

176952-CPI

When Recorded Return To:

Olympia Utah, LLC
527 E. Pioneer Rd. Ste. 200
Draper, Utah 84020

14241425 B: 11491 P: 8193 Total Pages: 7

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Rashelle Hobbs, Recorder, Salt Lake County, Utah

Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.
1996 EAST 6400 SOUTH SUITE 120 SALT LAKE CITY, UT 84121

Tax ID Nos.: 26-34-226-008 and 26-34-276-020

**SUPPLEMENTAL DECLARATION TO THE
MASTER DECLARATION OF COVENANTS, CONDITIONS,
AND RESTRICTIONS FOR OLYMPIA
(Great Basin Phase 1, 2A & 2B)**

This Supplemental Declaration to the Master Declaration of Covenants, Conditions, and Restrictions for Olympia ("**Supplemental Declaration**") is executed and adopted by Olympia Utah, LLC, a Utah limited liability company ("**Declarant**").

RECITALS

A. This Supplemental Declaration shall amend and supplement the Master Declaration of Covenants, Conditions, and Restrictions for Olympia recorded with the Salt Lake County Recorder's Office on January 31, 2024, as Entry No. 14199847 (the "**Master Declaration**"), by annexing certain Additional Land into the Project as identified herein. See Exhibit A.

B. Olympia Utah, LLC is the Declarant as identified and set forth in the Master Declaration.

C. Olympia Ranch, LLC is the owner of the Subject Property and consents to the terms of this Supplemental Declaration and its recording.

D. As per Sections 14.1 and 15.2 of the Master Declaration, Declarant reserved the right to unilaterally amend and supplement the Master Declaration and to expand the Project with the addition of all or a portion of the Additional Land described in the Master Declaration. Declarant now desires to add a portion of the Additional land as hereinafter provided for.

E. As of the date of this Supplemental Declaration, the Control Period remains in effect.

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

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

ANNEXATION

1. **Annexation of Additional Land.** Declarant hereby confirms that all of the real property identified and described in Exhibit A attached hereto, together with (i) all buildings, 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 Project and made subject to the Master Declaration.

2. **Plats.** The real properties described in Section 1 above, and the improvements to be constructed thereon, all of which are submitted to the terms and conditions of the Master Declaration, shall be more particularly set forth on the **GREAT BASIN AT OLYMPIA PHASES 1, 2A, & 2B** plat maps, which plat maps will be recorded in the office of the Salt Lake County Recorder.

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 Master Declaration and all supplements and amendments thereto except as provided in Section 4 of this Supplemental Declaration.

4. **Membership.** The Owner of each Lot or parcel within the Subject Property shall be a member of the Olympia Master Association, Inc. ("**Master Association**") and shall be entitled to all benefits of such membership as set forth in the Master Declaration and shall be subject to the Master Declaration, except as set forth herein.

5. **Allocated Interests.** In accordance with the Master Declaration, each Lot shall be assigned an Allocated Interest factor of 1 for the purposes of voting, the payment of Common Expenses, and for other purposes indicated in the Master Declaration or the Act.

6. **Allocation of Regular Assessments.** Each Lot within the Subject Property shall be apportioned a share of the Common Expenses of the Master Association as set forth in the Declaration and shall be liable for all Regular Assessments levied by the Master Association as permitted under the Declaration.

7. **Benefit Assessment Area.** In addition to the rights and obligations set forth in the Declaration and this Supplemental Declaration, certain Lots within the Subject Property may also be subject to additional rights and obligations as set forth in a Board Resolution that creates a Benefit Assessment Area. Benefit Assessment Areas may be established to govern or maintain facilities or amenities unique to the benefitted Lots including, but not limited to, private streets, alleys, storm drainage improvements, structures, pools, parks, or any other private Parcels or Limited Common Areas exclusive to the Benefitted Area Lots.

8. **Maintenance Allocations.** Unless otherwise set forth in a Board Resolution creating a Benefit Assessment Area, or additional Supplemental Declaration, the Lots within the Subject Property shall be subject to the general maintenance allocations set forth in the Declaration.

9. **Reservation of Declarant's Rights.** All rights concerning the Project reserved to Declarant in the Master 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 same terms, provisions and limitations set forth in the Master Declaration.

IN WITNESS WHEREOF, the owner of the Subject Property consents to the terms and restrictions of the Supplemental Declaration this 15 day of May, 2024.

SUBJECT PROPERTY OWNER
OLYMPIA RANCH, LLC
a Utah limited liability company

By: [Signature]

Name: Ryan Button

Title: AUTHORIZED REPRESENTATIVE

STATE OF UTAH)
COUNTY OF Salt Lake) ss.

On the 15 day of May, 2024, personally appeared before me Ryan Button who by me being duly sworn, did say that she/he is an authorized representative of Olympia Ranch, LLC, and that the foregoing instrument is signed on behalf of said company and executed with all necessary authority.

Notary Public: [Signature]

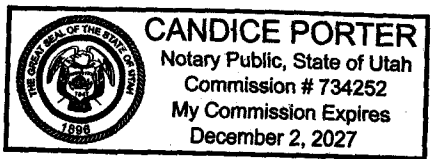


EXHIBIT A
SUBJECT PROPERTY LEGAL DESCRIPTION

Parcel 1

A parcel of land, situate in the Northeast Quarter of Section 34 and the Northwest Quarter of Section 35, Township 3 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, more particularly described as follows:

Beginning at a point being North 89°30'06" West 10.20 feet along the section line and South 249.46 feet from the Northwest Corner of Section 35, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

thence South 89°30'58" East 155.96 feet;
thence South 00°29'02" West 9.00 feet;
thence South 89°30'58" East 343.15 feet;
thence North 00°30'22" West 8.04 feet;
thence North 89°29'38" East 155.00 feet;
thence South 00°30'22" East 1,408.60 feet;
thence South 56°51'10" West 132.32 feet;
thence South 74°01'37" West 66.16 feet;
thence Southwesterly 130.90 feet along the arc of a 466.00 foot radius curve to the left (center bears South 15°58'23" East and the chord bears South 65°58'46" West 130.47 feet with a central angle of 16°05'42");
thence South 57°55'55" West 28.39 feet;
thence Southwesterly 294.31 feet along the arc of a 534.00 foot radius curve to the right (center bears North 32°04'05" West and the chord bears South 73°43'16" West 290.60 feet with a central angle of 31°34'42");
thence Southwesterly 26.49 feet along the arc of a 17.00 foot radius curve to the left (center bears South 00°29'23" East and the chord bears South 44°52'24" West 23.89 feet with a central angle of 89°16'25");
thence North 00°14'11" East 102.01 feet;
thence Southeasterly 26.97 feet along the arc of a 17.00 foot radius curve to the left (center bears South 89°45'49" East and the chord bears South 45°12'33" East 24.23 feet with a central angle of 90°53'28");
thence Northeasterly 198.28 feet along the arc of a 466.00 foot radius curve to the left (center bears North 00°39'17" West and the chord bears North 77°09'21" East 196.78 feet with a central angle of 24°22'43");
thence Northeasterly 27.97 feet along the arc of a 17.00 foot radius curve to the left (center bears North 25°02'00" West and the chord bears North 17°50'26" East 24.92 feet with a central angle of 94°15'07");
thence Northwesterly 17.21 feet along the arc of a 277.50 foot radius curve to the right (center bears North 60°42'53" East and the chord bears North 27°30'30" West 17.21 feet with a central angle of 03°33'15");
thence North 64°16'07" East 55.00 feet;
thence Southeasterly 12.81 feet along the arc of a 222.50 foot radius curve to the left (center bears North 64°16'07" East and the chord bears South 27°22'52" East 12.81 feet with a central angle of 03°17'57");
thence Southeasterly 27.43 feet along the arc of a 17.00 foot radius curve to the left (center bears North 60°58'10" East and the chord bears South 75°15'36" East 24.55 feet with a

central angle of 92°27'32");
thence Northeasterly 99.53 feet along the arc of a 534.00 foot radius curve to the right (center bears South 31°29'22" East and the chord bears North 63°51'01" East 99.39 feet with a central angle of 10°40'45");
thence North 15°58'23" West 77.98 feet;
thence North 00°30'22" West 398.91 feet;
thence North 89°34'46" West 20.89 feet;
thence North 00°25'14" East 55.00 feet;
thence North 89°34'46" West 74.65 feet;
thence Southwesterly 30.13 feet along the arc of a 72.00 foot radius curve to the left (center bears South 00°25'14" West and the chord bears South 78°25'52" West 29.91 feet with a central angle of 23°58'43");
thence North 00°30'22" West 760.89 feet;
thence North 89°30'58" West 275.16 feet;
thence North 00°16'16" East 165.00 feet to the point of beginning.

Contains 564,370 Square Feet or 12.956 Acres and 93 Lots and 2 Parcels

(aka proposed GREAT BASIN AT OLYMPIA PHASE 1 plat)

Parcel 2

A parcel of land, situate in the Northeast Quarter of Section 34 and the Northwest Quarter of Section 35, Township 3 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, more particularly described as follows:

Beginning at the Northwest Corner of Section 35, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

thence South 89°48'53" East 641.53 feet along the section line;
thence South 00°30'22" East 251.11 feet to the northerly boundary line of Great Basin at Olympia Phase 1;

thence along said northerly boundary line the following five (5) courses:

- (1) South 89°29'38" West 155.00 feet;
- (2) South 00°30'22" East 8.04 feet;
- (3) North 89°30'58" West 343.15 feet;
- (4) North 00°29'02" East 9.00 feet;
- (5) North 89°30'58" West 155.96 feet;

thence North 00°16'16" East 249.46 feet to the section line;

thence South 89°30'06" East 9.02 feet along the section line to the point of beginning.

Contains 166,815 Square Feet or 3.830 Acres and 22 Lots and 1 Parcel

(aka proposed GREAT BASIN AT OLYMPIA PHASE 2A plat)

Parcel 3

A parcel of land, situate in the Northwest Quarter of Section 35, Township 3 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, more particularly described as follows:

Beginning at a point being South 89°48'53" East 374.58 feet along the section line and South 1,170.89 feet from the Northwest Corner of Section 35, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

thence South 00°25'14" West 55.00 feet;
thence South 89°34'46" East 20.89 feet;
thence South 00°30'22" East 398.91 feet;
thence South 15°58'23" East 77.98 feet;
thence Southwesterly 99.53 feet along the arc of a 534.00 foot radius curve to the left (center bears South 20°48'37" East and the chord bears South 63°51'01" West 99.39 feet with a central angle of 10°40'45");
thence Northwesterly 27.43 feet along the arc of a 17.00 foot radius curve to the right (center bears North 31°29'22" West and the chord bears North 75°15'36" West 24.55 feet with a central angle of 92°27'32");
thence Northwesterly 12.81 feet along the arc of a 222.50 foot radius curve to the right (center bears North 60°58'10" East and the chord bears North 27°22'52" West 12.81 feet with a central angle of 03°17'57");
thence South 64°16'07" West 55.00 feet;
thence Southeasterly 17.21 feet along the arc of a 277.50 foot radius curve to the left (center bears North 64°16'07" East and the chord bears South 27°30'30" East 17.21 feet with a central angle of 03°33'15");
thence Southwesterly 27.97 feet along the arc of a 17.00 foot radius curve to the right (center bears South 60°42'53" West and the chord bears South 17°50'26" West 24.92 feet with a central angle of 94°15'07");
thence Southwesterly 198.28 feet along the arc of a 466.00 foot radius curve to the right (center bears North 25°02'00" West and the chord bears South 77°09'21" West 196.78 feet with a central angle of 24°22'43");
thence Northwesterly 26.97 feet along the arc of a 17.00 foot radius curve to the right (center bears North 00°39'17" West and the chord bears North 45°12'33" West 24.23 feet with a central angle of 90°53'28");
thence North 00°14'11" East 358.97 feet;
thence Northwesterly 128.32 feet along the arc of a 700.00 foot radius curve to the left (center bears North 89°45'49" West and the chord bears North 05°00'54" West 128.14 feet with a central angle of 10°30'11");
thence North 74°24'14" East 41.92 feet;
thence Northeasterly 23.71 feet along the arc of a 84.50 foot radius curve to the right (center bears South 15°35'46" East and the chord bears North 82°26'38" East 23.64 feet with a central angle of 16°04'48");
thence South 89°30'58" East 129.78 feet;
thence North 00°29'02" East 74.00 feet;
thence Northeasterly 113.02 feet along the arc of a 72.00 foot radius curve to the right (center bears South 89°30'58" East and the chord bears North 45°27'08" East 101.77 feet with a central angle of 89°56'12");
thence South 89°34'46" East 74.65 feet to the point of beginning.

Contains 189,118 Square Feet or 4.342 Acres and 35 Lots and 1 Parcel

(aka proposed GREAT BASIN AT OLYMPIA PHASE 2B plat)