

When Recorded Return To:

WBC Holdings, LLC
527 E. Pioneer Road STE 200
Draper, UT 84020

**SUPPLEMENT TO THE DECLARATION OF
COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR
Deer Run at Willard Bay
(Phase 1, Part 2)
A Planned Unit Development**

This SUPPLEMENT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR Deer Run at Willard Bay ("**Supplemental Declaration**") is executed and adopted by WBC Holdings, LLC, a Utah limited liability company ("**Declarant**").

RECITALS

A. This Supplemental Declaration shall modify and supplement the "Declaration of Covenants, Conditions and Restrictions for Deer Run at Willard Bay" ("**Declaration**") recorded with the Box Elder County Recorder's Office on June 16, 2020 as Entry No. 413186.

B. WBC Holdings, LLC is the Declarant as identified and set forth in the Declaration and is authorized to subject this property to this Supplemental Declaration as identified on Exhibit A attached hereto.

C. Under the terms of the Declaration, Declarant reserved the right to expand the Property by the addition of all or a portion of the Additional Land including but not limited to Additional Land described in the Declaration.

D. Declarant desires to add a portion of the Additional Land as hereinafter provided for.

E. Unless otherwise defined herein, all capitalized terms shall have the meaning defined in the Declaration.

ANNEXATION

NOW THEREFORE, in consideration of the recitals set forth above, the Declarant hereby declares and certifies as follows:

1. Annexation of Additional Land. Declarant hereby confirms that all of the real property identified on Exhibit A attached hereto, together with (i) all buildings, if any, improvements, and structures situated on or comprising a part of the above-described real property, whether now existing or hereafter constructed; (ii) all easements, rights-of-way, and other appurtenances and rights incident to, appurtenant to, or accompanying said real property; and (iii) all articles of personal property intended for use in connection therewith

(collectively referred to herein as the "**Subject Property**") is submitted to and properly annexed into the Declaration.

2. Plat The real properties described in Paragraph 1, and the improvements to be constructed thereon, all of which are submitted to the terms and conditions of the Declaration, are more particularly set forth on the **Deer Run at Willard Bay Phase 1 Part 2 Subdivision** plat, which plat has been recorded with Box Elder County Recorder's Office on April 9, 2021 as Entry No. 430808

3. Submission. The Subject Property shall hereinafter be held, transferred, sold, conveyed, and occupied subject to the covenants, restrictions, easements, charges, and liens set forth in the Declaration and all supplements and amendments thereto.

4. Membership. The Owner of each Lot or Parcel within the Subject Property shall be a member of the Deer Run at Willard Bay Homeowners Association ("Association") and shall be entitled to all benefits and voting rights of such membership as set forth in the Declaration.

5. Allocation of Assessments. Each Lot or Parcel within the Subject Property shall be apportioned a share of the Common Expenses of the Association and shall be liable for all Assessments levied by the Association as permitted under the Declaration.

6. Reservation of Declarant's Rights. Pursuant to the Declaration, all rights concerning the Project reserved to Declarant in the Declaration are hereby incorporated and reserved to Declarant with respect to the Subject Property. The exercise of Declarant's rights concerning such Subject Property shall be governed by the terms, provisions and limitations set forth in the Declaration.

7. Effective Date. This Supplemental Declaration shall take effect upon being recorded with the Box Elder County Recorder.

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EXHIBIT A
SUBJECT PROPERTY/ADDITIONAL LAND
(Legal Description)

All of **Lots 124 thru 142, Deer Run at Willard Bay Phase 1 Part 2** Subdivision, according to the official plat on file in the office of the Box Elder County Recorder on April 9, 2021 Entry No. 430808.

Deer Run at Willard Bay Phase 1 Part 2 Subdivision

Parcel Numbers:

Lot 124: 02-052-0085

Lot 125: 02-052-0086

Lot 126: 02-052-0087

Lot 127: 02-052-0088

Lot 128: 02-052-0089

Lot 129: 02-052-0090

Lot 130: 02-052-0091

Lot 131: 02-052-0092

Lot 132: 02-052-0093

Lot 133: 02-052-0094

Lot 134: 02-052-0095

Lot 135: 02-052-0096

Lot 136: 02-052-0097

Lot 137: 02-052-0098

Lot 138: 02-052-0099

Lot 139: 02-052-0100

Lot 140: 02-052-0101

Lot 141: 02-052-0102

Lot 142: 02-052-0103

Road: 02-052-0104