

WHEN RECORDED MAIL TO:
Marilyn F. Leonis Trust
1594 East 10900 South
Sandy Utah 84092

CT-102778-TBF

13751904
8/23/2021 9:13:00 AM \$40.00
Book - 11226 Pg - 1811-1815
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 5 P.

**SUPPLEMENT TO
THE
DECLARATION OF COVENTANTS, CONDITIONS
AND RESTRICTIONS
OF
Willow View Cove**

Annexation of Willow View Cove Phase 4 Subdivision and Willow View Cove Subdivision

TIN 28-16-376-074, 28-16-376-082, 28-16-376-092 &
28-16-376-093

WHEREAS, a Declaration of Covenants, Conditions, and Restrictions for Willow View Cove Subdivision (the "Declaration") was made as of the 1st day of June, 2000 and Recorded the June 5, 2000 as Entry Number 7653488, in Book 8366, at Page 24562 in the office of the Salt Lake County Recorder, State of Utah, and

Pursuant to the provisions of Section 7.2 of said Declaration of Covenants, Conditions and Restrictions of Willow View Cove Subdivision (the "Declaration") and applicable law, Marilyn F. Leonis Trust ("the Declarant") does hereby supplement and amend the Declaration.

WHEREAS, Declarant is the Developer of WVC Phase IV and together with the approval by majority vote of the Members in good standing under the original Declaration of Willow View Cove Subdivision and the owner of the real property described in Exhibit "A" (the "Declarant or Developer") to this Supplement; and

WHEREAS, the Declaration anticipated expansion for the Willow View Cove Subdivision (the "Subdivision") according to the projections in the Master Plan, which is of record; and

WHEREAS, Section 7.2 of the Declaration provides that the Declarant may from time to time unilaterally subject additional property, from that which is described on Exhibit "B" to the Declaration, to the provisions of the Declaration by filing with the Salt Lake County Recorder a Supplemental Declaration describing the property being annexed.

NOW, THEREFORE, the Declaration is and shall be supplemented and amended as follows:

1. The Declarant does hereby submit the following described real property to, and annex into the Willow View Cove Subdivision, and amend and supplement the Declaration to provide that, in addition to the real property which is the subject of the initial Declaration, the following described real property, situated in Salt Lake County, State of Utah:

See Exhibit "A", attached hereto and incorporated herein by this reference.

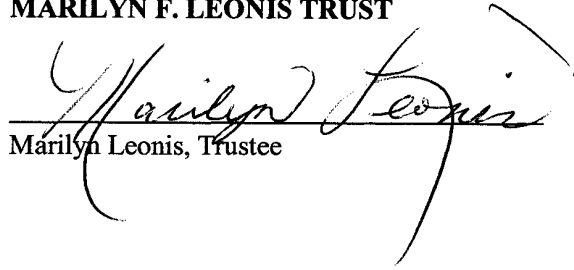
The above-described property is hereby subjected to the Declaration pursuant to this Supplemental Declaration. The annexed property is, for reference purposes, identified on the Master Plan as Willow View Cove Phases I-IV. Such property shall accordingly be divided into residential building lots etc., as applicable and generally pursuant to the Master Plan, and shall be held, sold, used and conveyed subject to the easements, restrictions, covenants, and conditions, which run with the title to the real property subjected to the Declaration, which is accordingly incorporated herein by this reference. The Declaration as supplemented shall be binding upon all parties having any right, title, or interest in the above-referenced property, and their heirs, successors, successors, in title, and assign, and shall inure to the benefit of each Owner of such property as a portion of the Properties governed by the Declaration.

2. As contemplated by the Declaration, the property described in Exhibit "A" to this Supplement shall be joined with the Properties governed by the Declaration, and the numbers of Lots and Homes, Owners, Members, etc., shall be adjusted accordingly as the Residential Building Lots are created and conveyed by Declarant.
3. Lot #4 shall be exempt from all Willow View Cove homeowners' associations annual fees as defined in the CCR's.
4. Except as amended and supplemented hereby and below, the Declaration shall remain in full force and effect. The terms of this Supplemental Declaration shall supersede any conflicting provisions of the Declaration or the Design Guidelines referred to therein.

The foregoing Supplemental Declaration to the Declaration of Covenants, Conditions and Restrictions of Willow View Cove Subdivision was adopted by the Willow View Cove Members and approved as evidenced by its signature by the Managing Trustee pursuant to the provisions of the said Declaration in its capacity as the Developer pursuant to rights reserved in the Declaration and in its capacity as the owner of the property annexed hereby. This Supplemental Declaration shall be effective upon recordation with the Salt Lake County Recorder.

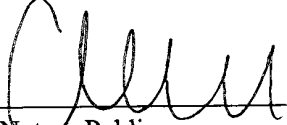
Signed and dated this 17 day of August, 2021

Developer:
MARILYN F. LEONIS TRUST


Marilyn Leonis, Trustee

STATE OF UTAH
COUNTY OF SALT LAKE

On this 17 day of Aug, 2021, Marilyn Leonis appeared or identified herself to be the Owner of the Property identified above as Exhibit A and that she executed the above instrument on behalf of herself and executed the same.



Notary Public

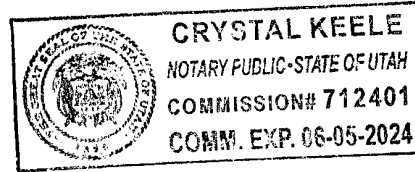


EXHIBIT A

WILLOW VIEW COVE SUBDIVISION PHASE 4

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 18,
TOWNSHIP 3 NORTH, RANGE 10 EAST, COUNTY OF WILSON,
SOUTH DAKOTA

OWNER'S DESCRIPTION:
WILLOW VIEW COVE SUBDIVISION PHASE 4
CONVERTED FROM A 10-LOT SUBDIVISION TO A 10-LOT SUBDIVISION
WILSON COUNTY, SOUTH DAKOTA

OWNER'S INFORMATION:
WILLOW VIEW COVE SUBDIVISION PHASE 4
1700 EAST STREET
WILSON COUNTY, SOUTH DAKOTA

LEGAL DESCRIPTION:
WILLOW VIEW COVE SUBDIVISION PHASE 4
CONVERTED FROM A 10-LOT SUBDIVISION TO A 10-LOT SUBDIVISION
WILSON COUNTY, SOUTH DAKOTA

LOT	ACREAGE	OWNER
1	0.10	WILLOW VIEW COVE SUBDIVISION PHASE 4
2	0.10	WILLOW VIEW COVE SUBDIVISION PHASE 4
3	0.10	WILLOW VIEW COVE SUBDIVISION PHASE 4
4	0.10	WILLOW VIEW COVE SUBDIVISION PHASE 4
5	0.10	WILLOW VIEW COVE SUBDIVISION PHASE 4
6	0.10	WILLOW VIEW COVE SUBDIVISION PHASE 4
7	0.10	WILLOW VIEW COVE SUBDIVISION PHASE 4
8	0.10	WILLOW VIEW COVE SUBDIVISION PHASE 4
9	0.10	WILLOW VIEW COVE SUBDIVISION PHASE 4
10	0.10	WILLOW VIEW COVE SUBDIVISION PHASE 4

WILLOW VIEW COVE SUBDIVISION PHASE 4
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SOUTH DAKOTA

EXHIBIT A Page 2
PROPERTY DESCRIPTION

Beginning at the Northwest corner of Lot 305, Willow View Cove Subdivision Phase 3, said point being North 00°27'40" East 594.62 feet along the quarter section line and North 89°57'00" West 246.75 feet from the South quarter corner of Section 16, Township 3 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 00°27'40" West 15.41 feet along a West line to an interior corner of Lot 305, Willow View Cove Subdivision No. 3; thence North 89°02'03" West 418.21 feet along the North line to the Northwest corner of Willow View Cove No. 3, said point also being on the East line of Bell Canyon Acres No. 5; thence North 00°30'20" East 215.01 feet along the East line of Bell Canyon Acres No. 5 to the extension of the South line of Willow View Cove Subdivision; thence South 89°02'03" East 413.35 feet along a fence line to and along the South line of the Southeast corner of Willow View Cove Subdivision; thence South 99.00 feet; thence West 5.23 feet; thence South 100.67 feet; thence South 89°57'00" East 8.32 feet to the point of beginning.

Tax Id No.: 28-16-376-074, 28-16-376-082, 28-16-376-092 and 28-16-376-093