HOME DEVELOPMENT CORPORATION, a Utah corporation. Said **STEPHEN L. CHRISTENSEN** acknowledged before me that he executed the foregoing on behalf of MOUNTAIN HOME DEVELOPMENT CORPORATION, a Utah corporation.

Julia Martindale
Notary Public

Residing at: Lehi, Utah

My Commission Expires: May 10, 2009



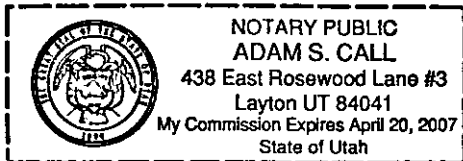
**Signature Page Continued to Supplemental Master Declaration
of Covenants, Conditions, Restrictions and
Reservation of Easements
For Traverse Mountain
Phase 3
Wood Haven Subdivision**

RICHMOND AMERICAN HOMES OF
UTAH, INC., a Colorado corporation

By: *[Signature]*
Name: JOHN STUBBS
Its: PRESIDENT (DIVISION)
"Neighborhood Builder"

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

The foregoing instrument was acknowledged before me this 31 day of May, 2006,
by JOHN STUBBS, an individual residing in the State of Utah, as the authorized
representative of RICHMOND AMERICAN HOMES OF UTAH, INC., a Colorado corporation.
Said person acknowledged before me that he executed the foregoing on behalf of RICHMOND
AMERICAN HOMES OF UTAH, INC., a Colorado corporation.

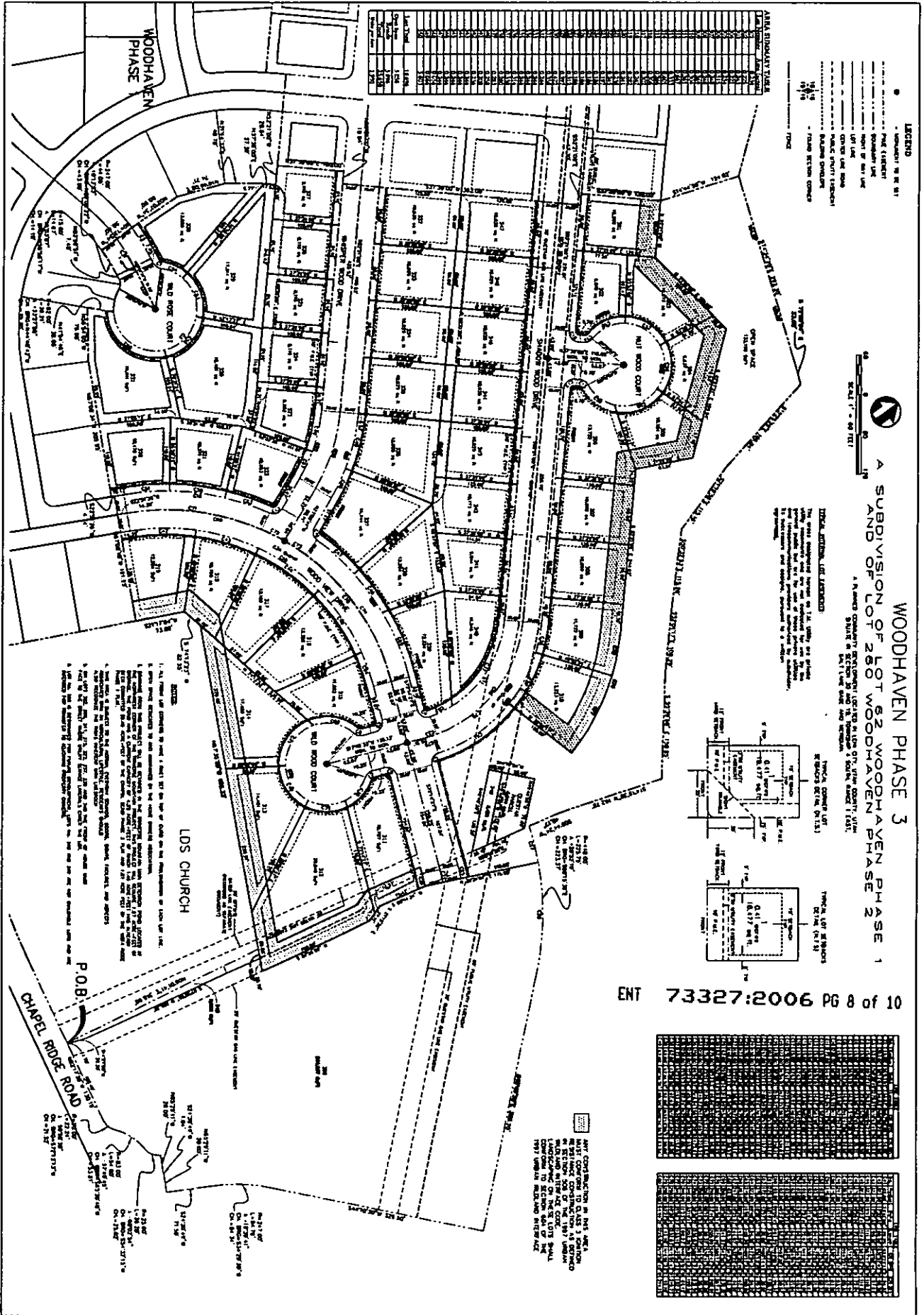


[Signature]
Notary Public
Residing at: _____
My Commission Expires: _____

EXHIBIT "RA"

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The Residential Property shall consist of Lots 301 through 347 in Phase 3, Wood Haven as set forth on the attached Plat Map.



Lot No.	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)
1	1,100	1,100	1,100
2	1,100	1,100	1,100
3	1,100	1,100	1,100
4	1,100	1,100	1,100
5	1,100	1,100	1,100
6	1,100	1,100	1,100
7	1,100	1,100	1,100
8	1,100	1,100	1,100
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10	1,100	1,100	1,100
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- LEGEND**
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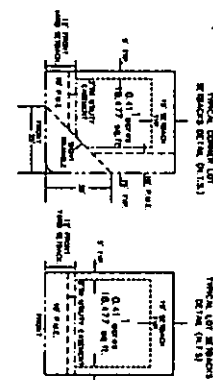


WOODHAVEN PHASE 3
A SUBDIVISION OF LOT 62 WOODHAVEN PHASE 1
AND OF LOT 268 WOODHAVEN PHASE 2

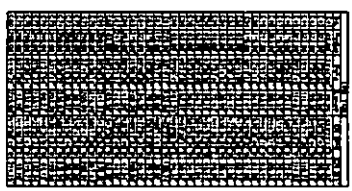
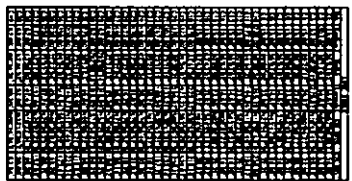
A Planned Community Development Located in the City of Lehi, Utah, within the Boundaries of Section 20 and 21, Township 5 North, Range 1 East, Salt Lake Meridian and Open to Public Use.

TYPICAL SECTION LOT EASEMENTS

The owner of the section lot shall be responsible for the maintenance and repair of the easements shown on this plan. The easements shall be used for the purposes shown on this plan and shall not be used for any other purpose.



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ANY CONSTRUCTION IN THIS AREA SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCES OF THE CITY OF LEHI, UTAH. THE CITY ENGINEER SHALL REVIEW AND APPROVE ALL CONSTRUCTION IN THIS AREA.

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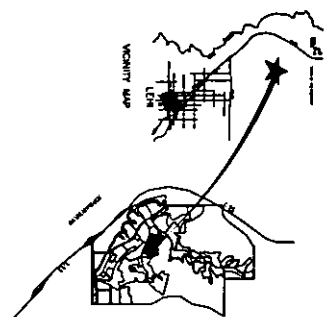
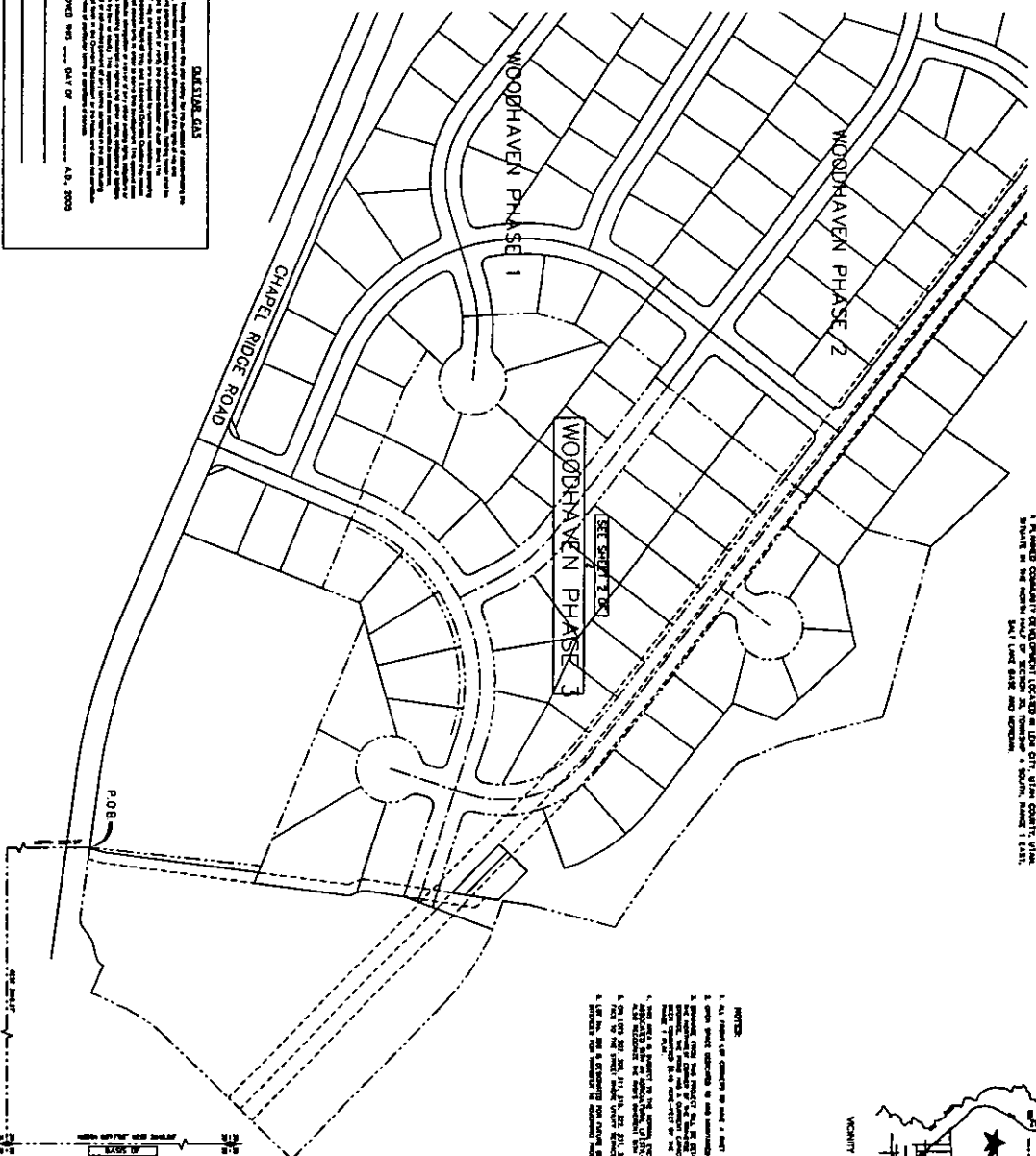
PSOMAS
 2825 East Cottonwood Parkway, Suite 120
 Salt Lake City, Utah 84121
 (801) 270-5777 (801) 270-5782 (Fax)

WOODHAVEN PHASE 3
LEHI, UTAH

05-19-05
 1" = 60'
 BLCF011600

**WOODHAVEN PHASE 3
AND OF LOT 62 WOODHAVEN PHASE 1**

A 1/4 SECTION QUARTER (400 ACROSS) LOCATED IN LOT 62, T10N R20E W10E, S14TH IN THE NORTH HALF OF SECTION 26, T10N R20E W10E, S14TH, LAND BUREAU AND APPROX.



- NOTES**
1. ALL LOT LINES SHOWN ON THIS PLAN ARE THE RESULT OF THE RECONSTRUCTION OF LOT 62, LOT 101.
 2. THIS PLAN IS SUBJECT TO ALL APPLICABLE ORDINANCES, REGULATIONS, AND ORDERS OF THE CITY OF DENVER.
 3. THE CITY OF DENVER HAS REVIEWED THIS PLAN AND HAS DETERMINED THAT IT IS IN ACCORDANCE WITH THE CITY OF DENVER SUBDIVISION MAP ACT AND THE CITY OF DENVER SUBDIVISION MAP REGULATIONS.
 4. THE CITY OF DENVER HAS REVIEWED THIS PLAN AND HAS DETERMINED THAT IT IS IN ACCORDANCE WITH THE CITY OF DENVER SUBDIVISION MAP ACT AND THE CITY OF DENVER SUBDIVISION MAP REGULATIONS.
 5. THE CITY OF DENVER HAS REVIEWED THIS PLAN AND HAS DETERMINED THAT IT IS IN ACCORDANCE WITH THE CITY OF DENVER SUBDIVISION MAP ACT AND THE CITY OF DENVER SUBDIVISION MAP REGULATIONS.
 6. THE CITY OF DENVER HAS REVIEWED THIS PLAN AND HAS DETERMINED THAT IT IS IN ACCORDANCE WITH THE CITY OF DENVER SUBDIVISION MAP ACT AND THE CITY OF DENVER SUBDIVISION MAP REGULATIONS.



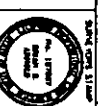
DETAILED NOTES:
 1. ALL LOT LINES SHOWN ON THIS PLAN ARE THE RESULT OF THE RECONSTRUCTION OF LOT 62, LOT 101.
 2. THIS PLAN IS SUBJECT TO ALL APPLICABLE ORDINANCES, REGULATIONS, AND ORDERS OF THE CITY OF DENVER.
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PLANNING COMMISSION APPROVAL
 APPROVED: _____ DATE: _____ A.D. 2006

P S O M A S
 1001 East 17th Avenue, Suite 120
 Denver, Colorado 80202
 (303) 733-5177 (cell) (303) 733-5182 (fax)

PLANNING COMMISSION APPROVAL
 APPROVED: _____ DATE: _____ A.D. 2006

EXCEPTION BY LEGISLATIVE BODY
 THE CITY OF DENVER HAS REVIEWED THIS PLAN AND HAS DETERMINED THAT IT IS IN ACCORDANCE WITH THE CITY OF DENVER SUBDIVISION MAP ACT AND THE CITY OF DENVER SUBDIVISION MAP REGULATIONS.



Sheet 1 of 2

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LEGISLATIVE BODY APPROVAL
 APPROVED: _____ DATE: _____ A.D. 2006

DISCLAIMER

The City of Denver has reviewed this plan and has determined that it is in accordance with the City of Denver Subdivision Map Act and the City of Denver Subdivision Map Regulations. This plan is subject to all applicable ordinances, regulations, and orders of the City of Denver. The City of Denver has reviewed this plan and has determined that it is in accordance with the City of Denver Subdivision Map Act and the City of Denver Subdivision Map Regulations. This plan is subject to all applicable ordinances, regulations, and orders of the City of Denver. The City of Denver has reviewed this plan and has determined that it is in accordance with the City of Denver Subdivision Map Act and the City of Denver Subdivision Map Regulations. This plan is subject to all applicable ordinances, regulations, and orders of the City of Denver.

WOODHAVEN PHASE 3
 A SUBDIVISION OF LOT 62 WOODHAVEN PHASE 1 AND LOT 101 WOODHAVEN PHASE 2

The Annexed Master Association Property shall include the Property marked "Open Space" as indicated on the attached Plat Map.