

WHEN RECORDED MAIL TO:

Spring View Capital, LLC
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SUPDEC- SUPPLEMENT TO DECLARATION
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.
1996 EAST 6400 SOUTH SUITE 120SALT LAKE CITY, UT 84121

**Supplement to the Declaration of Covenants, Conditions, and
Restrictions of Springview Farms Subdivision Annexation of Sage
Estates Phase III**

In Reference to Tax ID Number(s):

33-03-481-013, 33-03-481-014, 33-03-481-015, 33-03-481-016, 33-03-481-017, 33-03-481-018,
33-03-481-019, 33-03-481-020, 33-03-481-021, 33-03-477-027, 33-03-477-026, 33-03-477-025,
33-03-477-024, 33-03-477-023, 33-03-477-022, 33-03-477-021, 33-03-477-020, 33-03-477-019,
33-03-477-018, 33-03-481-022, 33-002-352-009, 33-02-352-010, 33-02-352-011, 33-02-352-014 and
33-03-477-028

**SUPPLEMENT TO THE
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
OF SPRINGVIEW FARMS SUBDIVISION Annexation of
Sage Estates Phase III**

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, CW Management Corporation, a Utah corporation ("Declarant") does hereby supplement and amend the Declaration.

WHEREAS Declarant is the Declarant under the original Declaration and Stonefly Land Company, LLC is the owner ("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 and Owner do 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", attached hereto and incorporated herein by this reference.

2. The above-described property is hereby subjected to the Declaration pursuant to this Supplemental Declaration. The annexed property is, for reference purposes, identified as Sage Estates Phase III. Such property shall accordingly be divided into Lots and Common Area, etc., as applicable 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.

3. 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, Units, Owners, Members, etc., shall be adjusted accordingly as the Lots, Units are created and conveyed by Declarant or Owner.
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.
 - a. The Design Guidelines for Sage Estates Phase III 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 three(3) 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 (the changes below apply ONLY to Sage Estates Phase III). 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 1700 square feet, excluding the garage, porch, balcony and deck.
 - iii. Two Story dwellings shall have at least 2050 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.
 - iv. Section 3 Architectural Design Sub-section B. Exterior Materials. In Sage Estates Phase III the percentage of brick or masonry is reduced to 20% coverage on the front of the home with 10% coverage on at least one side of the home.
 - v. If 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 20% coverage requirement for the front of the home shall remain a requirement for approval. 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.

- vi. 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.
- vii. As a result of changing home designs and styles, a total of four homes to be in Sage Estates Phase III, (2 two-story and 2 single-story homes) will be allowed to decrease the roof pitch from 6/12 to a 4/12 pitch. All four of these homes must meet the DRC approval including the remainder of the required design guidelines.
- viii. All other conditions 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 29 day of March, 2022

DECLARANT:

SPRINGVIEW Capital LLC, by its manager:
CW Management Corporation
Chris McCandless
Chris McCandless, President

OWNER:

STONEFLY LAND COMPANY LLC, by it
manager CW Management Corp. by:
Chris McCandless
Chris McCandless, President

STATE OF UTAH COUNTY
OF SALT LAKE

On this 29 day of MARCH 2022, Chris McCandless appeared or identified to be the President of the corporations that executed the above instrument on behalf of said corporations and acknowledged that such corporations executed the same.



Cortlund G. Ashton

NOTARY PUBLIC

**EXHIBIT A
PROPERTY DESCRIPTION**

Lots 301 through 325 inclusive, SAGE ESTATES PHASE 3 SUBDIVISION, according to the official plat thereof as recorded in the office of the Salt Lake County Recorder on February 15, 2022 as Entry No. 13891762 in Book 2022P at Page 53.