

EXHIBIT 3
COVENANTS, CONDITIONS
&
RESTRICTIONS

After Recording, Return to:
Eagle Mountain Links, LLC
Attn: Monte Kingston
4128 East Clubhouse Lane
Eagle Mountain, Utah 84005

NOTICE OF ADDITION OF REAL PROPERTY

This NOTICE OF ADDITION OF REAL PROPERTY TO DECLARATION OF COVENANTS (this "Notice") is given pursuant to Article II of that Declaration Of Covenants, Conditions & Restrictions Southmoor Subdivision Phase 1 (the "Declaration"). It is given for the purpose of subjecting certain additional real property (the "Additional Property") to the provisions of the Declaration. In furtherance of the purposes of this Notice and in compliance with the requirements of Article II of the Declaration, notice is further given as follows:

1. The Declaration was recorded in the records of the Utah County, State of Utah, Recorder's Office on 10 October 2007 as Entry No. 142250:2007, with a subsequent Amendment of Declaration of Covenants Conditions and Restrictions for Southmoor Subdivision Phase 1 (Amendment) recorded April 20, 2010 as Entry No. 31585:2010.
2. The provisions of the Declaration and Amendment shall apply to the Additional Property as set forth therein, subject to the following modifications which shall apply exclusively to the Additional Property.

SECTION 9.09. Association Annual Assessments. The estimated HOA dues for the Southmoor residents, as members of the Northmoor/Southmoor HOA will be \$51/monthly - \$21.50/month goes to the Ranches Master HOA and \$29.50 will go to the Northmoor/Southmoor HOA.

Current property manager for both HOA's is:

Sage Property Management
3688 Campus Drive
Suite 101
Eagle Mountain, Utah 84005
801-789-7900

3. A complete and adequate legal description of the Additional Property is as follows:

All of the Southmoor subdivision Phase 2 at Eagle Mountain, according to the official plat thereof on file in the Office of the Utah County, State of Utah, Recorder's Office.

4 Declarant's execution and recording of this Notice constitutes
Declarant's written consent to all of the foregoing.

IN WITNESS WHEREOF, Declarant has executed the foregoing Notice
this ____ day of July, 2010.

Eagle Mountain Links, LLC, a
Minnesota limited liability company

By: Mark R. Brennan
Its: Vice President

STATE OF UTAH)
 : ss
COUNTY OF _____)

The foregoing instrument was subscribed and sworn to before me this ____ day of
July, 2010 by Mark R. Brennan, the duly authorized vice president of Eagle Mountain Links,
LLC, a Minnesota limited liability company.

Notary Public for Utah