

WHEN RECORDED RETURN TO:

Mountain Home Development Corporation
3940 N. Traverse Mountain Blvd., #150
Lehi, Utah 84047



ENT 112964:2015 PG 1 of 6
JEFFERY SMITH
UTAH COUNTY RECORDER
2015 Dec 17 12:41 pm FEE 49.00 BY MG
RECORDED FOR TRAVERSE MOUNTAIN HOA

Space above for County Recorder's Use

**SUPPLEMENTAL DECLARATION TO
AMENDED AND RESTATED MASTER DECLARATION OF
COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATION OF
EASEMENTS FOR
TRAVERSE MOUNTAIN
A MASTER PLANNED COMMUNITY**

THIS SUPPLEMENTAL DECLARATION TO AMENDED AND RESTATED MASTER DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATION OF EASEMENTS FOR TRAVERSE MOUNTAIN (this "**Supplemental Declaration**") is made this 11th day of ~~October~~ ^{November}, 2015, by Mountain Home Development Corporation, a Utah corporation ("**Declarant**").

A. Declarant previously entered into that certain Amended and Restated Master Declaration of Covenants, Conditions, Restrictions and Reservation of Easements for Traverse Mountain, recorded as Entry No. 88194:2007 in the official records of the Utah County Recorder's Office (the "**Official Records**"), as may be amended or supplemented from time to time (the "**Master Declaration**").

B. Section 16.1 of the Master Declaration provides that Declarant may add to the real property encumbered by the Master Declaration all or any portion of certain real property designated as "Annexable Territory" by recording a supplemental declaration encumbering the portion of the Annexable Territory annexed thereby.

C. TM Residential, LLC, formerly known as NCP-Riverbend Residential, LLC ("**TM Residential**"), is the fee title owner of certain real property situated in the City of Lehi, County of Utah, State of Utah, known as Traverse Mountain Violetto Phase II (the "**Annexed Property**"), as such Plat (see Exhibit "A") is shown on the Official Records.

D. TM Residential previously entered in that certain Supplemental Declaration of Covenants, Conditions, and Restrictions and Reservation or Grant of Easements for Traverse Mountain Violetto Phase II, recorded as Entry No. 73559:2015 in the Official Records ("**Violetto Declaration**").

C. Declarant hereby desires to add additional property that is within the Annexable Territory (the "**Annexed Property**") as set forth in this Supplemental Declaration, and TM

Residential as the owner of the Annex Property is agreeable to such annexation pursuant to the terms of this Supplemental Declaration.

D. The Annexed Property is a subdivision consisting of approximately 30 lots and is described on Exhibit "A" attached hereto and incorporated herein.

NOW, THEREFORE, Declarant hereby provides as follows:

1. Defined Terms. Capitalized terms not otherwise defined herein shall have the meaning given them in the Master Declaration.

2. Extension of Comprehensive Plan. The Annexed Property is hereby submitted to all provisions of the Master Declaration and all provisions of the Master Declaration as modified by the Vialletto Declaration shall apply to the Annexed Property.

3. Description/Phases of Development. The Annexed Property is a single subdivision no portion of which is designated as a Phase or Phases by this Supplemental Declaration; but Phases may be designated later.

4. Land Classifications. The Annexed Property may be assigned to one or more of the land classifications described in Article XV of the Master Declaration, namely Residential Area, Multi-Family Area, Master Association Property, Common Area, Special Benefit Areas, and Neighborhoods.

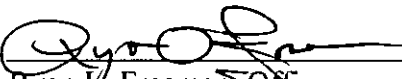
5. Special Benefit Areas. There are no services being provided to the Annexed Property that are above the standard level of service provided by the Master Association.

6. Master Declaration and Vialletto Declaration. The Master Declaration as modified by the Vialletto Declaration shall remain in full force and effect, as supplemented by this Supplemental Declaration.

IN WITNESS WHEREOF, this Supplemental Declaration is made by Declarant as of the date set forth above.

DECLARANT:

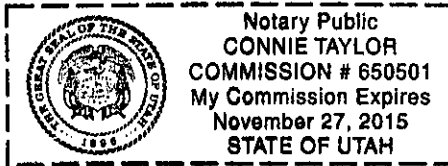
MOUNTAIN HOME DEVELOPMENT CORPORATION,
a Utah corporation

By 
Ryan V. Freeman, Officer

STATE OF UTAH)
) ss.
 COUNTY OF UTAH)

NOVEMBER 2015

On this 11 day of ~~October~~, 2014, personally appeared before me Ryan L. Freeman, who being by me duly sworn did acknowledge that he is an officer and authorized signer of Mountain Home Development Corporation, a Utah corporation, and who acknowledged to me that said company executed the foregoing Supplemental Declaration.



Connie Taylor
 Notary Public
 Residing at: Draper, Utah

By executing this Supplemental Declaration, the undersigned, as the Owner of the Annexed Property, hereby acknowledges and agrees to the recording of this Supplemental Declaration against the Annexed Property.

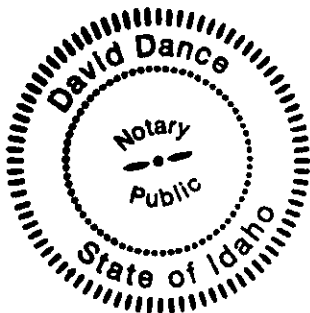
OWNER:

TM RESIDENTIAL, LLC, a Utah limited liability company

By: [Signature]
 James R. Dalton, Manager's President

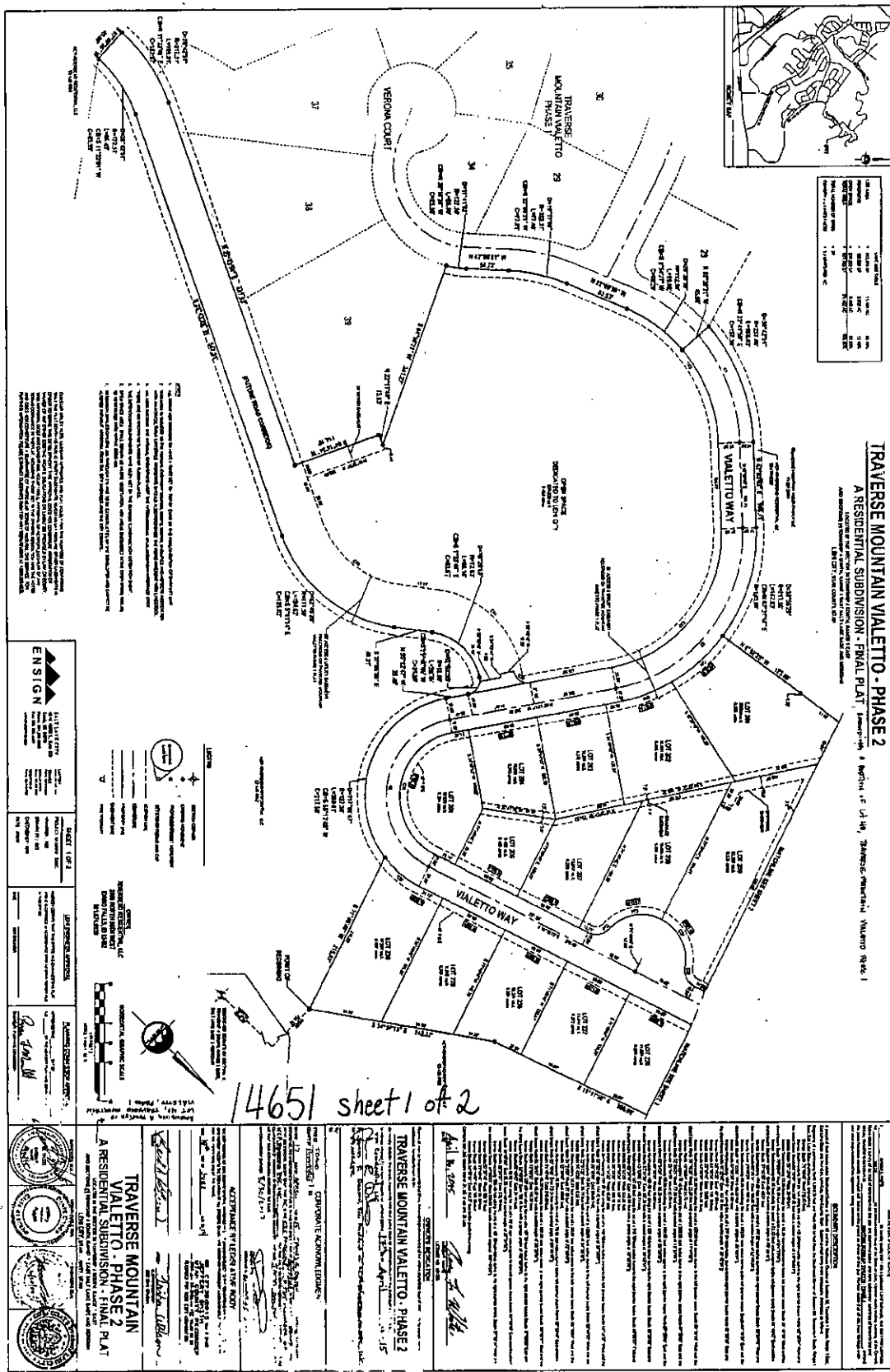
IDAHO
 STATE OF UTAH)
BONNEVILLE ss.
 COUNTY OF UTAH)

On this 7 day of December, 2014, personally appeared before me James R. Dalton, who being by me duly sworn did acknowledge that he is the president of the manager and authorized signer of TM Residential, LLC, a Utah limited liability company, and who acknowledged to me that said TM Residential, LLC executed the foregoing Supplemental Declaration.

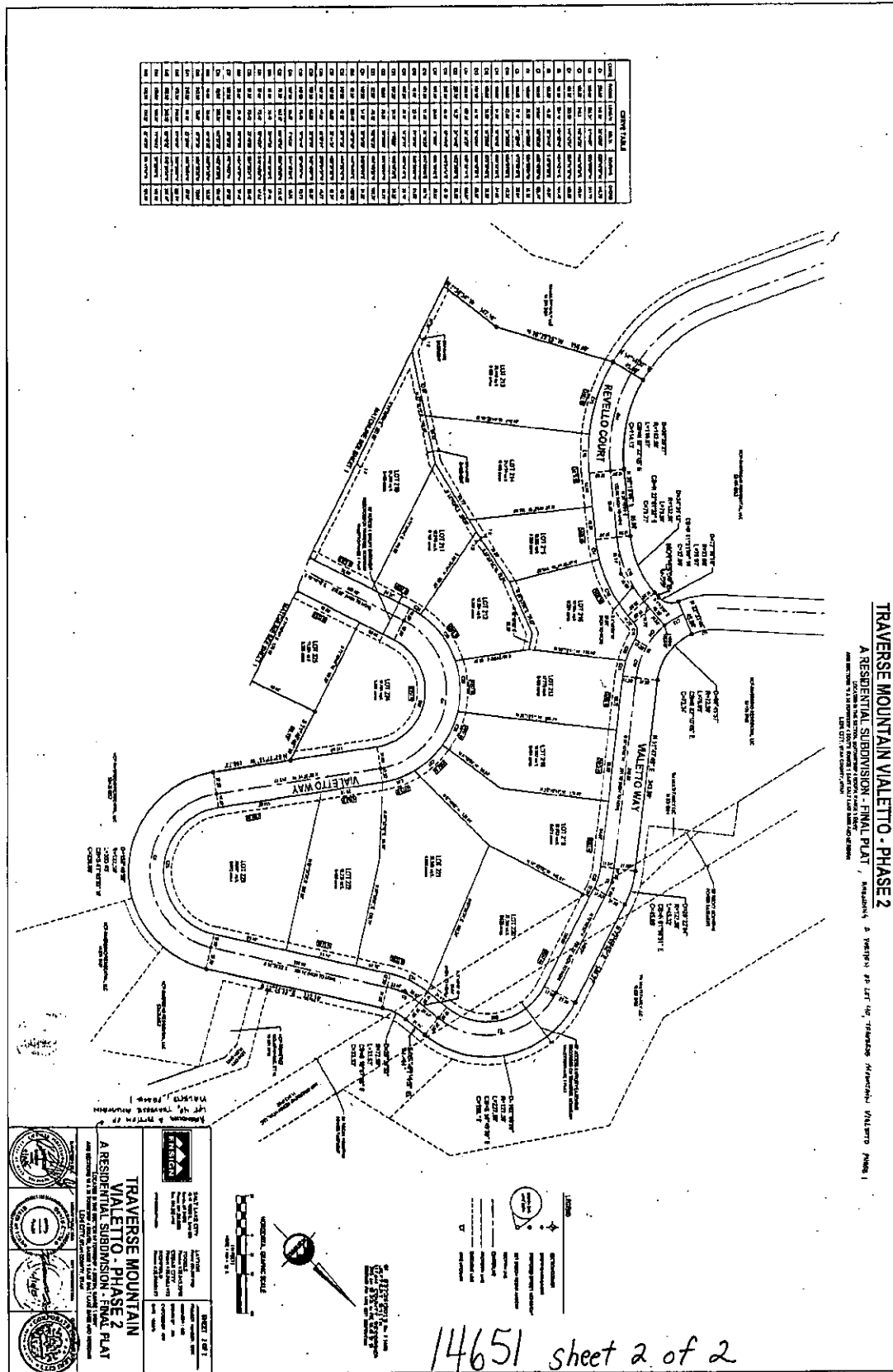


[Signature]
 Notary Public
 Residing at: BONNEVILLE COUNTY

Exhibit A



~~ENT 785591:2015 PG 20 of 20~~



TRAVERSE MOUNTAIN
VIALETTA - PHASE 2
A RESIDENTIAL SUBDIVISION - FINAL PLAT

14651 sheet 2 of 2