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**DAYBREAK**  
**Disclosure Statements for Homebuyers**  
**For 2026 Lake Island (All Plats)**

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## Disclosure Statements for Homebuyers:

1. Ownership of VP Daybreak Operations LLC
2. Development of Daybreak
3. No Guarantee of Property Value
4. Community Organization and Associations
5. Environmental Matters
6. Groundwater Monitoring Stations
7. Transportation Improvements and Access
8. Stormwater Drainage
9. Private and Public Parks, Trails and Open Space
10. Oquirrh Lake and the Watercourse
11. Downtown Daybreak
12. Trail System Proximity to Residential units
13. Aircraft Overflights
14. Nearby Agricultural Use
15. School Attendance Boundaries
16. Governmental Assessments and Charges
17. Water, Sewage and Other Utility Services
18. Telecommunications Services
19. Power Lines and Natural Gas Transportation Lines
20. No Guarantee of View
21. Earthquake Faults
22. Garages
23. Cluster Mailboxes
24. Parking
25. Accessibility Modifications
26. Alleyways
27. Private Rights of Way
28. Sewer Depth
29. Restriction on Residential Unit Rental Investors
30. Private Driveways
31. Waste Treatment and Other Facilities
32. City Governance
33. Radon Gas
34. Solar Power
35. Park Strip Trees

Buyer has read and understands the attached Disclosure Statements. Buyer acknowledges that Buyer's decision to purchase a residential unit in Daybreak is not based on any representation (other than those included in the Disclosure Statements), and Buyer has considered the possible effect of such matters in Buyer's decision to purchase. Buyer further acknowledges that no salesperson, employee, or agent of VP Daybreak Operations LLC (or any of its affiliates) has the authority to modify any representation included in the Disclosure Statements nor any authority to make any promise, representation, or agreement other than as contained herein. Buyer further acknowledges that it is purchasing a residential unit from and built by a builder and not from or by VP Daybreak Operations LLC (or any of its affiliates). Buyer further acknowledges that no salesperson, employee, or agent of such builder has the authority to modify any representation included in the Disclosure Statements or to make any promise, representation or agreement other than as contained herein. Buyer further acknowledges it has been afforded adequate opportunities to independently investigate all matters, issues and questions pertaining and/or relating to all aspects of the property and the residential unit and the purchase thereof, as well as to the matters contained or referred to in these Disclosures Statements and that said investigation and all such matters, issues and questions have been resolved to Buyer's satisfaction, or that Buyer has waived the same without reliance upon any representation made by VP Daybreak Operations LLC, and/or any of its parents, affiliates, employees, agents, salespersons, officers, and owners.

In certain cases, the information contained in the Disclosure Statements briefly summarizes certain additional documents. Such summaries are not intended to limit the disclosures or information contained in any other documents and reports made available to Buyer, or to provide a complete list of the information contained in such reports and documents. Buyer should carefully review and consider the full text of any such documents prior to purchasing a residential unit.

By signing below, you hereby acknowledge that you have read and understand the attached Disclosure Statements, including this Acknowledgement of Receipt Form, and that your decision to purchase a residential unit in the development known as "Daybreak" is not based on any representation concerning any matters other than as provided in these Disclosure Statements, that your decision to purchase is based on your own inspections and due diligence, and you hereby agree to the terms set forth herein:

Date: \_\_\_\_\_, 20\_\_\_\_

Buyers(s) \_\_\_\_\_

Builder Name: \_\_\_\_\_

Plat and Lot Number: \_\_\_\_\_

Defined Terms Used in Disclosure Statements

“Master Developer” shall mean VP Daybreak Operations LLC, VP Daybreak Devco LLC, and/or VP Daybreak Investments LLC, and its affiliates, successors, and/or assigns.

“Community Documents” shall mean, collectively, the Community Covenant, the Residential Covenant, the Commercial Covenant, and the articles of incorporation, bylaws, resolutions, rules and regulations of the Community Council, the Residential Association and the Commercial Association, as amended or supplemented from time to time. Community Documents shall also include the formation and governing documents of all other townhome, condominium, or other homeowners’ associations (each, individually, a “Sub-Association” or a “Neighborhood Association,” as defined in the Community Charter for Daybreak) within Daybreak, as may be applicable.

“Community Council” shall mean Daybreak Community Council, Inc. also known as LiveDaybreak.

“Community Covenant” shall mean the Covenant for Community for Daybreak and the articles of incorporation, bylaws, resolutions, rules and regulations of the Community Council, as amended or supplemented from time to time.

“Residential Association” shall mean the Daybreak Community Association, Inc.

“Residential Covenant” shall mean, collectively, the Community Charter for Daybreak and the articles of incorporation, bylaws, resolutions, rules and regulations of the Residential Association as amended or supplemented from time to time.

“Commercial Association” shall mean the Daybreak Village Association, Inc.

“Commercial Covenant” shall mean the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Daybreak Village and the articles of incorporation, bylaws, resolutions, rules and regulations of the Commercial Association, as amended or supplemented from time to time.

“City” shall mean South Jordan City, located in Salt Lake County, Utah.

I (We), \_\_\_\_\_ (and \_\_\_\_\_), by initialing the Disclosure Statements contained herein indicate that I (we each) have read and understand each corresponding Disclosure Statement and acknowledge and agree that my (our) decision to purchase a residential unit in Daybreak is not based on any representation other than as provided in these Disclosure Statements.

1. **Ownership of VP Daybreak Operations LLC.** In 2001, Rio Tinto Kennecott began planning and obtaining approvals for the Daybreak master-planned development project (“Daybreak”). Subsequently, a number of entities, including, without limitation, Master Developer, have developed the Daybreak project in accordance with such approvals. Generally, as can be confirmed by each respective plat, plats recorded before July 15, 2016 were recorded by Rio Tinto Kennecott, and plats recorded after July 15, 2016 are recorded by Master Developer.

Acknowledged by: \_\_\_\_\_

2. **Development of Daybreak.** The Daybreak project encompasses approximately 4,100 acres and is being developed in phases. As part of the development process, Master Developer prepares and records final subdivision plats subdividing the phases of Daybreak into individual building lots, commercial or community parcels, or condominium units. Once a final subdivision plat is recorded, Master Developer may sell the platted lots or platted unconstructed condominium units in that phase to builders. After a builder purchases the lots or unconstructed condominium units, the builder will construct the homes or townhomes or condominium units (each a “residential unit”) and will sell the completed residential units to respective buyers. The Daybreak Lake Island phase is located in an area referred to as Village 4 of Daybreak and is included within the subdivision plat entitled “Kennecott Daybreak Village 4 (East & West Plats) Subdivision,” also known as “The Island.” As currently planned, each phase of Daybreak may contain significant numbers of single family and multi-family residential units. As development of Daybreak continues, each phase (including The Island) may also include a significant mix of other land uses including parks, recreational facilities, churches, schools, retail, office and commercial, and industrial uses, which will be intermingled with residential properties. **The plan for Lake Island currently includes or is near non-residential, multi-family, or mixed-use parcels, including specifically townhomes, apartments, condominiums, and civic, commercial, educational, religious, retail and office uses. Different uses may be constructed at different times.** For example, in The Island and other areas, initially, a majority of the development may be single family-residential units. The development of the single-family residential units in The Island may also include the development of multi-family residential units, and the construction of schools, churches, commercial, retail and/or office spaces. Accordingly, Buyer should be aware that the single-family residential units within The Island may be adjacent to or located near other uses once The Island is fully developed. Buyer should expect that single-family residential units, as the predominate characteristic of the initial development of The Island, may change over time as the different use parcels in this area are developed. Buyer should further expect that the development of these different use parcels may impact current views, shade, perceived privacy, and amount of traffic in and around The Island.

Development of Daybreak is ongoing. Master Developer’s plans for uncompleted current phases and future phases of Daybreak may change depending on a variety of factors, including market factors, requested City or other governmental approvals, and/or the results of ongoing studies and planning. Although Master Developer plans to develop Daybreak as planned, because of the possibility of potential changes, the decision to purchase a residential unit within the Daybreak Lake Island development should not be based on any expectation that the proposed residential, recreational, or other planned portions of Daybreak will be developed as currently planned. Master Developer makes no representations regarding the future development of Daybreak or the uses that will be made of land within or around Daybreak. In connection with the future development of Daybreak, Buyer should expect that there will be ongoing construction activities related to such development.

Acknowledged by: \_\_\_\_\_

3. **No Guarantee of Property Value.** Master Developer makes no representations regarding protection of or guarantee of property values for any residential unit or other property within Daybreak. Master Developer does not build the residential units within Daybreak, they are built by independent builders. Failure by a builder to properly construct your residential unit could lead to diminution in its value. In addition, there are many other factors that influence a particular residential unit’s value such as style trends, micro and macro-economic

factors, nearby development, homeowner lawsuits, and other factors beyond the control of Master Developer or the Residential Association.

Acknowledged by: \_\_\_\_\_

4. **Daybreak Community Organization and Associations.** Daybreak is located in the City of South Jordan, which will politically govern Daybreak and will provide many typical municipal services to Daybreak residents. To help establish a unified, overall administration of Daybreak, Daybreak will also be governed by certain governing documents, councils and associations. Such documents include the Community Documents. Copies of these documents will be made available to you, and you may arrange with Master Developer or your builder to view copies of these documents at [www.MyDAYBREAK.com](http://www.MyDAYBREAK.com).

As the owner of a residential unit in Daybreak, you will automatically become a member of the Residential Association. The Residential Association may own, maintain and operate various common areas for the use and benefit of Daybreak residents, and may own, maintain and/or operate Daybreak's secondary water system. The Residential Association is also responsible for enforcing community-wide standards of use, maintenance and architecture and other design standards and protective covenants, conditions, restrictions, easements, liens, and charges as described in the Residential Covenant. The Residential Association is organized and operates as a Utah nonprofit corporation and is governed by a board of directors (the "Board") and officers. The Board establishes the policies and rules and the officers implement those policies and perform other specific duties assigned by the Board. During the Development and Sale Period (defined in the Community Covenant), Master Developer will appoint a majority of the Board members. Eventually, the entire Board will be elected by and from the existing homeowners.

In order to maintain the high standards that make Daybreak a desirable place to live, the Residential Association has established rules and procedures, as set forth in the Residential Covenant, restricting certain uses of your property. These restrictions address such things as leasing, parking, pets, recreational uses, design guidelines, and landscaping limitations. Current rules and regulations are available online at [www.MyDAYBREAK.com](http://www.MyDAYBREAK.com).

Select commercial and other non-residential uses may be integrated with Daybreak's residential community. Such uses, including retail, office, religious, civic, educational, and industrial uses, are governed by the Commercial Covenant. The Commercial Covenant establishes a governance structure and a system of standards and procedures for the development, expansion, administration, maintenance, and preservation of various commercial and other non-residential properties and common areas within Daybreak. The Commercial Covenant also establishes the Commercial Association to own, operate and/or maintain various common areas and community improvements in connection with the commercial development within Daybreak and to administer and enforce the Commercial Covenant.

The Community Covenant establishes the Community Council (aka LiveDAYBREAK) to foster a sense of community within Daybreak, and to initiate programs, activities, and services. The Community Council may also own various common areas for the use and benefit of Daybreak property owners. The Community Council is organized and operates as a Utah nonprofit corporation and is governed by a board of directors and officers. During the Development and Sale Period (defined in the Community Covenant), Master Developer will appoint a majority of the board members. Eventually, the entire board will be elected by and from the existing Daybreak property owners.

Pursuant to the Community Documents, various fees and assessments may be imposed upon Buyer by the Residential Association and/or the Community Council. These fees may include base assessments, service area assessments (including assessments for bulk internet and other telecommunication services), a working capital contribution, **and an assessment upon transfer of a residential unit (up to one-half of one percent of the gross sales price for most transfers) paid by the seller**, which fees shall be in an amount sufficient to cover the services provided by the Residential Association and/or Community Council. The base assessment payable by residents in the Island pursuant to the Residential Covenant is currently **\$144.50 per month** (which includes current charges of \$33.00 for Quantum Fiber internet and data-related services). This amount has been established by Master Developer and may not reflect the actual costs and expenses of the Residential Association in performing its present and future obligations and functions and it is likely that assessments will be higher in the future as those functions are implemented and expanded and the amount of such costs and

expenses are fully reflected in such assessments. Therefore, this amount is subject to change and additional base, service or other assessments may be otherwise charged to Daybreak residents pursuant to the Community Documents governing the community organization within Daybreak. Generally, these fees and assessments are payable to and collected by the Residential Association or the Community Council. These fees and assessments will be used to cover the Residential Association's and the Community Council's ongoing expenses associated with the ownership, maintenance and operation of various common areas throughout the development and other required or appropriate functions and may include the capital and operating costs associated with acquiring and maintaining water rights, delivering secondary water to Daybreak, and the acquisition, construction, ownership, maintenance, and operation of such delivery system and Daybreak's secondary water system, including Oquirrh Lake and other water bodies within the community and Daybreak's secondary water system.

Certain portions of The Island may include townhome and condominium-style lots or units. Such lots or units will be subject to and governed by additional covenants, conditions, restrictions, easements, liens, charges, assessments and associations. Purchasers of townhome or condominium-style lots or units in The Island will be provided an additional set of disclosure statements regarding issues unique to owning such lots or units within Daybreak.

The Community Documents set forth various design guidelines and architectural standards to maintain the aesthetic appeal of Daybreak. Such guidelines and standards may restrict your ability to make certain changes to your property and exterior of your residential unit. The Community Documents contain more detail on these guidelines and standards.

For more information concerning the Residential Association or any information referred to in this Disclosure Statement, please refer to the Community Documents, copies of which have been made available to you or are available online at [www.MyDAYBREAK.com](http://www.MyDAYBREAK.com).

Acknowledged by: \_\_\_\_\_

5. **Environmental Matters.** The Island lies in the northeast corner of what was known as the "Kennebott Utah Copper South Jordan Evaporation Pond" area. Historically, these evaporation ponds were used to store and evaporate storm water runoff, lime treated waters, and mine waters originating from the Bingham Canyon Copper Mine and the surrounding watershed. In 1989, Kennecott Utah Copper was purchased by Rio Tinto, a worldwide leader in the mining industry. Following completion of certain studies, clean-up activities for the ponds began in June 1994 and were completed in late 1994 pursuant to a plan approved by the Environmental Protection Agency. At that time the "ponds" were dry and consisted of settled sediment. As part of the clean-up, Kennecott Utah Copper removed some of the pond and associated canal sediments to an off-site repository and consolidated the remaining material into a "North" consolidated area and a "South" consolidated area. After this consolidation was completed, the entire South Jordan Evaporation Pond area was capped with between 1 and 5 feet of fill material and 10 inches of topsoil. On its own initiative, Master Developer has moved the consolidated sediments from the North and South consolidated areas to an off-site repository.

Approximately the eastern half of The Island previously contained evaporation ponds, which were used to store pond sediments and treat sludge prior to the clean-up efforts detailed above. The rest of The Island consisted of areas not used as evaporation ponds.

The 1994 South Jordan Evaporation Pond consolidation activities, which affected The Island, were performed pursuant to an EPA-approved plan. Upon completion of the clean-up project, in 2001 the EPA issued a Record of Decision that recognized the proposed future use of the area for construction of a planned community with low and high density residential, commercial and industrial development. The Record of Decision stated that no further action at the ponds was needed or required. Testing conducted on the remaining site soils after the pond sediments were removed indicated that clean-up efforts surpassed EPA-approved project clean-up goals with respect to concentrations of lead and arsenic, with the exception of one sample that was slightly above the approved clean-up goal with respect to arsenic only (the lead level was below the clean-up goal). The area of the sample that was slightly above the clean-up goal for arsenic was subsequently further tested and a second sample above the clean-up goal was detected. Approximately 1,600 cubic yards of soil in the vicinity of this sample were removed and disposed of at an off-site location. Sampling done after this soil removal showed arsenic

concentrations below the clean-up goal. Testing therefore indicates that concentrations of lead and arsenic are within commonly established clean-up levels for residential development in the Salt Lake Valley.

Additionally, sulfates, lead, arsenic, and other metals migrated into the groundwater lying 100 feet to 300 feet beneath portions of Daybreak. While such sulfate, lead, arsenic and other metals in the groundwater may render the underground water undrinkable, they do not pose a health or safety concern or threat to individuals who may work, live, or recreate in Daybreak. Kennecott Utah Copper, the State of Utah, and the EPA have initiated a plan to pump and treat groundwater from the impacted area. Some of the treated water is currently sent to the Jordan Valley Water Conservancy District.

Due to the presence of elevated sulfate concentrations, some of the soils may be corrosive and/or conductive, which means the affected soils could cause damage to metal objects and/or certain types of concrete located in the ground. Further, the sulfates may make it difficult for certain types of plants to grow in the affected soils. Soils that are corrosive to concrete are typically addressed during construction by utilizing an appropriate concrete mix.

Some of the soils in The Island are acidic or alkaline. Acidic or alkaline soils can affect healthy plant growth.

Acknowledged by: \_\_\_\_\_

6. **Groundwater Monitoring Stations.** Testing of sulfate-impacted groundwater is managed by Kennecott Utah Copper and results are regularly reported to the Environmental Protection Agency. Monitoring stations are located throughout Daybreak and the west side of Salt Lake Valley. The Monitoring Stations are located in parks, open space and streets. Testing occurs two times per year, or as may be required by appropriate officials. Testing equipment includes a pickup with a pump attached. One of the tests includes expelling approximately 500 gallons of clean water into an adjacent storm drain or on lawns in the area.
7. **Transportation Improvements and Access.** The Island can be accessed from South Jordan Parkway, 10200 South Street and from extensions from 10400 South Street, west of Bangerter Highway. Daybreak may also be accessed from 11400 South Street and 11800 South Street. In addition, areas near and within Daybreak are accessible from the Mountain View Corridor which runs approximately one and one-half miles west of The Island. The Utah Department of Transportation (UDOT) is using a phased construction approach for the Mountain View Corridor designed to balance transportation needs with available funds. Initial construction includes two lanes in each direction with signalized intersections and biking and walking trails. Possible future construction phases will build out the remainder of the corridor by converting intersections to interchanges and adding inside lanes to achieve a fully functional freeway. The Mountain View Corridor may eventually be a 35-mile freeway from I-80 in Salt Lake County to S.R. 73 in Utah County. These improvements may not be constructed for a number of years, and the nature of the facilities may change from those currently contemplated by transportation agencies. Master Developer has no control over the timing, phasing or funding of the construction of the Mountain View Corridor, as it is owned, designed, operated, and maintained by the Utah Department of Transportation.

The Utah Transit Authority operates a light rail extension that services the Daybreak area. Any planned transportation improvements in the Daybreak vicinity may cause increases in noise, traffic and other associated impacts on Daybreak residents.

Furthermore, Utah Transit Authority has completed a feasibility study to identify a transit project to extend the Mid-Jordan TRAX Line in South Jordan to Riverton, Herriman, Bluffdale and Draper. The City has identified a preferred route of Duckhorn to Mountain View Corridor. This extension would connect the Mid-Jordan TRAX line and the Draper Frontrunner station. This plan has not been finalized nor does it have funding.

Acknowledged by: \_\_\_\_\_

8. **Stormwater Drainage.** Daybreak has a stormwater drainage system designed to retain and discharge into the ground all stormwater drainage resulting from up to a 100-year storm. To allow efficient stormwater drainage and to facilitate the development's stormwater system, some lots (as denoted on the subdivision plat) are required to allow adequate stormwater drainage across the rear and side sections of such lots, which, among other things, may limit the types of fencing or improvements allowed.

Acknowledged by: \_\_\_\_\_

9. **Private and Public Parks, Trails and Open Space.** As currently planned, Daybreak will offer a variety of public and private parks, trails and open space areas totaling up to approximately 20% to 25% of Daybreak. These areas may include streetscapes, school fields, university or college campus open spaces, water amenities, etc. Some of these areas, including the major trails, Oquirrh Lake, and certain parks, may be open to the general public, while others may be limited to use by Daybreak residents. Construction of parks and trail facilities within Daybreak will be phased in conjunction with residential development or as required by agreements with public agencies. The existence, size, location and nature of proposed amenities, such as parks, trails, and open space areas, may change over the course of development depending on certain factors, such as market factors, governmental approvals and the results of ongoing studies and planning. Ultimate ownership, use, operation and maintenance of the various parks, amenities, trails and open spaces are yet to be determined and such areas may be owned, operated and/or maintained by Salt Lake County, the City, the Residential Association, the Community Council, or a special district (which is a type of local governmental agency). It is currently anticipated that the City may eventually own, operate and maintain various other parks in Daybreak and allow public access thereto. The cost of operating and maintaining any such areas or facilities may be borne by, and/or shared among the City, the Residential Association, the Community Council and/or one or more special districts, and may be paid for by the homeowners through fees and assessments paid to the Residential Association, the Community Council and/or the special district.

Acknowledged by: \_\_\_\_\_

10. **Oquirrh Lake and Related Amenities.** Master Developer created and conveyed to the Residential Association a man-made lake adjacent to Village 4 known as "Oquirrh Lake". The lake covers approximately 65 acres of water surface with surrounding open space and recreation areas, and may be used for fishing, boating, and other recreation around its shoreline, subject to rules promulgated and enforced by the Residential Association. Swimming may not be permitted in the lake. The lake shoreline varies in appearance from developed/urban to natural. The lake is currently lined with a high-density polyethylene liner and varies in depth from approximately 8 to 16 feet. All or a portion of the water used to operate and maintain the lake and related amenities, including landscaping, is supplied by a special district or a private water company. The capital and operating costs associated with the supply and distribution of such water (including such costs of the secondary water system within Daybreak, and such costs associated with using, procuring, pumping and conveying such water to Daybreak) may be borne by the Residential Association, and/or the Community Council (and included in its/their fees and assessments). Other planned water amenities may include a boat marina. Through the course of development, the proposed existence, design and uses of the lake, or any phase thereof, and such other water amenities, may change.

**All Lake Island residents will be subject to an additional benefitted assessment fee billed with their monthly Residential Association assessments that covers the operation and maintenance of additional amenities benefitting Lake Island and enhanced maintenance of The Island's shoreline. The current amount of this fee is \$41.25. Fees are subject to change periodically per the Residential Association's governing documents.**

Another water amenity, the Beach Club, is located at 4690 W. Daybreak Parkway South Jordan, Utah 84009. The Beach Club is owned and operated by the Residential Association and serves as the main location where the Residential Association stores, maintains, and rents boats to Daybreak residents for day use. This may impact foot traffic and parking in the area.

A water amenity known as "the Watercourse" is currently under phased construction for an area west of the Mountain View Corridor and is anticipated to be owned and maintained by the Residential Association. This water amenity is anticipated to be a river-like area with roughly a mile-long channel and several small bays. It will be lined with a polyethylene or equivalent material, and depths will vary. All or a portion of the water used to operate and maintain the Watercourse and related amenities, including landscaping, is supplied by a special district or private water company. The capital and operating costs associated with the supply and distribution of such water (including such costs of the secondary water system within Daybreak, and such costs associated with

using, procuring, pumping and conveying such water to Daybreak) may be borne by the Residential Association, and/or the Community Council, and included in their fees and assessments.

It is anticipated that a boathouse will be located adjacent to the Watercourse for residents to rent watercraft for use on portions of the Watercourse. Swimming is not permitted in the Watercourse.

Due to the complex nature of this project, there are many factors involved in the process from pre-construction planning to ultimate completion including approvals from outside regulatory agencies that must be obtained and could impact the timing, scope, scale, and allowable uses in and around the amenity. As a result, the ultimate character and size of the amenity may vary from initial plans shared with the public. Residents in the vicinity of Oquirrh Lake and the Watercourse may be subject to Residential Association, or similar association, regulations governing, among other things, use of phosphorus fertilizers, car washing, leaf and dog waste disposal and installation of impermeable areas (such as parking spaces or patios) in order to promote the long-term water quality of these community water bodies.

Acknowledged by: \_\_\_\_\_

11. **Downtown Daybreak.** Master Developer has planned an urban-like area approximately one and one-half miles west of The Island. It will be completed in phases, and may take many years to be completed. The plan for Downtown Daybreak currently includes non-residential, multi-family, and mixed-use parcels, including specifically townhomes, apartments, condominiums, and civic, commercial, educations, religious, retail and office uses. Different uses may be constructed at different times. Current plans for Downtown Daybreak include an entertainment district that will include a minor-league baseball stadium. The higher densities and multiple uses in and around Downtown Daybreak may cause increases in construction activity, noise, traffic and other associated impacts on Daybreak residents.

Master Developer reserves the right, at its sole discretion, to promulgate additional covenants, conditions, and restrictions governing Downtown Daybreak at any time. Due to the complex nature of this project, there are many factors involved in the process, from pre-construction and phased planning to ultimate completion, including approvals from outside regulatory agencies, that must be obtained and could impact the timing, scope, scale and allowable uses in and around Downtown Daybreak. As a result, the ultimate uses, character and size of Downtown Daybreak may vary from initial plans shared with the public.

Acknowledged by: \_\_\_\_\_

12. **Trail System Proximity to Residential Units.** As an integral part of the community plan of Daybreak, there is a trail system which is open to the public adjacent to the Oquirrh Lake shore line. Certain lots are located next to “lake trail system access points”. Some homes will have outdoor living space adjacent to the trails. Additionally, some home types in The Island are built with front doors that are accessed via trails or common sidewalk areas. Fencing restrictions apply including, without limitation, height, design and materials.

Acknowledged by: \_\_\_\_\_

13. **Aircraft Overflights.** Daybreak is located approximately 14 miles south of the Salt Lake International Airport. The Salt Lake International Airport’s airfield currently consists of 3 air carrier runways and a general aviation runway. One of the Salt Lake International Airport’s flight paths is located above Daybreak and planes routinely fly in the airspace above Daybreak as they descend and ascend to and from the airport. In addition, Daybreak may be subject to overflights from private and military planes and helicopters from “Airport No. 2,” located approximately 3 miles north of Daybreak.

Acknowledged by: \_\_\_\_\_

14. **Nearby Agricultural Use.** Some land adjacent to or within Daybreak is currently being used for agricultural purposes and/or may be used for agricultural uses in the future. Such use may continue in the undeveloped areas surrounding or within Daybreak until such time as development occurs. This may result in agricultural-use

activities occurring near The Island, which could generate from time to time impacts on residents, including without limitation, those resulting from agricultural-use generated dust, odor and noise.

Acknowledged by: \_\_\_\_\_

15. **School Attendance Boundaries**. The Island is currently located within the boundaries of the Jordan School District. As of the date of this Disclosure Statement, children residing within The Island may attend the following schools:

Charter School (K-8)	Early Light Academy 11709 S. Vadania Drive South Jordan, Utah 84009
Charter School (6-12)	American Academy of Innovation 5410 W. South Jordan Parkway South Jordan, Utah 84009
Elementary (K-6):	Daybreak Elementary School 4544 W. Harvest Moon Drive South Jordan, Utah 84009
	Eastlake Elementary School 4389 W. Isla Daybreak South Jordan, Utah 84009
	Golden Fields Elementary 10252 S. Split Rock Drive South Jordan, Utah 84009
	Bastian Elementary School 5692 W. American Park Drive Herriman, Utah 84096
	Aspen Elementary School 11189 S. Willow Walk Drive South Jordan, Utah 84009
Middle (7-9):	Copper Mountain Middle School 12106 S. Anthem Park Boulevard Herriman, Utah 84096
High (10-12):	Herriman High School 11971 S. 6000 W. Herriman, Utah 84096

Jordan School District redefines the boundaries for high school, middle schools and elementary schools from time to time. For the most current information regarding Jordan School District and the schools that children residing in Daybreak may attend, please contact the Jordan School District at [www.jordandistrict.org](http://www.jordandistrict.org).

Living in Daybreak does not guarantee admission to the Early Light Academy or American Academy of Innovation charter schools. Admission to charter schools is outside of the control of Master Developer. For more information about admission, Buyer should contact the school(s) directly.

Daybreak Elementary School shares certain adjacent community facilities with a community recreation center, including a gymnasium, a cafeteria and a stage. The Residential Association owns and operates the

recreational center. The Residential Association's costs and expenses related to operating and maintaining the center are paid for through base assessments.

Acknowledged by: \_\_\_\_\_

16. **Governmental Assessments and Charges.** In addition to county property taxes, assessments, and other special taxes affecting your residential unit, your property tax bill may also contain other assessments and charges imposed by state and local governmental agencies (including special districts and public improvement districts) from time to time. No representation is made as to the extent to which any assessment or charge may be imposed, or increased, in the future. Each residential unit owner and builder will be responsible for confirming the amounts applicable to their property by contacting the applicable entities.

Acknowledged by: \_\_\_\_\_

17. **Water, Sewage and Other Utility Services.** Culinary water service to Daybreak is being provided by South Jordan City, which purchases the water from the Jordan Valley Water Conservancy District. All or a portion of Daybreak's parks, open spaces and streetscapes may be served by a secondary water system. A special district or a private water company may own and/or distribute water to the secondary water system. Homeowners may directly or indirectly pay for capital and operating costs associated with the supply and distribution of such water (including such costs of the secondary water system within Daybreak, and such costs associated with using, procuring, pumping and conveying such water to Daybreak) through assessments or fees charged by the Residential Association, Community Council, a special district and/or another utility provider. The sewer-treatment facility servicing Daybreak is the South Valley Water Reclamation Facility, located at 7495 South 1300 West. The South Valley Water Reclamation Facility is owned and operated by five agencies including West Jordan City, Midvale City, Sandy Suburban Sewer District, Salt Lake County Sewer District #2, and South Valley Sewer District, which collects the sewage. Snow removal on city streets of Daybreak will be performed by the City; provided, however, that for an indeterminate amount of time, snow removal from certain alleyways within The Island may be performed by or on behalf of a Sub-Association and paid for by the applicable Sub-Association or by the Residential Association and paid for by service area assessment to those residents in the benefitted service area. Electricity, natural gas, telephone, and other typical utility services will be provided by utility companies or other service providers presently serving or expanding to provide services to Daybreak. Additionally, Lake Island utilizes sewer lift stations that are located on the Island and are owned and operated by the South Valley Sewer District. The purpose of these sewer lift stations is to pump sewage off the Island back to the sewer mainline. The pumps are located in small structures at either end of the Island. These lift stations, at times, may create noise or emit some odors. The lift stations may require maintenance crews to respond to an emergency 24 hours per day which may create a temporary inconvenience for residents. **All Island residents will pay an additional fee of \$13 on their monthly sewer bill to cover the operation and maintenance of these lift stations. This amount is subject to change.**

Acknowledged by: \_\_\_\_\_

18. **Telecommunication Services.** Residential units constructed in The Island are being pre-wired to receive high speed internet and data and certain other services over a fiber optic network provided by Quantum Fiber. The Residential Association has entered into a bulk services agreement with Q Fiber, LLC or its affiliates, licensees or assigns ("Quantum Fiber") to provide, for a limited number of years, certain internet and data services and inside wiring maintenance and Buyer will be assessed a certain amount by the Residential Association to pay for such services. The bulk services agreement may be extended or renewed in the future by the Residential Association. Buyer is responsible to contact Quantum Fiber to activate such internet and data services. Although residents of Lake Island are not obligated to receive such services from Quantum Fiber, it is intended that residents who purchase a residential unit that is pre-wired to receive high speed internet and data services will be assessed for such high-speed internet and data services even if they elect not to activate or receive such services from Quantum Fiber. Buyer may subscribe to additional Quantum Fiber services on an individual subscriber basis. In addition, if Buyer subscribes to the high-speed internet and data services provided by Quantum Fiber, Buyer, at its cost, will be responsible for the upkeep and replacement of the UPS unit battery installed at Buyer's residential unit. The bulk services agreement provides certain restrictions on price increases and certain performance standards for the bulk billed internet and data service and inside wiring maintenance. Except to the extent provided in the bulk services agreement, the Residential Association has no control over

the rates charged by Quantum Fiber for any services or the quality or content of such services. Master Developer also does not have control over the rates or quality of content of any Quantum Fiber services, including the bulk billed internet and data services. Master Developer makes no representations or warranties regarding the continuity, quality, content or speed of such internet and data services. For additional information, Buyer is encouraged to contact Quantum Fiber directly.

In connection with the installation, maintenance and repair of the fiber optic network serving The Island, residents may experience service outages and other service and non-service-related disruptions (including construction noise and traffic).

Buyer is responsible to contact Quantum Fiber or another service provider for the provision of telephone service (local and long distance) and/or internet/cable television services to Buyer's residential unit.

Acknowledged by: \_\_\_\_\_

19. **Power Lines and Natural Gas Transportation Lines.** Two major high voltage power lines that run side by side are located approximately one and one-half miles west of The Island. The power line corridor runs generally from approximately 5900 West and 10200 South in a north-south direction to approximately 10800 South where it then runs generally in a south-southeast direction to approximately 5100 West and 11800 South. The larger line is a 345,000-volt steel tower line and the smaller line is a 138,000-volt wood pole line. Additional and larger power lines could be built within this same corridor, described above, in the future. Additionally, an electrical substation is located in the center of the southern boundary of Daybreak. This substation is used to transform power from the large power lines described above for use in residential neighborhoods. For further information regarding the power lines, substation, or regarding electromagnetic fields that may be generated by electric power lines, please contact Utah Power, which owns and operates the power lines and substation. Additionally, there are two large 36" diameter natural gas transportation pipelines that run side by side and are located along the power corridor described above. A third such line is being considered for installation along the power line corridor described above. These lines are contained within existing easements, are generally below ground, and are located in or near the power line corridor described above and the Mountain View Corridor.

Acknowledged by: \_\_\_\_\_

20. **No Guarantee of View.** Although any individual lot or condominium unit may enjoy some view potential, Master Developer makes no representations whatsoever concerning the view, if any, a particular lot or condominium unit may enjoy. There are no express or implied easements appurtenant to any residential unit for view purposes, or for the passage of light and air over another lot. Furthermore, the payment of any "premium" for a residential unit is based solely on the location of the residential unit and does not create a representation, express or implied, concerning the view the residential unit may enjoy. Any view that a residential unit may enjoy as of the date of purchase may be impaired or affected by the installation or removal of trees and other landscaping, the growth of landscaping, and the construction of residential units or other buildings, fences, walls and other improvements in Daybreak.

Acknowledged by: \_\_\_\_\_

21. **Earthquake Faults.** Land within Salt Lake Valley (including Daybreak) is subject to earthquake hazards of varying degrees depending on the nature, proximity and activity of nearby earthquake faults and/or liquefaction zones, and has the potential for strong ground motion due to fault activity, particularly from the Wasatch Fault, which runs along the eastern portion of the Salt Lake Valley.

Acknowledged by: \_\_\_\_\_

22. **Garages.** With respect to residential units that include a vehicle garage, Buyer may have some difficulty parking certain vehicles in the garage of the plan or style of residential unit that Buyer has purchased. Buyer is urged to carefully review the specific garage and garage door sizes of Buyer's selected plan or residential unit style with the builder with respect to the height, width, and depth of the vehicle that Buyer intends to park in the garage, including a comparison of the garage and garage door opening to the size of Buyer's vehicle with the

vehicle doors and trunk/liftgate open. Master Developer makes no representations with regard to any residential unit garage constructed by any builder and Master Developer is not responsible for, or bound by, any statement or agreement by a builder, salesperson, or agent relating to the size of garages representing that a prospective Buyer's vehicle will "fit" in any garage. Further, Master Developer is not responsible for damage or injury to any residential unit, any person, and/or any personal property or vehicle arising in any way from the size of the garage and/or garage door.

Acknowledged by: \_\_\_\_\_

23. **Cluster Mailboxes**. The United States Postal Service (USPS) may require the use of cluster mailboxes for efficiency of mail service. Master Developer has no control over the location, size and grouping of such mailboxes and/or the commencement of mail delivery service. Buyer should also be aware that keys for his/her/their individual mailbox often may only be obtained from the local post office. For further information, please contact your local post office.

Master Developer, the Residential Association, and/or any builder, do not own these mailboxes and are not responsible for any costs associated with the maintenance or replacement of the mailboxes. Any costs associated with the maintenance, repair, or replacement of these mailboxes are the responsibility of the residents who use the mailbox.

Acknowledged by: \_\_\_\_\_

24. **Parking**. To facilitate snow removal, a South Jordan City ordinance restricts and regulates parking on public streets per Municipal Code 10.20.010. When a snow event results in the accumulation of one inch or more of snow, parking in the right of way is only allowed on the side of the street with even building numbers for 24 hours after the end of the snow event. Exceptions will be made for loading and unloading for no more than 30 minutes. South Jordan City may amend its parking ordinances in the future, and it is Buyer's responsibility to learn of and comply with any operative changes or modifications to such ordinances. More information can be found at [www.sjc.utah.gov](http://www.sjc.utah.gov).

Streets in Daybreak are designed to be narrow as a traffic calming technique and to enhance a sense of community. There may be significant numbers of cars parked on Daybreak streets. In addition, the Community Documents may impose significant additional restrictions on parking within Daybreak.

Acknowledged by: \_\_\_\_\_

25. **Accessibility Modifications**. Builders within Daybreak are encouraged to facilitate modifications to their respective housing product to accommodate persons with disabilities. Model homes within Daybreak may have been modified to demonstrate some or all of these features. Such modifications may, however, require additional costs and expenses and may raise the price of a particular home. In addition, it may not be possible to modify a particular housing product on a particular lot or on a particular building level. Master Developer makes no representations regarding the availability or feasibility of any modifications to a residential unit to accommodate disabilities. Buyers are encouraged to discuss any such modifications with the builder.

Acknowledged by: \_\_\_\_\_

26. **Alleyways**. Roadways within The Island of Daybreak generally include a combination of public streets and various private alleyways, which are narrower and less accessible than typical public streets. The City does not maintain the private alleyways within The Island and such maintenance shall be performed by the Residential Association or applicable Sub-Association, if any, or other provider. Certain lots within The Island may be subject to additional liens, charges, assessments, and service areas to provide and pay for maintenance and repair related to said private alleyways. In addition, certain residential units within The Island do not front a typical public street. Such residential units are typically accessible through one of the private alleyways located within The Island. Some alleyways may be owned by owners' associations and others may be owned by the City. Trash cans may need to be moved to a common location one day a week when the waste management trucks are in the area.

Acknowledged by: \_\_\_\_\_

27. **Private Rights of Way.** Homeowners on parcels adjacent to private rights of way may be required to provide snow removal for the right of way. They may also be subject to additional assessments, liens, and other charges to pay for certain related costs which may include without limitation, ongoing maintenance and reserve contributions for future repairs or replacement. The maintenance and reserve contributions outlined above are funded by a year-round monthly assessment imposed on identified parcels based on the surface area of the private right of way. The monthly assessment may increase over time.

Acknowledged by: \_\_\_\_\_

28. **Sewer Depth.** Certain lots within The Island may be served by sewer laterals that are less than 11 feet below ground level. In such event residential units with basements on such lots may not have sewer service available to the basements. The builder, and not Master Developer, is responsible for advising you if the above-described condition affects the residential unit you are purchasing. In addition, the builder, and not Master Developer, of any residential unit within The Island shall be responsible for verifying the sewer lateral depth serving said lot and shall be responsible for setting the foundation elevation of the residential unit constructed thereon to a depth sufficient for adequate sewer service to the residential unit.

Acknowledged by: \_\_\_\_\_

29. **Restriction on Residential Unit Rental Investors.** The Residential Covenant currently prohibits the leasing or renting of a residential unit until it has been occupied by its owner for a continuous period of 12 months and until satisfactory documentation of such occupancy has been provided to and approved by the Residential Association, and thereafter also prohibits leasing or renting more than one residential unit at any time by an owner and any other owners with whom such owner is affiliated. Violation of these prohibitions may result in the levy of a fine and/or other sanctions, which is more fully set forth in the document entitled Joint Agreement to Maintain Value of Purchased Property and Subdivision provided by your Builder. You are encouraged to carefully review and consider the full text of that document.

Acknowledged by: \_\_\_\_\_

30. **Private Driveways.** As indicated on the recorded plat, certain lots located on The Island shall be accessed by a common driveway. Such driveway is included within the access easement as shown on the recorded plat, and, therefore, each such lot is benefited and burdened by said access easement. Master Developer makes no representations regarding the nature of the residential units to be constructed on the common driveway lots. Lots on common driveways may be subject to additional assessments, liens and other charges to pay for certain related costs, which costs may include, without limitation, ongoing maintenance and snow removal on the common driveway.

Acknowledged by: \_\_\_\_\_

31. **Waste Treatment and Other Facilities.** Located approximately 2 and ½ miles west of The Island are a landfill, a composting facility, and a sewage reclamation facility. A brick manufacturing plant, a BMX facility, a gravel pit, various light and heavy industrial businesses and other such facilities are also located to the north of The Island in proximity to The Island. These facilities, which are operated by entities other than Master Developer and over whom Master Developer has no direct control, may from time to time cause potentially offensive odors, noise, dust and/or other similar impacts that may affect the use and enjoyment of property in The Island. Buyers are encouraged to obtain further information about these facilities from the operating entities.

Acknowledged by: \_\_\_\_\_

32. **City Governance.** The City will provide many typical municipal services to Daybreak residents. Questions or concerns regarding municipal services should be directed to the City. The City promulgates its own ordinances, rules and regulations which govern and bind all of its residents, including those within Daybreak. Buyer is urged to investigate directly with the City any and all matters related to such ordinances, rules and regulations that may be of concern to Buyer. The references to municipal code and City ordinances and services and the

summaries of the same contained in these Disclosure Statements are for convenience only. Master Developer makes no representations regarding any City code, ordinance, rule or regulation or regarding municipal governance.

Acknowledged by: \_\_\_\_\_

33. **Radon Gas.** Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to people who are exposed to it over time. Levels of radon that exceed federal guidelines have been found in buildings in Utah. Additional information regarding radon and radon testing may be obtained at [www.radon.utah.gov](http://www.radon.utah.gov).

Acknowledged by: \_\_\_\_\_

34. **Solar Power.** Master Developer makes no claims as to the efficiency of any solar power generation device installed or as to any such system's feasibility.

Acknowledged by: \_\_\_\_\_

35. **Park Strip Trees.** The required street trees either have been planted or will be planted in your park strip by a representative of Master Developer. There is not any guarantee when your street trees will be planted. Master Developer's representative determines when trees are planted. It is the responsibility of each homeowner to care for these trees to ensure their survival. In addition to your regular scheduled watering, homeowners are encouraged to supplement each tree with an additional **5 GALLONS of water EACH DAY** for three weeks after planting, unless otherwise instructed at the time of planting, and provide any nutrients required for the species of tree.

There is no warranty on the park strip trees. Master Developer and the Residential Association are not responsible for the maintenance or replacement of any tree located in your park strip.

Acknowledged by: \_\_\_\_\_