


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



ENT 107362:2022 PG 1 of 3  
ANDREA ALLEN  
UTAH COUNTY RECORDER  
2022 Oct 05 2:42 pm FEE 40.00 BY CS  
RECORDED FOR WF2 PUE

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

(Village 1, Plat F-5)

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.

2. 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 1 (NORTH) PLAT F-5** subdivision plat map, which plat map is recorded in the office of the Utah County Recorder.

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

4. 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.

5. Apportionment of Common Expenses. The Master Association Common Expenses shall be apportioned among the Lots within the Subject Property in accordance with 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 4<sup>th</sup> day of October, 2022.

**DECLARANT**  
**WILDFLOWER DEVELOPER, LLC**  
a Utah limited liability company

By: \_\_\_\_\_

Name: Nathan Snipp

Title: Manager

STATE OF UTAH )  
COUNTY OF Salt Lake ) ss.

On the 4<sup>th</sup> day of October, 2022, personally appeared before me Nathan Snipp 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: Katelyn Mickelsen

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

All of **WILDFLOWER VILLAGE 1 (NORTH) PLAT F-5**, according to the official plat thereof, on file in the office of the Utah County Recorder.

Including Lots 185 through 197

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 1158.04 FEET AND WEST 1353.03 FEET FROM THE EAST 1/4 CORNER OF SECTION 3, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG THE ARC OF A 685.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: S41°47'23"E) 170.23 FEET THROUGH A CENTRAL ANGLE OF 14°14'18" (CHORD: S41°05'28"W 169.79 FEET); THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT 19.84 FEET THROUGH A CENTRAL ANGLE OF 75°46'00" (CHORD: S71°51'18"W 18.42 FEET); THENCE ALONG THE ARC OF A 737.62 FOOT RADIUS CURVE TO THE RIGHT 14.73 FEET THROUGH A CENTRAL ANGLE OF 1°08'40" (CHORD: N69°41'21"W 14.73 FEET); THENCE S20°52'59"W 56.00 FEET; THENCE ALONG THE ARC OF A 793.62 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: N20°52'59"E) 83.52 FEET THROUGH A CENTRAL ANGLE OF 6°01'48" (CHORD: N66°06'07"W 83.48 FEET); THENCE S24°51'24"W 75.04 FEET; THENCE N63°10'41"W 100.30 FEET; THENCE ALONG THE ARC OF A 885.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: S67°21'01"E) 25.59 FEET THROUGH A CENTRAL ANGLE OF 1°39'24" (CHORD: S21°49'17"W 25.59 FEET); THENCE N69°00'25"W 56.00 FEET; THENCE N45°50'46"W 69.71 FEET; THENCE N38°11'48"W 63.18 FEET; THENCE N32°33'20"W 65.14 FEET; THENCE N43°49'18"W 96.61 FEET; THENCE N55°44'31"W 26.97 FEET; THENCE N34°57'04"E 111.41 FEET; THENCE N43°48'38"E 56.00 FEET; THENCE ALONG THE ARC OF A 328.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: S43°48'38"W) 25.76 FEET THROUGH A CENTRAL ANGLE OF 4°29'58" (CHORD: N48°26'21"W 25.75 FEET); THENCE N36°43'57"E 128.96 FEET; THENCE N65°56'59"W 126.03 FEET; THENCE ALONG THE ARC OF A 652.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: S55°14'52"E) 99.87 FEET THROUGH A CENTRAL ANGLE OF 8°46'34" (CHORD: N39°08'25"E 99.77 FEET); THENCE S29°54'24"E 131.40 FEET; THENCE S47°55'41"E 143.72 FEET; THENCE ALONG THE ARC OF A 535.79 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: S18°04'00"W) 362.62 FEET THROUGH A CENTRAL ANGLE OF 38°46'39" (CHORD: S52°32'40"E 355.74 FEET); THENCE S75°29'13"E 74.82 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±4.31 ACRES  
±187,571 SQ. FT.