

When Recorded, Return To:
Clayton Properties Group II, Inc.
dba Oakwood Homes
206 E. Winchester Street
Murray, Utah 84107

Tax Parcel ID Nos.: See Exhibit A

DECLARATION OF INCLUSION

(Adding of Land to the Scope of the Declaration of Covenants, Conditions, and Restrictions for Springhouse Village Neighborhood)

This DECLARATION OF INCLUSION (“**Declaration of Inclusion**”) is made by Clayton Properties Group II, Inc., a Colorado corporation dba Oakwood Homes (“**Declarant**”) to be effective as of the date set forth on the signature page.

RECITALS

A. Declarant is the developer of a master planned residential subdivision known as the Springhouse Village Subdivision (“**Neighborhood**”) located in South Jordan City (“**City**”), Salt Lake County (“**County**”), State of Utah. The Neighborhood is more particularly identified in the Declaration (defined below).

B. The Neighborhood has been, or will be, subdivided into individual single-family lots for attached and detached dwellings together with streets, other public improvements, and certain common facilities.

C. Declarant previously caused that certain *Declaration of Covenants, Conditions, and Restrictions for Springhouse Village Neighborhood* to be recorded in the real property records of Salt Lake County on July 18, 2018, as Entry No. 12812995 together with that certain *First Amendment to Declaration of Covenants, Conditions, and Restrictions for Springhouse Village Neighborhood*, which was recorded on August 10, 2018, as Entry No. 12827583 (collectively, and as the same may be amended hereafter, the “**Declaration**”).

D. The Springhouse Village Homeowners Association (“**Association**”) has been incorporated as a Utah non-profit corporation to act as a homeowners association for the Neighborhood with the powers, duties, rights, and obligations set forth in the Declaration.

E. Section 1.36 and Section 2.5 of the Declaration provide that the Neighborhood may be expanded to include additional adjacent real estate within the scope of the Neighborhood and

that, upon recording a declaration of inclusion, such additional real property will become subject to the Declaration and the covenants set forth therein.

F. Declarant now wishes to expand the Neighborhood to include such additional real property, as identified on Exhibit A (“Expansion Property”) within the scope of the Declaration.

DECLARATION

NOW, THEREFORE, Declarant adopts the following covenants, conditions, and restrictions with respect to the Expansion Property:


1. Recitals Incorporated. The foregoing recitals are incorporated.
2. Definitions. Capitalized terms used herein but not otherwise defined have the meaning provided in the Declaration.
3. Expansion of the Neighborhood. The Neighborhood is hereby expanded to include the Expansion Property. The Expansion Property shall henceforth be subject to the Declaration, all amendments to the Declaration adopted thus far, and all amendments to the Declaration adopted hereafter.
4. Membership in the Association. As set forth in Section 3.2 of the Declaration, each Owner of a Lot within the Expansion Property will be a Member of the Association, with all the rights, privileges, benefits, duties, and obligations associated with membership in the Association as set forth in the Declaration.
5. Declarant’s Rights. Nothing in this Declaration of Inclusion shall be deemed to impair or limit any of Declarant’s rights as set forth in the Declaration, all of which will be applicable to the Expansion Property.
6. Recording. This Declaration of Inclusion shall be recorded in the Salt Lake County Recorder’s Office against the Expansion Property.

[End of Declaration of Inclusion. Signature Page Follows.]

IN WITNESS WHEREOF, Declarant has executed the foregoing Declaration of Inclusion.

DECLARANT

CLAYTON PROPERTIES GROUP II, INC., a Colorado corporation dba Oakwood Homes

By:  _____

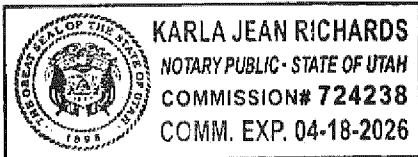
Name: Malcolm Thacker

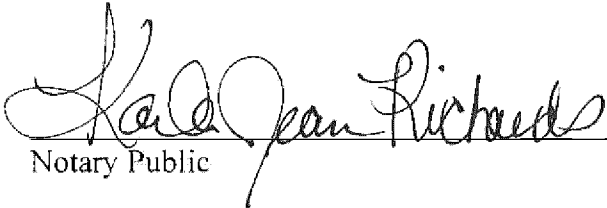
Title: Assistant Secretary

Date: May 4, 2023

STATE OF UTAH)
 SS.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 4th day of May, 2023 by **Malcolm Thacker** as the **Assistant Secretary** of Clayton Properties Group II, Inc.




Notary Public

CONSENT

With respect to the foregoing Declaration of Inclusion, the undersigned is / are the Owner(s) of Lot 415 ("Owner Lot") within the Expansion Property. The undersigned does / do hereby consent as follows:

1. To the recordation of the Declaration of Inclusion against the Expansion Property.
2. The subjugation of the Owner Lot to the Declaration.
3. The payment of assessments to the Association as set forth in the Declaration.

Dated this 27 day of April, 2023.

OWNER(S)

Signature: _____

Printed Name: Robert Bruce Matthews

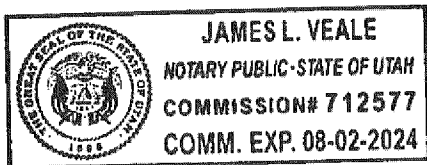
husband
PK

Signature: _____

Printed Name: Bruce L. Matthews

STATE OF UTAH)
 ss.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 27 day of April, 2023 by Robert Bruce Matthews and Bruce L. Matthews.
Bruce Matthews



Notary Public

CONSENT

With respect to the foregoing Declaration of Inclusion, the undersigned is / are the Owner(s) of Lot 414 ("Owner Lot") within the Expansion Property. The undersigned does / do hereby consent as follows:

- 1. To the recordation of the Declaration of Inclusion against the Expansion Property.
- 2. The subjugation of the Owner Lot to the Declaration.
- 3. The payment of assessments to the Association as set forth in the Declaration.

Dated this 2nd day of May, 2023.

OWNER(S)

Signature: [Signature]

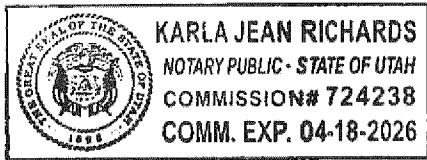
Printed Name: Jason Wayne Herlevi

Signature: [Signature]

Printed Name: Kyoko Herlevi

STATE OF UTAH)
 ss.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 2nd day of May, 2023 by JASON WAYNE HERLEVI and KYOKO HERLEVI.



[Signature]
Notary Public

CONSENT

With respect to the foregoing Declaration of Inclusion, the undersigned is / are the Owner(s) of Lot 415 ("Owner Lot") within the Expansion Property. The undersigned does / do hereby consent as follows:

1. To the recordation of the Declaration of Inclusion against the Expansion Property.
2. The subjugation of the Owner Lot to the Declaration.
3. The payment of assessments to the Association as set forth in the Declaration.

Dated this 2nd day of May, 2023.

OWNER(S)

Signature: Jenene Nelson

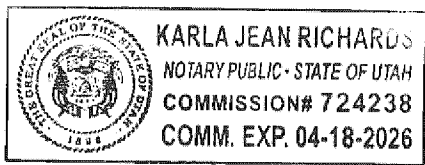
Printed Name: Jenene Elaine Nelson

Signature: _____

Printed Name: _____

STATE OF UTAH)
 ss.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 2nd day of May, 2023 by Jenene Elaine Nelson and _____.



Karla Jean Richards
Notary Public

CONSENT

With respect to the foregoing Declaration of Inclusion, the undersigned is / are the Owner(s) of Lot 417 ("Owner Lot") within the Expansion Property. The undersigned does / do hereby consent as follows:

1. To the recordation of the Declaration of Inclusion against the Expansion Property.
2. The subjugation of the Owner Lot to the Declaration.
3. The payment of assessments to the Association as set forth in the Declaration.

Dated this 2nd day of May, 2023.

OWNER(S)

Signature: Craig Wyn Stephens
Printed Name: Craig Wyn Stephens

Signature: Robin P. Stephens
Printed Name: Robin P. Stephens

STATE OF UTAH)
 ss.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 2nd day of May, 2023 by Craig Wyn Stephens and Robin P. Stephens.



Karla Jean Richards
Notary Public

CONSENT

With respect to the foregoing Declaration of Inclusion, the undersigned is / are the Owner(s) of Lot 419 ("Owner Lot") within the Expansion Property. The undersigned does / do hereby consent as follows:

1. To the recordation of the Declaration of Inclusion against the Expansion Property.
2. The subjugation of the Owner Lot to the Declaration.
3. The payment of assessments to the Association as set forth in the Declaration.

Dated this 2nd day of May, 2023.

OWNER(S)

Signature: Robert C. Halter

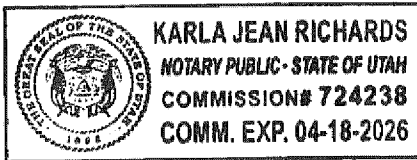
Printed Name: Robert C Halter

Signature: _____

Printed Name: _____

STATE OF UTAH)
 ss.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 2nd day of May, 2023 by Robert C. Halter and _____.



Karla Jean Richards
Notary Public

CONSENT

With respect to the foregoing Declaration of Inclusion, the undersigned is / are the Owner(s) of Lot 422 ("Owner Lot") within the Expansion Property. The undersigned does / do hereby consent as follows:

1. To the recordation of the Declaration of Inclusion against the Expansion Property.
2. The subjugation of the Owner Lot to the Declaration.
3. The payment of assessments to the Association as set forth in the Declaration.

Dated this 2nd day of May, 2023.

OWNER(S)

Signature: *Michele Geist Weber*

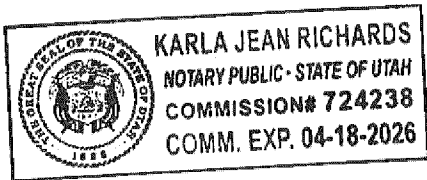
Printed Name: Michele Geist Weber

Signature: *John Todd Weber*

Printed Name: John Todd Weber

STATE OF UTAH)
 ss.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 2nd day of May, 2023 by Michele Geist Weber and John Todd Weber.



Karla Jean Richards
Notary Public

CONSENT

With respect to the foregoing Declaration of Inclusion, the undersigned is / are the Owner(s) of Lot 423 ("Owner Lot") within the Expansion Property. The undersigned does / do hereby consent as follows:

1. To the recordation of the Declaration of Inclusion against the Expansion Property.
2. The subjugation of the Owner Lot to the Declaration.
3. The payment of assessments to the Association as set forth in the Declaration.

Dated this 2nd day of May, 2023.

OWNER(S)

Signature: Linda Sue Weimer

Printed Name: Linda Sue Weimer

Signature: James Richard Weimer

Printed Name: James Richard Weimer

STATE OF UTAH)
 ss.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 2nd day of May, 2023 by Linda Sue Weimer and James Richard Weimer.



Karla Jean Richards
Notary Public

EXHIBIT A

(Legal Description and Parcel Numbers of the Expansion Property)

Daybreak Village 7 Plat 4:

All of DAYBREAK VILLAGE 7 PLAT 4, Amending a portion of Lot 100-A of The Daybreak Village 7 Subdivision Amended, according to the official plat thereof, recorded May 12, 2022, as Entry No. 13950994, in Book 2022P, at Page 118, in the office of the Salt Lake County Recorder.

Parcel Nos. 26-23-376-006 through 26-23-376-024, inclusive, and 26-23-384-001 through 26-23-384-012, inclusive, and 26-23-385-001 through 26-23-385-018, inclusive, and 26-23-386-001 through 26-23-386-022, inclusive, and 26-23-387-001 through 26-23-387-039, inclusive, and 26-23-388-001 through 26-23-388-011, inclusive, and 26-23-389-001 through 26-23-389-011, inclusive

Daybreak Village 7 Plat 5:

Proposed DAYBREAK VILLAGE 7 PLAT 5, being more particularly described as follows:

Beginning at a point on the West Line of Lot 100-A of the Daybreak Village 7 Subdivision Amended, recorded as Entry No. 12654584 in Book 2017P at Page 307 in the Office of the Salt Lake County Recorder, said point lies South 89°56'14" West 1457.502 feet along the Section Line and North 453.000 feet from the South Quarter Corner of Section 23, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence along said Lot 100-A the following (9) courses: 1) North 535.178 feet to a point on a 781.000 foot radius non tangent curve to the left, (radius bears West, Chord: North 02°20'19" West 63.741 feet); 2) along the arc of said curve 63.759 feet through a central angle of 04°40'39"; 3) North 04°40'39" West 53.311 feet; 4) East 255.180 feet to a point on a 228.000 foot radius tangent curve to the left, (radius bears North, Chord: North 77°30'00" East 98.696 feet); 5) along the arc of said curve 99.484 feet through a central angle of 25°00'00"; 6) North 65°00'00" East 267.148 feet; 7) South 25°00'00" East 180.000 feet; 8) South 65°00'00" West 77.841 feet; 9) South 25°00'00" East 287.738 feet to a point on a 172.000 foot radius tangent curve to the right, (radius bears South 65°00'00" West, Chord: South 11°26'45" East 80.621 feet); thence along the arc of said curve 81.377 feet through a central angle of 27°06'29"; thence South 02°06'29" West 285.310 feet; thence North 87°53'31" West 389.851 feet to a point on a 1244.500 foot radius tangent curve to the left, (radius bears South 02°06'29" West, Chord: North 88°56'45" West 45.786 feet); thence along the arc of said curve 45.788 feet through a central angle of 02°06'29"; thence West 117.441 feet to a point on a 272.000 foot radius non tangent curve to the right, (radius bears North, Chord: North 82°40'35" West 69.347 feet); thence

along the arc of said curve 69.536 feet through a central angle of $14^{\circ}38'51''$ to a point of reverse curvature with a 328.000 foot radius tangent curve to the left, (radius bears South $14^{\circ}38'51''$ West, Chord: North $82^{\circ}40'35''$ West 83.624 feet); thence along the arc of said curve 83.852 feet through a central angle of $14^{\circ}38'51''$; thence West 14.809 feet to the point of beginning.

Parcel No. 26-23-377-009



RECORDER

**Subdivision Name
DAYBREAK VILLAGE 7 PLAT 4**

Dedication Type: SUBDIVISION **Subdivision Completion Status:** Completed
Entry Number: 13950994 **Plat Book:** 2022P **Plat Page:** 118 **Recorded Date:** 5/12/2022 **Recorded Time:** 11:40:52 AM
Requesting Party: CLAYTON PROPERTIES GROUP II, INC

Active Parcel Numbers Found: 132

Parcel Number	Lot/Unit	Val	Bldg/Bldg	Val	Type	Property Location	City	Zip Code
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26233760070000	LOT	430				11691 S GANNET WY	SOUTH JORDAN	84009
26233760080000	LOT	431				11697 S GANNET WY	SOUTH JORDAN	84009
26233760090000	LOT	402				6101 W STONE MOUNT WY	SOUTH JORDAN	84009
26233760100000	LOT	403				6093 W STONE MOUNT WY	SOUTH JORDAN	84009
26233760110000	LOT	404				6089 W STONE MOUNT WY	SOUTH JORDAN	84009
26233760120000	LOT	405				6083 W STONE MOUNT WY	SOUTH JORDAN	84009
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26233760200000	LOT	413				6027 W STONE MOUNT WY	SOUTH JORDAN	84009
26233760210000	LOT	414				6021 W STONE MOUNT WY	SOUTH JORDAN	84009
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26233760230000	LOT	416				11674 S KITTY HAWK RD	SOUTH JORDAN	84009
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26233860180000	LOT	449			11722 S KITTY HAWK RD	SOUTH JORDAN	84009
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26233870040000	LOT	513			6218 W 11800 S	SOUTH JORDAN	84009
26233870050000	LOT	512			6208 W 11800 S	SOUTH JORDAN	84009
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26233870160000	LOT	498			6129 W FRANCISCOTTI DR	SOUTH JORDAN	84009
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26233880110000	LOT	527				6141 W FRANCISCOTTI DR	SOUTH JORDAN	84009
26233890010000	LOT	469				6097 W FRANCISCOTTI DR	SOUTH JORDAN	84009
26233890020000	LOT	470				6089 W FRANCISCOTTI DR	SOUTH JORDAN	84009
26233890030000	LOT	471				6083 W FRANCISCOTTI DR	SOUTH JORDAN	84009
26233890040000	LOT	472				6077 W FRANCISCOTTI DR	SOUTH JORDAN	84009
26233890050000	LOT	473				6069 W FRANCISCOTTI DR	SOUTH JORDAN	84009
26233890060000	LOT	474				6063 W FRANCISCOTTI DR	SOUTH JORDAN	84009
26233890070000	LOT	475				6057 W FRANCISCOTTI DR	SOUTH JORDAN	84009
26233890080000	LOT	476				6049 W FRANCISCOTTI DR	SOUTH JORDAN	84009
26233890090000	LOT	477				6041 W FRANCISCOTTI DR	SOUTH JORDAN	84009
26233890100000	LOT	478				6033 W FRANCISCOTTI DR	SOUTH JORDAN	84009
26233890110000	LOT	479				6023 W FRANCISCOTTI DR	SOUTH JORDAN	84009

Subdivision Abstract Parcel Numbers

Parcel Number	Differs	Row/Ease	Loss&Except	Area	Sec	1/4	Block	Lot	City Plat	City Block	City Lot	Lot	Value	Blk	Value	Subdivision
26233760050000												LOT	100-A			DAYBREAK VILLAGE 7 AMENDED



Parcel Data And Documents
For Parcel Number • 26-23-377-009-0000

Active Parcel Number

Legal Description:

LOT 100-A, DAYBREAK VILLAGE 7 AMENDED, LESS & EXCEPT ANY PORTION WITHIN DAYBREAK VILLAGE 7 PLAT 3 AMD. ALSO LESS & EXCEPT ANY PORTION WITHIN DAYBREAK VILLAGE 7 PLAT 4.

Acresage: 11.2070 **City:** SOUTH JORDAN **Address:** 11683 S WILLOW WALK DR

Land Value: **Bldg Value:** **Total Value:**

Owner of Records Found: 1

CLAYTON PROPERTIES GROUP II INC

Total Documents Found: 1

Entry	Book	Page	Type	Date	First Party	Second Party	Consideration	Abstract	Plat
14094619	11391	6886	CERTIF	10/25/2022	SOUTH JORDAN CITY	TO WHOM IT MAY CONCERN		✓	