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Gary W. Ott
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 11 P.

WHEN RECORDED MAIL TO:

CW Management Corp
9067 South 1300 West #105
West Jordan, Utah 84088

File No.: 86908-AP

**SUPPLEMENT TO THE DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS OF SPRINGVIEW FARMS SUBDIVISION:**

Annexation of Wood Duck Hollow – Phase Three and Four

In Reference to Tax ID Number(s):

33-10-202-039, 33-10-202-044, 33-10-202-048, and 33-10-202-049

TAX ID NO(S):

33-10-202-039

33-10-202-044

33-10-202-048

33-10-202-049

**SUPPLEMENT TO
THE
DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS
OF
SPRINGVIEW FARMS SUBDIVISION**

Annexation of

CT 86908-AP Wood Duck Hollow – Phase Three and Four

Pursuant to the provisions of Section 15.2 of the Declaration of Covenants, Conditions and Restrictions of Springview Farms Subdivision (the "Declaration") and applicable law, Spring View Capital, LLC, a Utah limited liability company by and through its Manager, C. W. Management Corporation, a Utah corporation ("Declarant") does hereby supplement and amend the Declaration.

WHEREAS, Declarant is the Declarant under the original Declaration and the owner of the real property described in Exhibit "A" to this Supplement; and

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

WHEREAS, Section 7.1 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 Springview Farms 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" (the recorded subdivision plats), 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 Wood Duck Hollow Phases Three and Four. Such property shall accordingly be divided into Units, Common Area, etc., as applicable, 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 Units, Owners, Members, etc., shall be adjusted accordingly as the Units are created and conveyed by Declarant.
3. 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.
 - a. The **Design Guidelines** for Springview Farms; Wood Duck Hollow Phase Three and Phase Four specifically shall be altered as follows:

- i. **Section 3 Architectural Design Sub-section B. Design Repetitions.** No home will be allowed to have the same exterior elevations with four (4) building lots located along a street from the nearest home design that similarly matches another.
- ii. **Section 3 Architectural Design Sub-section C Design Guidelines Wood Duck Hollow** (the changes below apply ONLY to Wood Duck Hollow). No single Story dwelling shall be erected or placed on any lot in the subdivision wherein the ground floor space in said dwelling contains less than 1600 square feet, excluding the garage, porch, balcony and deck.

Two Story dwellings shall have at least 2100 square feet of finished floor space not including any square footage below grade (the basement). There is no requirement for a minimum first floor level of finished square footage. The finished above grade square footage is only the amount of the upper most two levels excluding the below grade level (basement), porches, garages balcony, patio and decks.

- iii. **Section 3 Architectural Design Sub-section H. Exterior Materials.** In Wood Duck Hollow (all Phases) the percentage of brick or masonry is 30% coverage on the front of the home with 10% coverage on at least the sides of the home.

In the event that the Lot owner or Builder of a home desires to use an alternative building material on the side of the home in concert with or replacing an all stucco product, the Design Review Committee will consider eliminating the 10% masonry requirement. The 30% coverage requirement for the front of the home shall remain a requirement for approval.



- iv. **Section 4. Landscaping Sub-section G.** The required Tree Species shall be permitted as approved by the Design Review Committee. The minimum park strip caliper shall be 1.5" at the base.
1. No landscaping or other materials shall be permitted to be deposited or dumped over the boundary of another property, specifically into the Springview Farms Migratory Bird Refuge (Parcel A).
 2. Fencing requirements for the rear boundaries of the Wood Duck Hollow lots backing into the Springview Farms Migratory Bird Refuge shall be strictly required to adhere to the fencing design or as approved in writing by the Design Review Committee. No secondary fencing shall be approved within 15 feet of the perimeter fencing mentioned above.
 - a. The perimeter subdivision fencing which has been or will be installed by the Developer shall not be altered by the Owners and in the event that the fencing is damaged for whatever reason, the Owner of the Lot shall be responsible for its repair.
- v. **Masonry type mailboxes** shall be installed prior to occupancy.
- vi. **Springview Farms Migratory Bird Refuge (SVFMBF).** All Owners of Wood Duck Hollow are aware that "Parcel A" (as detailed in the recorded Wood Duck Hollow Phase 3 Plat) is a park (the "Park") which shall primarily be used as a refuge for migratory birds and raptors of a variety of species. The SVFMBR shall have a conservation easement (the "Easement") recorded on its title and the Easement is hereby made part of the annexation document by this reference. The areas designated for use within the SVFMBR by HOA members shall be coordinated by the HOA Manager as engaged by the Association.
- vii. **Private Driveways or Lanes.** The owners of Lots 302 and 303 acknowledge that there exists a private lane (the "Private Lane") which ownership is divided equally between their respective lot boundaries. Both owners and any future owners or tenants of these lots acknowledge that they shall jointly provide maintenance, repairs and improvements to the private lane including snow removal. Etc. Both Lot owners acknowledge that the Private Lane is encumbered by an easement for the beneficial use of the adjacent property owner as detailed on the Plat. There shall be **NO PARKING** allowed on the Private Lane at any time as it provides access to the adjacent easement owner of the lot/property to the east. Should Lot 302 or 303 violate this provision, then the HOA Management Company will be authorized to engage a vendor to tow the parked vehicle in violation at the Lot owner's expense together with a reasonable administration and overhead charge. Both Lot owners can use the Private Lane for their use to access their Lots so long as it does not violate the provision above.
- viii. **HOA AND OTHER AUTHOURIZED ACCESS TO SVFMBR.** The lot owner of Lot 404 (THE "Owner") acknowledges that there exists a private lane



to the SVFMBR (the "Bird Refuge Lane") which located on an easement owned and dedicated to the HOA on its southern boundary as shown on the Wood Duck Hollow Phase Four Plat. The Lot Owner(s) and future owners of this Lot acknowledge that they shall not be required to provide maintenance, repairs and improvements to the Bird Refuge Lane. The maintenance of the Bird Refuge Lane and ownership of the easement on Lot 404 as mentioned shall be owned and by the Springview Farms HOA (HOA). This maintenance shall include the ownership and the maintenance of the HOA community area located at the end of the Bird Refuge Lane. The Lot owner and future Lot owners and or their tenants acknowledge that **NO PARKING** will be allowed on the Bird Refuge Lane at any time as it provides access to the adjacent small viewing park area and HOA Pavilion. Should the Lot owner violate this provision, then the HOA Management Company will be authorized to engage a vendor to tow the illegally parked vehicle in violation at the owner's expense together with a reasonable administration and overhead charge. The Lot ~~403~~ ^{404 - owner} owner can use the Bird Refuge Lane to access their Lots (using motorized and other forms of transportation type vehicles) so long as it does not violate the no parking provision as defined above.

1. It should be noted that the HOA will not allow the community to generally use the Bird Refuge Lane for access to park vehicles while using the pavilion or park area and that all Park visitors to the SVFMBR shall be through pedestrian access only. Exception to this rule will be that the Manager of the HOA will allow maintenance, temporary special event and HOA authorized vehicles access by written permission only.

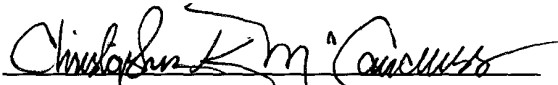
ix. **All other conditions** as stated in the Design Guidelines shall remain the same

The foregoing Supplemental Declaration to the Declaration of Covenants, Conditions and Restrictions of Springview Farms Subdivision was adopted by the Declarant pursuant to the provisions of the said Declaration in its capacity as the Declarant 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.

Dated this 7 day of February, 2017

DECLARANT:

**SPRINGVIEW Capital LLC, by its Manager and;
CW Management Corporation:**



By: Christopher K McCandless, its President

**STATE OF UTAH
COUNTY OF SALT LAKE**

On this 7th day of February, ~~2016~~, 2017, Christopher K McCandless appeared or identified to be the President of the corporation that executed the above instrument on behalf of said corporation and acknowledged that such corporation executed the same.



Notary Public



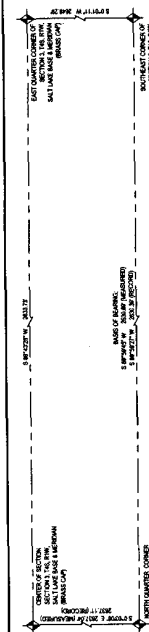
EXHIBIT A
(RECORDED SUBDIVISION PLATS)

The following are attached and made a part of EXHIBIT A

- 1) Recorded Plat – Wood Duck Hollow Phase 3
 - a. Entry Number 12471629
 - b. Recorded on 2/7/2017
 - c. Book 2017P
 - d. Page 24

- 2) Recorded Plat – Wood Duck Hollow Phase 4
 - a. Entry Number 12471630
 - b. Recorded on 2/7/2017
 - c. Book 2017P
 - d. Page 25

WOOD DUCK HOLLOW PHASE 4
FINAL PLAT
LOCATED IN THE NORTHEAST QUARTER OF SECTION 10,
TOWNSHIP 4 SOUTH, RANGE 10 WEST,
BLUFFDALE, SALT LAKE COUNTY, UTAH



BOUNDARY DESCRIPTION
A general description of the boundaries of the Bluffdale, Salt Lake County, Utah, is given as follows: The Bluffdale, Salt Lake County, Utah, is bounded on the north by the Bluffdale, Salt Lake County, Utah, on the east by the Bluffdale, Salt Lake County, Utah, on the south by the Bluffdale, Salt Lake County, Utah, and on the west by the Bluffdale, Salt Lake County, Utah.

OWNER'S DECLARATION
I, the undersigned, do hereby certify that the above described final plat, having been prepared by me or under my supervision, is a true and correct copy of the original as shown to me by the engineer who prepared the same.

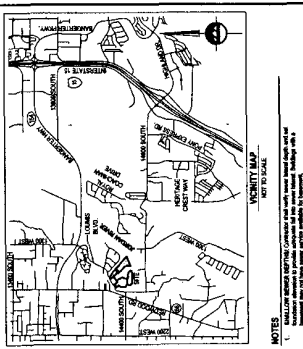
WOOD DUCK HOLLOW PHASE 4
The undersigned do hereby certify that the above described final plat, having been prepared by me or under my supervision, is a true and correct copy of the original as shown to me by the engineer who prepared the same.

MINORAL ACKNOWLEDGMENT
I, the undersigned, do hereby certify that the above described final plat, having been prepared by me or under my supervision, is a true and correct copy of the original as shown to me by the engineer who prepared the same.

CORPORATE ASSIGNMENT
The undersigned do hereby certify that the above described final plat, having been prepared by me or under my supervision, is a true and correct copy of the original as shown to me by the engineer who prepared the same.

WOOD DUCK HOLLOW PHASE 4
LOCATED IN THE NORTHEAST QUARTER OF SECTION 10,
TOWNSHIP 4 SOUTH, RANGE 10 WEST,
BLUFFDALE, SALT LAKE COUNTY, UTAH

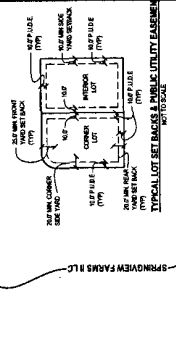
RECORDED JAN 31 2017
SHEET 1 OF 1
PROJECT NAME: WOOD DUCK HOLLOW PHASE 4
DRAWN BY: [Name]
CHECKED BY: [Name]
DATE: 1-20-17
DATE: 1-20-17
DATE: 1-20-17



NOTES
1. THE FINAL PLAT MUST BE APPROVED BY THE BOARD OF HEALTH AND THE BOARD OF EDUCATION BEFORE IT IS RECORDED.
2. THE FINAL PLAT MUST BE APPROVED BY THE BOARD OF HEALTH AND THE BOARD OF EDUCATION BEFORE IT IS RECORDED.

LEGEND
EXISTING STREET FRONTAGE
PROPOSED STREET FRONTAGE
SECTION CORNER
LOT CORNER
BOUNDARY LINE
SUBDIVISION LINE
PROPERTY LINE

CURVE	STATION	BEARING	CHORD
C1	15+00	S 75° 00' 00" E	150.00
C2	20+00	S 75° 00' 00" E	200.00
C3	25+00	S 75° 00' 00" E	250.00
C4	30+00	S 75° 00' 00" E	300.00
C5	35+00	S 75° 00' 00" E	350.00
C6	40+00	S 75° 00' 00" E	400.00
C7	45+00	S 75° 00' 00" E	450.00
C8	50+00	S 75° 00' 00" E	500.00
C9	55+00	S 75° 00' 00" E	550.00
C10	60+00	S 75° 00' 00" E	600.00



CITY ENGINEER APPROVAL
APPROVED BY: [Name]
DATE: [Date]

CITY HEALTH APPROVAL
APPROVED BY: [Name]
DATE: [Date]

BOARD OF HEALTH APPROVAL
APPROVED BY: [Name]
DATE: [Date]

SOUTH VALLEY SEWER DISTRICT
APPROVED BY: [Name]
DATE: [Date]

PLANNING COMMISSION APPROVAL
APPROVED BY: [Name]
DATE: [Date]

**EXHIBIT B
PROPERTY DESCRIPTION**

Lots 301 through 309 along with Parcels A and B, WOOD DUCK HOLLOW PHASE 3, according to the official plat thereof as recorded in the office of the Salt Lake County Recorder; said plat being more particularly described as follows:

Beginning at a point on the Southeasterly line of Loumis Parkway, said point being South 00°03'49" East 598.01 feet along the quarter section line and North 89°56'11" East 335.80 feet from the North quarter corner of Section 10, Township 4 South, Range 1 West, Salt Lake Base and Meridian and running thence South 31°43'51" East 173.00 feet; thence North 82°30'22" East 120.18 feet; thence North 30°31'53" West 25.00 feet; thence North 58°15'41" East 210.21 feet; thence North 60°56'35" East 52.61 feet; thence North 60°34'23" East 53.25 feet; thence South 25°14'22" East 55.71 feet; thence South 05°44'26" East 51.51 feet; thence South 54°05'47" East 88.62 feet; thence South 22°38'07" East 139.32 feet; thence South 35°33'46" East 83.47 feet; thence South 42°22'12" East 105.58 feet; thence South 49°21'15" East 105.02 feet; thence South 47°10'18" East 105.02 feet; thence South 55°46'40" East 100.84 feet; thence South 18°16'14" East 95.47 feet to the North line of the Jordan School District property; thence South 85°27'33" West 270.15 feet; thence South 88°38'37" West 75.95 feet; thence South 87°33'56" West 323.77 feet; thence South 75°37'10" West 49.68 feet; thence North 06°35'27" East 113.01 feet; thence North 22°29'39" East 63.24 feet; thence North 27°06'38" East 15.65 feet; thence North 67°15'18" West 156.31 feet; thence Southwesterly 6.00 feet along the arc of a 61.00-foot radius curve to the right (center bears North 46°22'33" West and the long chord bears South 46°26'35" West 6.00 feet through a central angle of 05°38'17") to a point of reverse curvature; thence Southwesterly 4.76 feet along the arc of a 15.00-foot radius curve to the left (center bears South 40°44'15" East and the long chord bears South 40°10'02" West 4.74 feet through a central angle of 18°11'24") to a point of tangency; thence South 31°04'20" West 82.84 feet; thence North 58°55'40" West 55.00 feet; thence North 63°14'01" West 127.85 feet; thence North 85°17'36" West 115.24 feet; thence North 64°23'58" West 44.34 feet; thence North 00°01'55" West 85.40 feet; thence North 45°37'05" East 135.59 feet; thence North 50°48'36" West 39.22 feet; thence Northwesterly 65.22 feet along the arc of a 162.50-foot radius curve to the right (center bears North 39°11'24" East and the long chord bears North 39°18'44" West 64.78 feet through a central angle of 22°59'44") to a point of reverse curvature; thence North 27°48'52" West 63.41 feet, to a point of tangency; thence Northwesterly 20.98 feet along the arc of a 15.00-foot radius curve to the left (center bears South 62°11'08" West and the long chord bears North 67°52'40" West 19.31 feet through a central angle 80°07'37") to the Southeasterly line of said Loumis Parkway; thence Northeasterly 9.33 feet along the arc of a 276.00-foot radius curve to the right (center bears South 17°56'29" East and the long chord bears North 73°01'36" East 9.33 feet through a central angle of 01°56'10") to a point of reverse curvature, along said Loumis Parkway; thence Northeasterly 111.65 feet along the arc of a 326.82-foot radius curve to the left (center bears North 16°00'19" West and the long chord bears North 64°12'29" East 111.11 feet through a central angle of 19°34'24") along said Loumis Parkway; thence North 54°26'35" East 42.42 feet; thence Northeasterly 43.57 feet along the arc of a 1024.00-foot radius curve to the left (center bears North 35°33'25" West and the long chord bears North 53°13'28" East 43.56 feet through a central angle of 02°26'15") along said parkway; thence North 52°00'20" East 17.81 feet along said parkway to the point of beginning.

ALSO:

Lots 401 through 404, WOOD DUCK HOLLOW PHASE 4, according to the official plat thereof as recorded in the office of the Salt Lake County Recorder; said plat being more particularly described as follows:

A parcel of land, situate in the Northeast quarter of Section 10, Township 4 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point South 00°03'49" East 1029.08 feet along the quarter section line and North 89°56'11" East 164.98 feet from the North quarter corner of Section 10, Township 4 South, Range 1 West, Salt Lake Base and Meridian, and running thence South 64°23'58" East 44.34 feet; thence South 85°17'36" East 115.24 feet; thence South 63°14'01" East 127.85 feet; thence South 58°55'40" East 55.00 feet; thence North 31°04'20" East 82.84 feet; thence Northeasterly 4.76 feet along the arc of a 15.00 foot radius curve to the right (center bears South 58°55'40" East and the long chord bears North 40°10'02" East 4.74 feet through a central angle of 18°11'24") to a

point of reverse curvature; thence Northeasterly 6.00 feet along the arc of a 61.00 foot radius curve to the left (center bears North 40°44'15" West and the long chord bears North 46°26'35" East 6.00 feet through a central angle of 05°38'17") to a point of tangency; thence South 67°15'18" East 156.31 feet; thence South 27°06'38" West 15.65 feet; thence South 22°29'39" West 63.24 feet; thence South 06°35'27" West 113.01 feet to a boundary that has been agreed upon per a Quit Claim Deed recorded as Entry No. 12300066, in Book 10441, on Pages 8318-8319 at the Salt Lake Recorder's office; thence South 87°08'45" West 155.14 feet, along said boundary; thence West 134.91 feet, along said boundary; thence North 53°52'56" West 4.54 feet, along said boundary; thence North 56°56'16" West 111.18 feet; thence North 89°24'56" West 57.83 feet; thence North 00°03'49" West 115.39 feet; thence South 89°18'27" West 21.40 feet; thence North 00°01'55" West 109.60 feet to the point of beginning.

Tax Id No.: 33-10-202-039, 33-10-202-044, 33-10-202-048 and 33-10-202-049