

When Recorded Return to:  
Wildflower Developer, LLC  
14034 South 145 East, Suite 204  
Draper, UT 84020



ENT 60313:2022 PG 1 of 3  
ANDREA ALLEN  
UTAH COUNTY RECORDER  
2022 May 17 10:46 am FEE 40.00 BY KR  
RECORDED FOR WILDFLOWER DEVELOPER LL

## **SUPPLEMENT TO THE MASTER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR WILDFLOWER**

(Village 1, Plat F-4)

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 to the Project. Declarant now desires to add a portion of the Additional Land as hereinafter provided for.

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. 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.



**EXHIBIT A**  
**SUBJECT PROPERTY**  
**(Legal Description)**

All of **WILDFLOWER VILLAGE 1 (NORTH) PLAT F-4**, according to the official plat thereof, on file in the office of the Utah County Recorder.

Including Lots 237 through 257

More particularly described as:

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED S0°05'10"E ALONG THE SECTION LINE 1978.25 FEET AND WEST 1615.79 FEET FROM THE EAST 1/4 CORNER OF SECTION 3, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE N75°04'25"W 121.24 FEET; THENCE N67°15'21"W 56.00 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 20.32 FEET WITH A RADIUS OF 1028.00 FEET THROUGH A CENTRAL ANGLE OF 1°07'57" CHORD: S22°10'40"W 20.32 FEET; THENCE N63°10'41"W 99.42 FEET; THENCE N22°53'21"E 65.15 FEET; THENCE N27°01'57"E 65.00 FEET; THENCE N30°20'16"E 65.12 FEET; THENCE N33°44'33"E 65.48 FEET; THENCE N35°12'18"E 65.70 FEET; THENCE N28°30'42"E 65.03 FEET; THENCE N20°35'24"E 65.39 FEET; THENCE N15°34'30"E 66.27 FEET; THENCE N19°43'33"E 65.50 FEET; THENCE N24°51'24"E 75.04 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 83.52 FEET WITH A RADIUS OF 793.62 FEET THROUGH A CENTRAL ANGLE OF 6°01'48" CHORD: S66°06'07"E 83.48 FEET TO A POINT OF REVERSE CURVE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 25.12 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 95°56'06" CHORD: S21°08'59"E 22.28 FEET; THENCE S63°10'56"E 56.00 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 123.37 FEET WITH A RADIUS OF 629.00 FEET THROUGH A CENTRAL ANGLE OF 11°14'17" CHORD: N32°26'13"E 123.18 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 24.61 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 94°00'57" CHORD: N85°03'50"E 21.94 FEET; THENCE S47°55'41"E 201.70 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 23.56 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 90°00'00" CHORD: S2°55'41"E 21.21 FEET; THENCE S42°04'19"W 333.18 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 344.38 FEET WITH A RADIUS OF 833.00 FEET THROUGH A CENTRAL ANGLE OF 23°41'14" CHORD: S30°13'41"W 341.93 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±4.79 ACRES