



WHEN RECORDED RETURN TO:
Wildflower Developer, LLC
14034 S. 145 E. #204
Draper, UT 84020

ENT 68842:2020 PG 1 of 3
JEFFERY SMITH
UTAH COUNTY RECORDER
2020 May 20 4:25 pm FEE 82.00 BY MA
RECORDED FOR SARATOGA SPRINGS CITY

**SUPPLEMENT TO THE MASTER DECLARATION OF
COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR WILDFLOWER
(Plats "B-1a" & "B-3a")**

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.

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. Submission. 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. The Subject Property shall hereinafter be held, transferred, sold, conveyed, and occupied subject to the terms, covenants, restrictions, easements, charges, assessments, and liens set forth in the Declaration and all supplements and amendments thereto.

2. Wildflower Village 3A Plats. 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 the **Wildflower Village 3A Plat B-1a** and **Wildflower Village 3A Plat B-3a** subdivision plat maps, which plat maps are recorded in the office of the Utah County Recorder.

3. Master Association Membership. The Owner of each Lot or Parcel within the Subject Property shall 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 governing the Master Association as set forth in the Declaration and Bylaws. Each Owner is allotted one vote in the Master Association per Lot owned.

4. Apportionment of Common Expenses. The Master Association Common Expenses shall be apportioned among the Lots within the Subject Property in accordance with the Declaration.

5. Representations of Declarant. Declarant represents that the Subject Property is part of the real property subject to annexation as described in 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. 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 19th day of March, 2020.

DECLARANT
WILDFLOWER DEVELOPER, LLC
A Utah Limited Liability Company

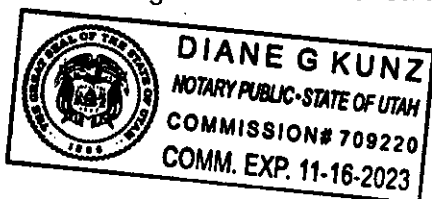
By: _____

Name: Nathan Shipp

Title: Manager

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

On the 19th day of March, 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: [Signature]

EXHIBIT A
SUBJECT PROPERTY
(Legal Description)

All of **WILDFLOWER VILLAGE 3A PLAT B-1a**, according to the official plat on file in the office of the Utah County Recorder.

Including Lots 123 through 137 Parcel numbers not yet assigned.

More particularly described as:

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

BEGINNING AT A POINT LOCATED S0°11'02"W ALONG THE QUARTER SECTION LINE 2349.22 FEET AND WEST 1915.11 FEET FROM THE NORTH 1/4 CORNER OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE S5°03'04"W 460.74 FEET; THENCE ALONG THE ARC OF A 172.00 FOOT RADIUS CURVE TO THE RIGHT 7.48 FEET THROUGH A CENTRAL ANGLE OF 2°29'25" (CHORD: S6°17'46"W 7.47 FEET); THENCE N84°56'56"W 88.63 FEET; THENCE N5°03'04"E 488.21 FEET; THENCE S84°56'56"E 88.79 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±0.95 ACRES

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

Including Lots 322 through 347 Parcel numbers not yet assigned.

More particularly described as:

A PORTION OF THE WEST HALF 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 2283.96 FEET AND WEST 1700.11 FEET FROM THE NORTH 1/4 CORNER OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE S0°32'03"E 5.00 FEET; THENCE S12°15'09"W 0.87 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 15.00 FOOT RADIUS NON-TANGENT CURVE (RADIUS BEARS: S84°56'56"E) TO THE LEFT 11.37 FEET THROUGH A CENTRAL ANGLE OF 43°26'45" (CHORD: S16°40'19"E 11.10 FEET) TO A POINT OF REVERSE CURVE; THENCE ALONG THE ARC OF A 49.05 FOOT RADIUS CURVE TO THE RIGHT 74.38 FEET THROUGH A CENTRAL ANGLE OF 86°52'51" (CHORD: S5°03'04"W 67.45 FEET) TO A POINT OF REVERSE CURVE; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT 11.37 FEET THROUGH A CENTRAL ANGLE OF 43°26'45" (CHORD: S26°46'26"W 11.10 FEET); THENCE S5°03'04"W 9.39 FEET; THENCE S84°56'56"E 10.00 FEET; THENCE S5°03'04"W 64.00 FEET; THENCE N84°56'56"W 16.50 FEET; THENCE S5°03'04"W 360.55 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 20.00 FOOT RADIUS NON-TANGENT CURVE (RADIUS BEARS: N53°38'47"E) TO THE LEFT 23.83 FEET THROUGH A CENTRAL ANGLE OF 68°15'29" (CHORD: S70°28'57"E 22.44 FEET); THENCE S14°37'00"E 40.00 FEET; THENCE S75°23'00"W 9.08 FEET; THENCE S14°37'00"E 106.50 FEET; THENCE S75°23'00"W 237.59 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT 27.07 FEET THROUGH A CENTRAL ANGLE OF 103°24'44" (CHORD: N52°54'38"W 23.55 FEET); THENCE N1°12'16"W 10.79 FEET; THENCE ALONG THE ARC OF A 172.00 FOOT RADIUS CURVE TO THE RIGHT 93.23 FEET THROUGH A CENTRAL ANGLE OF 31°03'26" (CHORD: N14°19'28"E 92.10 FEET) TO A POINT OF REVERSE CURVE; THENCE ALONG THE ARC OF A 228.00 FOOT RADIUS CURVE TO THE LEFT 98.70 FEET THROUGH A CENTRAL ANGLE OF 24°48'07" (CHORD: N17°27'07"E 97.93 FEET); THENCE N5°03'04"E 543.81 FEET; THENCE S84°56'56"E 136.50 FEET; THENCE S86°34'54"E 10.00 FEET; THENCE N89°27'57"E 6.15 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±2.74 ACRES
 119,158 SQ. FT.