

WHEN RECORDED MAIL TO:

Sky High Dream Development, LLC
1594 East 10900
South
Sandy Utah 84092

13898738 B: 11310 P: 393 Total Pages: 6
02/24/2022 04:33 PM By: ggasca Fees: \$40.00
DECLAR- DECLARATION
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.
1996 EAST 6400 SOUTH SUITE 120SALT LAKE CITY, UT 84121

TIN: 28-16-377-001

28-16-377-004

28-16-376-101

28-16-376-100

SUPPLEMENT TO
THE
DECLARATION OF COVENTATS, CONDITIONSAND
RESTRICTIONS
OF
Willow View Cove

Annexation of Willow View Cove Phase 4 Subdivision and Willow View Cove
Subdivision

WHEREAS, a Declaration of Covenants, Conditions, and Restrictions for Willow View Cove Subdivision (the "Declaration") was made as of the 1st day of June, 2000 and Recorded the June 5, 2000 as Entry Number 7653488, in Book 8366, at Page 24562 in the office of the Salt Lake County Recorder, State of Utah, and

Pursuant to the provisions of Section 7.2 of said Declaration of Covenants, Conditions and Restrictions of Willow View Cove Subdivision (the "Declaration") and applicable law, Sky High Dream Development, LLC, a Utah limited liability company ("the Declarant") does hereby supplement and amend the Declaration.

WHEREAS, Declarant is the Developer of WVC Phase IV and together with the approval by majority vote of the Members in good standing under the original Declaration of Willow View Cove Subdivision and the owner of the real property described in Exhibit "A" (the "Declarant or Developer") to this Supplement; and

WHEREAS, the Declaration anticipated expansion for the Willow View Cove Subdivision (the "Subdivision") according to the projections in the Master Plan, which is of record; and

WHEREAS, Section 7.2 of the Declaration provides that the Declarant may from time to time unilaterally subject additional property, from that which is described on Exhibit "B" to the Declaration, to the provisions of the Declaration by filing with the Salt Lake County Recorder a Supplemental Declaration describing the property being annexed.

NOW, THEREFORE, the Declaration is and shall be supplemented and amended as follows:

1. The Declarant does hereby submit the following described real property to, and

annex into the Willow View Cove Subdivision, and amend and supplement the Declaration to provide that, in addition to the real property which is the subject of the initial Declaration, the following described real property, situated in Salt Lake County, State of Utah:

See Exhibit "A", attached hereto and incorporated herein by this reference.

The above-described property is hereby subjected to the Declaration pursuant to this Supplemental Declaration. The annexed property is, for reference purposes, identified on the Master Plan as Willow View Cove Phases I-IV. Such property shall accordingly be divided into residential building lots etc., as applicable and generally pursuant to the Master Plan, and shall be held, sold, used and conveyed subject to the easements, restrictions, covenants, and conditions, which run with the title to the real property subjected to the Declaration, which is accordingly incorporated herein by this reference. The Declaration as supplemented shall be binding upon all parties having any right, title, or interest in the above-referenced property, and their heirs, successors, successors, in title, and assign, and shall inure to the benefit of each Owner of such property as a portion of the Properties governed by the Declaration.

2. As contemplated by the Declaration, the property described in Exhibit "A" to this Supplement shall be joined with the Properties governed by the Declaration, and the numbers of Lots and Homes, Owners, Members, etc., shall be adjusted accordingly as the Residential Building Lots are created and conveyed by Declarant.
3. Lot #4 shall be exempt from all Willow View Cove homeowners' associations annual fees as defined in the CCR's.
4. Except as amended and supplemented hereby and below, the Declaration shall remain in full force and effect. The terms of this Supplemental Declaration shall supersede any conflicting provisions of the Declaration or the Design Guidelines referred to therein.

The foregoing Supplemental Declaration to the Declaration of Covenants, Conditions and Restrictions of Willow View Cove Subdivision was adopted by the Willow View Cove Members and approved as evidenced by its signature by the Managing Trustee pursuant to the provisions of the said Declaration in its capacity as the Developer pursuant to rights reserved in the Declaration and in its capacity as the owner of the property annexed hereby. This Supplemental Declaration shall be effective upon recordation with the Salt Lake County Recorder.

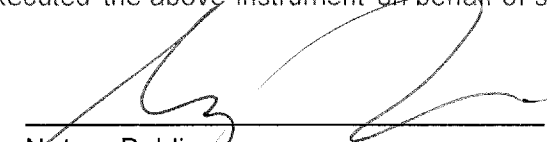
Signed and dated this 24 day February, 2022

Sky High Dream Development, LLC
A Utah limited liability company

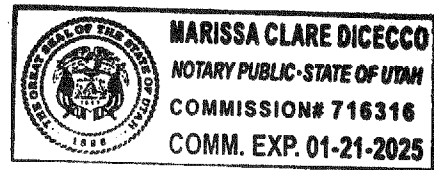
BY: Marilyn Leonis
Marilyn Leonis
Manager

STATE OF UTAH
COUNTY OF SALT LAKE

On this 24th day of February, 2022 personally appeared before me Marilyn Leonis who acknowledged herself to be the Manager of Sky High Dream Developers, LLC, a Utah limited liability company, and that she executed the above instrument on behalf of said Owner.



Notary Public



**EXHIBIT A
PROPERTY DESCRIPTION**

Lots 1 through 4, WILLOW VIEW COVE SUBDIVISION PHASE 4, according to the official plat thereof as recorded in the office of the Salt Lake County Recorder.

Tax Id No.: 28-16-377-001, 28-16-377-004, 28-16-376-101, 28-16-376-100

EXHIBIT A

WILLOW VIEW COVE SUBDIVISION PHASE 4
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 16,
 TOWNSHIP 35 N, RANGE 108 E, MERIDIAN 10 W,
 SADDY CITY, AU S.W. DISTRICT, QLD

Site plan details include lot numbers (e.g., 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100), street names (e.g., 1700 EAST STREET, 1000 WEST STREET), and various annotations for easements, encroachments, and survey data.

CORNER'S REGULATION
WILLOW VIEW COVE SUBDIVISION PHASE 4
 The purpose of this regulation is to give effect to the provisions of the Local Government Act 2009 in relation to the subdivision of land.

WILLOW VIEW COVE SUBDIVISION PHASE 4
 The purpose of this regulation is to give effect to the provisions of the Local Government Act 2009 in relation to the subdivision of land.

ENSON
 ENGINEERS ARCHITECTS
 1700 EAST STREET
 SADDY CITY, QLD 4870

LOT	AREA (SQ M)	WIDTH (M)	DEPTH (M)	PERCENTAGE
1	150.0	15.0	10.0	2.5
2	150.0	15.0	10.0	2.5
3	150.0	15.0	10.0	2.5
4	150.0	15.0	10.0	2.5
5	150.0	15.0	10.0	2.5
6	150.0	15.0	10.0	2.5
7	150.0	15.0	10.0	2.5
8	150.0	15.0	10.0	2.5
9	150.0	15.0	10.0	2.5
10	150.0	15.0	10.0	2.5
11	150.0	15.0	10.0	2.5
12	150.0	15.0	10.0	2.5
13	150.0	15.0	10.0	2.5
14	150.0	15.0	10.0	2.5
15	150.0	15.0	10.0	2.5
16	150.0	15.0	10.0	2.5
17	150.0	15.0	10.0	2.5
18	150.0	15.0	10.0	2.5
19	150.0	15.0	10.0	2.5
20	150.0	15.0	10.0	2.5
21	150.0	15.0	10.0	2.5
22	150.0	15.0	10.0	2.5
23	150.0	15.0	10.0	2.5
24	150.0	15.0	10.0	2.5
25	150.0	15.0	10.0	2.5
26	150.0	15.0	10.0	2.5
27	150.0	15.0	10.0	2.5
28	150.0	15.0	10.0	2.5
29	150.0	15.0	10.0	2.5
30	150.0	15.0	10.0	2.5
31	150.0	15.0	10.0	2.5
32	150.0	15.0	10.0	2.5
33	150.0	15.0	10.0	2.5
34	150.0	15.0	10.0	2.5
35	150.0	15.0	10.0	2.5
36	150.0	15.0	10.0	2.5
37	150.0	15.0	10.0	2.5
38	150.0	15.0	10.0	2.5
39	150.0	15.0	10.0	2.5
40	150.0	15.0	10.0	2.5
41	150.0	15.0	10.0	2.5
42	150.0	15.0	10.0	2.5
43	150.0	15.0	10.0	2.5
44	150.0	15.0	10.0	2.5
45	150.0	15.0	10.0	2.5
46	150.0	15.0	10.0	2.5
47	150.0	15.0	10.0	2.5
48	150.0	15.0	10.0	2.5
49	150.0	15.0	10.0	2.5
50	150.0	15.0	10.0	2.5
51	150.0	15.0	10.0	2.5
52	150.0	15.0	10.0	2.5
53	150.0	15.0	10.0	2.5
54	150.0	15.0	10.0	2.5
55	150.0	15.0	10.0	2.5
56	150.0	15.0	10.0	2.5
57	150.0	15.0	10.0	2.5
58	150.0	15.0	10.0	2.5
59	150.0	15.0	10.0	2.5
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64	150.0	15.0	10.0	2.5
65	150.0	15.0	10.0	2.5
66	150.0	15.0	10.0	2.5
67	150.0	15.0	10.0	2.5
68	150.0	15.0	10.0	2.5
69	150.0	15.0	10.0	2.5
70	150.0	15.0	10.0	2.5
71	150.0	15.0	10.0	2.5
72	150.0	15.0	10.0	2.5
73	150.0	15.0	10.0	2.5
74	150.0	15.0	10.0	2.5
75	150.0	15.0	10.0	2.5
76	150.0	15.0	10.0	2.5
77	150.0	15.0	10.0	2.5
78	150.0	15.0	10.0	2.5
79	150.0	15.0	10.0	2.5
80	150.0	15.0	10.0	2.5
81	150.0	15.0	10.0	2.5
82	150.0	15.0	10.0	2.5
83	150.0	15.0	10.0	2.5
84	150.0	15.0	10.0	2.5
85	150.0	15.0	10.0	2.5
86	150.0	15.0	10.0	2.5
87	150.0	15.0	10.0	2.5
88	150.0	15.0	10.0	2.5
89	150.0	15.0	10.0	2.5
90	150.0	15.0	10.0	2.5
91	150.0	15.0	10.0	2.5
92	150.0	15.0	10.0	2.5
93	150.0	15.0	10.0	2.5
94	150.0	15.0	10.0	2.5
95	150.0	15.0	10.0	2.5
96	150.0	15.0	10.0	2.5
97	150.0	15.0	10.0	2.5
98	150.0	15.0	10.0	2.5
99	150.0	15.0	10.0	2.5
100	150.0	15.0	10.0	2.5

NOTE: The area of the lots is given in square metres. The area of the lots is given in square metres.

CITY ENGINEERS ARCHITECTS
 1700 EAST STREET
 SADDY CITY, QLD 4870