

WHEN RECORDED MAIL TO:

CW Management Corporation  
9067 South 1300 West, Suite 105  
West Jordan, UT 84088

File No.: 97031-TF

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ADAM GARDINER  
Recorder, Salt Lake County, UT  
COTTONWOOD TITLE  
BY: eCASH, DEPUTY - EF 5 P.

**SUPPLEMENT TO THE DECLARATION OF COVENANTS, CONDITIONS  
AND RESTRICTIONS OF SPRINGVIEW FARMS SUBDIVISION**

In Reference to Tax ID Number(s):

33-10-207-017

WHEN RECORDED MAIL TO:  
CW Management Corporation  
9067 S. 1300 West, Suite 105  
West Jordan, UT 84088

**SUPPLEMENT TO  
THE  
DECLARATION OF COVENTATS, CONDIDITIONS  
AND RESTRICTIONS  
OF  
SPRINGVIEW FARMS SUBDIVISION**

**Annexation of Wood Duck Hollow Phase 2 Subdivision and Wood Duck Hollow Phase 5  
Subdivision**

WHEREAS, a Declaration of Covenants, Conditions, and Restrictions for Springview Farms Subdivision (the "Declaration") was made as of the 8<sup>th</sup> day of October, 2004 and Recorded the 12<sup>th</sup> day of October, 2004 as Entry Number 9195349, in Book 9047, at Page 5731 in the office of the Salt Lake County Recorder, State of Utah, and

Pursuant to the provisions of Section 15.2 of said Declaration of Covenants, Conditions and Restrictions of Springview Farms Subdivision (the "Declaration") and applicable law, Spring View Capital, LLC, a Utah limited liability company by and through its Manager, C. W. Management Corporation, a Utah corporation ("Declarant") does hereby supplement and amend the Declaration.

WHEREAS, Declarant is the Declarant under the original Declaration and the owner of the real property described in Exhibit "A" to this Supplement; and

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

WHEREAS, Section 7.1 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 Springview Farms 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.

Prior Parcel Nos.: 33-10-207-017 and 33-10-207-016 (for reference purposes only)



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 Wood Duck Hollow Phases Two and Five. Such property shall accordingly be divided into Units, Common Area, etc., as applicable, 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 Units, Owners, Members, etc., shall be adjusted accordingly as the Units are created and conveyed by Declarant.
3. 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.
  - a. The **Design Guidelines** for Springview Farms; Wood Duck Hollow Phase Two and Five specifically shall be altered as follows:
    - i. **Section 3 Architectural Design Sub-section B. Design Repetitions.** No home will be allowed to have the same exterior elevations with three (3) building lots located along a street from the nearest home design that similarly matches another.
    - ii. **Section 3 Architectural Design Sub-section C Design Guidelines Wood Duck Hollow** (the changes below apply ONLY to Wood Duck Hollow Phases 2 and 5). No single Story dwelling shall be erected or placed on any lot in the subdivision wherein the ground floor space in said dwelling contains less than 1600 square feet, excluding the garage, porch, balcony and deck.

Two Story dwellings shall have at least 2100 square feet of finished floor space not including any square footage below grade (the basement). There is no requirement for a minimum first floor level of finished square footage. The finished above grade square footage is only the amount of the upper most two levels excluding the below grade level (basement), porches, garages balcony, patio and decks.
    - iii. **Section 3 Architectural Design Sub-section H. Exterior Materials.** In Wood Duck Hollow (all Phases) the percentage of brick or masonry is 30% coverage on the front of the home with 10% coverage on at least one side of the home.



In the event that the Lot owner or Builder of a home desires to use an alternative building material on the side of the home in concert with or replacing an all stucco product, the Design Review Committee will consider eliminating the 10% masonry requirement. The 20% coverage requirement for the front of the home shall remain a requirement for approval.

- iv. **Section 4. Landscaping Sub-section G.** The required Tree Species shall be permitted as approved by the Design Review Committee. The minimum park strip caliper shall be 1.5" at the base.
- v. **Masonry type mailboxes** shall be installed prior to occupancy.
- vi. **All other conditions** as stated in the Design Guidelines shall remain the same

The foregoing Supplemental Declaration to the Declaration of Covenants, Conditions and Restrictions of Springview Farms Subdivision was adopted by the Declarant pursuant to the provisions of the said Declaration in its capacity as the Declarant 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.

Dated this 5TH day of Feb., 2018

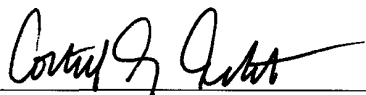
**DECLARANT:**

**SPRINGVIEW Capital LLC, by its Manager:  
CW Management Corporation:**

  
Christopher K McCandless, President

**STATE OF UTAH  
COUNTY OF SALT LAKE**

On this 5 day of February, 2018, Christopher K McCandless appeared or identified to be the President of the corporation that executed the above instrument on behalf of said corporation and acknowledged that such corporation executed the same.

  
\_\_\_\_\_  
Notary Public



**EXHIBIT A**

Lots in Wood Duck Hollow Phases 2 and 5 Subdivisions

All of Lots 201 through 206, Wood Duck Hollow Phase 2 Subdivision, according to the official plat thereof as recorded in the office of the Salt Lake County Recorder, State of Utah.

All of Lots 501 and 502, Wood Duck Hollow Phase 5 Subdivision, according to the official plat thereof as recorded in the office of the Salt Lake County Recorder, State of Utah.

Prior Parcel Nos.: 33-10-207-017 and 33-10-207-016 for reference purposes only

A handwritten signature in black ink, appearing to be 'John', located in the lower right quadrant of the page.