

AFTER RECORDING PLEASE RETURN TO:
SunCrest, L.L.C.
Attn: Ed Grampp
2021 East Village Green Circle
Draper, Utah 84020

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Book - 9044 Pg - 2936-2941
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
FIRST AMERICAN TITLE
BY: SEM, DEPUTY - WI 6 P.

**SUPPLEMENTAL DECLARATION
TO
THE DECLARATION OF COVENANTS,
CONDITIONS, EASEMENTS AND RESTRICTIONS
FOR
SUNCREST, A PLANNED COMMUNITY**

(TO ANNEX ADDITIONAL LAND AND DESIGNATE
A LIMITED USE DRIVEWAY IN OAK VISTA NO. 7A AT SUNCREST)

THIS SUPPLEMENTAL DECLARATION TO THE DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR SUNCREST, A PLANNED COMMUNITY (this "Supplemental Declaration"), is executed pursuant to the provisions of the Declaration described in Recital "B" below by SunCrest, L.L.C., a Delaware limited liability company ("Declarant") (f/k/a DAE/Westbrook, L.L.C., a Delaware limited liability company ("DAE/Westbrook")).

WITNESSETH:

A. Declarant was formerly known as DAE/Westbrook and it properly changed its name to SunCrest, L.L.C. Declarant has the power to execute this Supplemental Declaration pursuant to the provisions of the Declaration described in Recital "B" below.

B. On December 28, 1999, Declarant recorded with the Recorder of Salt Lake County, Utah, that certain Declaration of Covenants, Conditions, Easements and Restrictions for SunCrest, a Planned Community as Entry No. 7543075 at Book 8332, Page 4708, which Declaration Declarant also recorded with the Recorder of Utah County, Utah on December 22, 2000, as Entry No. 101565:2000 ("Original Declaration"), covering the initial real property and improvements situated in Salt Lake County, Utah, more particularly described in Exhibit "A" attached thereto ("SunCrest").

C. On October 11, 2002, Declarant recorded with the Recorder of Salt Lake County, Utah, a First Amendment to Declaration of Covenants, Conditions, Easements and Restrictions for SunCrest, a Planned Community as Entry No. 8383413 at Book 8664, Page 2560, which First Amendment Declarant also recorded with the Recorder of Utah County, Utah on August 14, 2002 as Entry No. 93174:2002 ("First Amendment").

D. On September 27, 2004, Declarant recorded with the Recorder of Salt Lake County, Utah, an Official Plat of OAK VISTA NO. 7A AT SUNCREST as Entry No. 9183294 at Book 2004P, Page 281 ("Oak Vista No. 7A Plat").

E. The Original Declaration, as amended and supplemented pursuant to the First Amendment, this Supplemental Declaration and as amended and supplemented pursuant to

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certain other Supplemental Declarations that Declarant has or may in the future record against various projects, Lots, Parcels and Neighborhoods within SunCrest, is collectively referred to as the "Declaration," which term shall, for all purposes thereof or of any related document, mean and refer to the Original Declaration as so amended, supplemented, or otherwise modified.

F. The Declaration established an association known as the SunCrest Owners Association, Inc., a Utah nonprofit corporation (the "Master Association"), which is responsible for governing SunCrest on matters of common concern as more particularly described in the Declaration.

G. Article XVI of the Declaration provides that Declarant shall have the absolute right and option, from time to time and at any time to subject to the provisions of the Declaration and the jurisdiction of the Master Association, the Additional Land or portions thereof by the recordation of a Supplemental Declaration annexing such Additional Land which shall be effective upon filing for recordation, unless otherwise provided therein.

H. Declarant desires to subject to the provisions of the Declaration and the jurisdiction of the Master Association, that certain portion of the Additional Land, situated in Salt Lake County, Utah consisting of all of the Lots and other real property located within OAK VISTA NO. 7A AT SUNCREST as shown on the Oak Vista No. 7A Plat ("Annexation Property") and as more particularly described in Exhibit "A" attached hereto and incorporated herein by this reference.

I. Declarant is the fee and equitable owner of the Annexation Property.

J. Accordingly, pursuant to Section 16.3 of the Declaration, Declarant hereby exercises its unilateral right to execute and record this Supplemental Declaration for the purpose of subjecting the Annexation Property to the provisions of the Declaration and to the jurisdiction of the Master Association and for such other purposes set forth and described in this Supplemental Declaration.

K. Among other things, the First Amendment created a new Land Use Classification known as Limited Community Areas, which Land Use Classification includes Limited Use Driveways as further described in the First Amendment. In particular, Section 10.4 of the Declaration provides that a Limited Use Driveway to be maintained by the Master Association must be identified on Plats or in Supplemental Declarations recorded or approved by Declarant. In addition, Section 4.1 of the Declaration provides that Declarant shall have the right to fix Land Use Classifications for certain portions of SunCrest by the recordation of a Supplemental Declaration.

L. Accordingly, pursuant to Section 4.1 of the Declaration, Declarant hereby exercises its unilateral right to execute and record this Supplemental Declaration for the purposes of fixing a Limited Use Driveway and designating the respective five Owners of Lots 9, 10, 11, 12 and 13 as Benefited Owners, and for such other purposes set forth and described in this Supplemental Declaration.

NOW, THEREFORE, Declarant hereby unilaterally exercises its right to record this Supplemental Declaration and hereby declares and states as follows:

1. Defined Terms and Status of Recitals. Capitalized terms used and not otherwise defined in this Supplemental Declaration shall have the meaning or meanings given to them in the Declaration. The Recitals set forth above shall constitute a portion of the terms of this Supplemental Declaration.

2. Annexation Property. The Annexation Property is hereby subjected to the Declaration, pursuant to the provisions of Article XVI of the Declaration and shall be held, transferred, sold, conveyed and occupied subject to the covenants, restrictions, easements, charges and liens of the Declaration, which provisions are hereby ratified, approved and confirmed, with the same force and effect as if fully set forth herein and made again as of the date hereof and subject to the jurisdiction of the Master Association.

3. Land Use Classifications; Neighborhood. The Land Use Classifications, Neighborhood, and certain other restrictions affecting the Annexation Property are set forth in Exhibit "B" attached hereto and incorporated herein for all purposes.

4. Limited Use Driveway. The Lot lettered "AA" as depicted and identified in the Oak Vista No. 7A Plat is designated as Limited Use Driveway as further described in the Declaration.

(a) Benefited Owners. Such Limited Use Driveway constitutes a portion of the Limited Community Areas, and are for the exclusive use, occupancy and benefit of the respective five Lots 9, 10, 11, 12 and 13 to which they are adjacent as depicted on the Oak Vista No. 7A Plat and to which they are required for access to such Lots. The Benefited Owners include the specific five Owners of Lots 9, 10, 11, 12 and 13. The Master Association shall hold fee title to the Limited Use Driveway lettered "AA" and such Limited Use Driveway shall constitute Master Association Land.

(b) Master Association's Duty to Maintain; Benefited Owners' Assessment Obligations. The Master Association shall maintain, repair, replace and service such Limited Use Driveway in accordance with the provisions of the Declaration, unless Declarant or the Board authorizes the delegation of such responsibility in the Declaration or by an amendment to this Supplemental Declaration. Each Benefited Owner, for each Lot that he, she or it owns, shall be liable for an equal share of the maintenance, repair, replacement and service costs associated with the Limited Use Driveway, and for all Assessments levied by the Master Association associated with the same, as further described in the Declaration.

5. Binding Provisions. The provisions of this Supplemental Declaration shall be binding upon all parties having any right, title, or interest in the real property covered by the Oak Vista No. 7A Plat, including but not limited to Lot AA, or any part thereof, their heirs, successors and assigns and shall inure to the benefit of each Owner thereof.

EXHIBIT "A"

OAK VISTA NO. 7A AT SUNCREST

All real property located within OAK VISTA NO. 7A AT SUNCREST as shown on the Official Plat recorded in the Official Records of Salt Lake County, Utah on September 27, 2004, as Entry No. 9183294 at Book 2004P, Page 281.

Part of
Salt Lake County APN 34-09-300-006 & 3409400012

Oak Vista No. 7A at SunCrest
(Prepared 2/10/04)

A parcel of land located in the Southeast Quarter of Section 9, Township 4 South, Range 1 East, Salt Lake Base and Meridian, Salt Lake County, Utah described as follows:

BEGINNING at a point on the proposed northerly right-of-way line of Traverse Ridge Road, said point being South 89°52'50" West 1559.96 feet along the section line and North 1678.30 feet from the Salt Lake County brass cap marking the Southeast Corner of Section 9, Township 4 South, Range 1 East, Salt Lake Base and Meridian (Basis of Bearings being South 89°52'50" West 2611.26 feet from said Southeast Corner of Section 9 to the Salt Lake County brass cap marking the South Quarter Corner of said Section 9) and running along said proposed northerly right-of-way line the following two courses: South 75°52'17" West 319.38 feet and Westerly 130.45 feet along a 552.00 foot radius curve to the left through a central angle of 13°32'26" and a long chord of South 69°06'04" West 130.15 feet; thence North 33°05'08" West 521.11 feet; thence North 12°41'51" West 306.28 feet; thence North 38°41'54" West 375.35 feet to the east-west center section line as described in a Boundary Line Agreement and Quit Claim Deed recorded in Book 8926 at Page 1930 of the Salt Lake County records; thence along said east-west center section line North 88°28'47" East 1,345.02 feet to a point from which the Salt Lake County brass cap marking the East Quarter Corner of Section 9 bears North 88°28'47" East 1228.39 feet; thence South 29°38'22" West 589.93 feet; thence South 09°05'51" West 350.38 feet; thence South 14°07'43" East 83.46 feet to the POINT OF BEGINNING.

Containing 815,302 square feet or 18.717 acres.

Part of 34 09 300 006
Salt Lake County APN _____

Part of 34-09 400 012

EXHIBIT "B"

OAK VISTA NO. 7A AT SUNCREST

1. Land Use Classifications —

(a) Single Family Residential Use. All twenty-one Lots numbered 1-21 in Oak Vista No. 7A at SunCrest are designated for Single Family Residential Use as further described in the Declaration.

(b) Limited Use Driveway. The Lot lettered "AA" in Oak Vista No. 7A at SunCrest are designated as Limited Use Driveway for the use and benefit of the Benefited Owners thereof and shall constitute Master Association Land as further described in the foregoing Supplemental Declaration.

(c) Master Association Land. The Master Association shall hold fee title to the Lots lettered "E" and "F" and such Lots shall constitute Master Association Land.

2. Neighborhood Designation — All of the Lots in Oak Vista No. 7A at SunCrest as depicted on the Oak Vista No. 7A Plat comprise a Residential Neighborhood. The name of such Residential Neighborhood shall be "Oak Vista No. 7A at SunCrest."

3. Size Restrictions — No residence shall be constructed wherein the floor area of the main structure of the dwelling, exclusive of garages and open porches, is less than 1,800 square feet for a single story dwelling; and no less than 4,000 square feet for a two story dwelling not including basement area.

4. Nondisturbance Areas — No grading or vegetation removal shall take place within the established "Nondisturbance Areas" on the Natural Lots as depicted on the Oak Vista No. 7A Plat, except as may be provided in Paragraph 4, Section 4.2.3 and Section 3.4.9 of the SunCrest Development Guidelines. Nondisturbance Areas as depicted on the Oak Vista No. 7A Plat shall be marked by construction fencing, colored tape or other means acceptable to the City of Draper on such Natural Lots prior to commencing construction to prevent incidental incursion into areas to be protected. Moreover, no building, fence, wall, Dwelling Unit or other Improvement shall be commenced, erected, maintained, improved, altered or made without the prior written approval of the Design Review Board as further described in Section 4.2.36 of the Declaration.