


When Recorded Return to:
Wildflower Developer, LLC
1099 W. South Jordan Pkwy
South Jordan, UT 84095



ENT 11358:2019 PG 1 of 3
JEFFERY SMITH
UTAH COUNTY RECORDER
2019 Feb 11 2:04 pm FEE 39.00 BY MA
RECORDED FOR WILDFLOWER DEVELOPER

**SUPPLEMENT TO THE MASTER DECLARATION OF
COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR WILDFLOWER
(Plat "A-2")**

This SUPPLEMENT TO THE MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR WILDFLOWER ("**Supplemental Declaration**") is executed and adopted by Wildflower Developer, LLC, a Utah limited liability company ("**Declarant**").

RECITALS

A. This Supplemental Declaration shall supplement the Master Declaration of Covenants, Conditions and Restrictions for Wildflower ("**Declaration**") recorded with the Utah County Recorder's Office on February 23, 2018 as Entry No. 17973:2018, and any supplements or amendments thereto.

B. Wildflower Developer, LLC is the Declarant as identified and set forth in the Declaration.

C. This Supplemental Declaration shall provide notice to the Owners of Lots within the property identified on Exhibit A attached hereto, that all of such Lots and parcels are subject to the Declaration.

D. Pursuant to Article 15, Section 15.2 of the Declaration, the Declarant has the authority to annex Additional Land into the Project.

E. Unless otherwise defined herein, capitalized terms shall have the meanings set forth in the Declaration.

NOTICE OF SUBMISSION

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

1. Submission. 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. The Subject Property shall hereinafter be held, transferred, sold, conveyed, and occupied subject to the terms, covenants, restrictions, easements, charges, assessments, and liens set forth

in the Declaration and all supplements and amendments thereto.

2. Wildflower Plat A-2. 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 **Wildflower Plat A-2** subdivision plat map, which plat map is recorded in the office of the Utah County Recorder.

3. Master Association Membership. The Owner of each Lot or Parcel within the Subject Property shall be a member of the Wildflower Master Homeowners Association, Inc. and shall be entitled to all benefits of such membership and shall be subject to the terms governing the Master Association as set forth in the Declaration and Bylaws. Each Owner is allotted one vote in the Master Association per Lot owned.

4. Apportionment of Common Expenses. The Master Association Common Expenses shall be apportioned among the Lots within the Subject Property in accordance with the Declaration.

5. Representations of Declarant. Declarant represents that the Subject Property is part of the real property subject to annexation as described in 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 Utah County Recorder.

IN WITNESS WHEREOF, the Declarant has executed this Supplemental Declaration this 1st day of February, 2019.

DECLARANT
WILDFLOWER DEVELOPER, LLC
A Utah Limited Liability Company

By: _____

Name: Nathan Shipp

Title: Manager

STATE OF UTAH)
) ss.
COUNTY OF Calt Lake)

On the 1st day of February, 2019, personally appeared before me Nathan Shipp who by me being duly sworn, did say that she/he is an authorized representative of Wildflower Developer, LLC, and that the foregoing instrument is signed on behalf of said company and executed with all necessary authority.

Katelyn Mickelsen
Notary Public



EXHIBIT A
SUBJECT PROPERTY
(Legal Description)

All of **Wildflower Plat A-2**, according to the official plat on file in the office of the Utah County Recorder.

Including Lots 401 through 425

More particularly described as:

A PORTION OF THE WEST HALF OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED $S0^{\circ}11'02''W$ ALONG THE QUARTER SECTION LINE 2923.23 FEET AND WEST 217.04 FEET FROM THE NORTH $1/4$ CORNER OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE NORTHWESTERLY ALONG THE ARC OF A 1959.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: $N0^{\circ}46'51''E$) 22.61 FEET THROUGH A CENTRAL ANGLE OF $0^{\circ}39'40''$ (CHORD: $N88^{\circ}53'19''W$ 22.61 FEET); THENCE $N88^{\circ}33'29''W$ 137.83 FEET; THENCE ALONG THE ARC OF A 4000.00 FOOT RADIUS CURVE TO THE LEFT 80.08 FEET THROUGH A CENTRAL ANGLE OF $1^{\circ}08'50''$ (CHORD: $N89^{\circ}07'54''W$ 80.08 FEET); THENCE $N86^{\circ}25'07''W$ 96.94 FEET; THENCE $N89^{\circ}59'53''W$ 124.47 FEET; THENCE ALONG THE ARC OF A 43.50 FOOT RADIUS CURVE TO THE RIGHT 15.82 FEET THROUGH A CENTRAL ANGLE OF $20^{\circ}50'01''$ (CHORD: $N79^{\circ}34'52''W$ 15.73 FEET); THENCE NORTHWESTERLY ALONG THE ARC OF A 4440.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: $N79^{\circ}03'52''E$) 632.99 FEET THROUGH A CENTRAL ANGLE OF $8^{\circ}10'06''$ (CHORD: $N6^{\circ}51'05''W$ 632.46 FEET); THENCE $N57^{\circ}02'49''E$ 81.58 FEET; THENCE $S51^{\circ}31'05''E$ 163.22 FEET; THENCE $S58^{\circ}03'46''E$ 56.76 FEET; THENCE $S48^{\circ}39'40''E$ 84.39 FEET; THENCE $S34^{\circ}33'04''W$ 5.56 FEET; THENCE $S30^{\circ}56'47''W$ 19.16 FEET; THENCE $S66^{\circ}48'30''E$ 122.50 FEET; THENCE $S41^{\circ}22'09''E$ 62.17 FEET; THENCE $S32^{\circ}55'15''E$ 62.17 FEET; THENCE $S21^{\circ}45'07''E$ 62.02 FEET; THENCE $S14^{\circ}37'44''E$ 61.64 FEET; THENCE $S1^{\circ}04'20''W$ 66.30 FEET; THENCE $S31^{\circ}32'22''E$ 66.48 FEET; THENCE $S1^{\circ}04'20''W$ 90.73 FEET TO THE POINT OF BEGINNING.

CONTAINS: ± 5.80 ACRES