



ENT 190241:2020 PG 1 of 4
JEFFERY SMITH
UTAH COUNTY RECORDER
2020 Dec 01 10:32 am FEE 118.00 BY MA
RECORDED FOR SARATOGA SPRINGS CITY

When Recorded Return To:

Wildflower Developer, LLC
14034 South 145 East, Suite 204
Draper, UT 84020

**SUPPLEMENT TO THE DECLARATION OF
COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR
SUNFLOWER TOWNHOMES
(Phases B-7 & B-8)
An Expandable Planned Unit Development**

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

RECITALS

A. This Supplemental Declaration shall modify and supplement the “Declaration of Covenants, Conditions and Restrictions for Sunflower Townhomes” (“**Declaration**”) recorded with the Utah County Recorder’s Office on March 25, 2020 as Entry No. 38015:2020.

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

C. Under the terms of the Declaration, Declarant reserved the right to annex Additional Land into the Project. Declarant desires to add a portion of the Additional Land as hereinafter provided for.

D. Unless otherwise defined herein, all capitalized terms shall have the meaning defined in the Declaration.

ANNEXATION

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

1. Annexation of Additional Land. 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.

2. Plat 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 **Wildflower Village 3A Plat B-7** and **Wildflower Village 3A Plat B-8** subdivision plats, which plat maps shall be recorded with the County.

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 Declaration and all supplements and amendments thereto.

4. Membership. The Owner of each Lot or Parcel within the Subject Property shall be a member of the Sunflower Townhomes Neighborhood Association ("Association") and shall be entitled to all benefits and voting rights of such membership as set forth in the Declaration. The Association shall be considered a Neighborhood Association pursuant to the Master Declaration.

5. Allocation of Assessments. Each Lot or Parcel within the Subject Property shall be apportioned a share of the Common Expenses of the Association and shall be liable for all Assessments levied by the Association as permitted under 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. Master Association Membership. The Owner of each Lot within the Subject Property shall also 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 and conditions of the Master Declaration of Covenants, Conditions, and Restrictions for Wildflower, recorded with the Utah County Recorder's Office on February 23, 2018 as Entry No. 17973:2018 ("Master Declaration").

8. 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 29th day of October, 2020.

DECLARANT
WILDFLOWER DEVELOPER, LLC
a Utah limited liability company

By: _____

Name: Nate Shipp

Title: Manager

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

On the 28th day of October, 2020, 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.

Notary Public: _____



EXHIBIT A
SUBJECT PROPERTY/ADDITIONAL LAND
(Legal Description)

All of **WILDFLOWER VILLAGE 3A PLAT B-7**, according to the official plat thereof, on file in the office of the Utah County Recorder.

Including Lots 101 through 122

More particularly described as:

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

BEGINNING AT A POINT LOCATED S0°11'02"W ALONG THE QUARTER SECTION LINE 1696.42 FEET AND WEST 1851.94 FEET FROM THE NORTH QUARTER CORNER OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE S9°37'56"W 73.24 FEET; THENCE ALONG THE ARC OF A 528.00 FOOT RADIUS CURVE TO THE LEFT 42.22 FEET THROUGH A CENTRAL ANGLE OF 4°34'53" (CHORD: S7°20'30"W 42.21 FEET); THENCE S5°03'04"W 541.83 FEET; THENCE N84°56'56"W 88.79 FEET; THENCE N5°03'04"E 657.01 FEET; THENCE S84°56'56"E 96.33 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±1.35 ACRES
58,696 SQ. FT.

All of **WILDFLOWER VILLAGE 3A PLAT B-8**, according to the official plat thereof, on file in the office of the Utah County Recorder.

Including Lots 301 through 321

More particularly described as:

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

BEGINNING AT A POINT LOCATED S0°11'02"W ALONG THE QUARTER SECTION LINE 1765.71 FEET AND WEST 1667.13 FEET FROM THE NORTH QUARTER CORNER OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE S5°03'04"W 71.93 FEET; THENCE ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE LEFT 33.31 FEET THROUGH A CENTRAL ANGLE OF 95°25'37" (CHORD: S42°39'15"E 29.59 FEET); THENCE S0°22'04"E 40.00 FEET; THENCE S89°37'56"W 7.59 FEET; THENCE ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE LEFT 29.52 FEET THROUGH A CENTRAL ANGLE OF 84°34'31" (CHORD: S47°20'45"W 26.91 FEET); THENCE S5°03'04"W 89.93 FEET; THENCE S84°56'56"E 21.50 FEET; THENCE S5°03'04"W 55.00 FEET; THENCE N84°56'56"W 16.50 FEET; THENCE S5°03'04"W 222.66 FEET; THENCE N86°34'54"W 10.00 FEET; THENCE N84°56'56"W 136.50 FEET; THENCE N5°03'04"E 457.76 FEET; THENCE ALONG THE ARC OF A 472.00 FOOT RADIUS CURVE TO THE RIGHT 37.74 FEET THROUGH A CENTRAL ANGLE OF 4°34'53" (CHORD: N7°20'30"E 37.73 FEET); THENCE N9°37'56"E 16.59 FEET; THENCE S84°56'56"E 52.55 FEET; THENCE N89°37'56"E 86.51 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±1.75 ACRES
76,171 SQ. FT.