


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

  
ENT 127268:2021 PG 1 of 5  
ANDREA ALLEN  
UTAH COUNTY RECORDER  
2021 Jul 19 4:56 pm FEE 264.00 BY SA  
RECORDED FOR SARATOGA SPRINGS CITY

**SUPPLEMENT TO THE DECLARATION OF  
COVENANTS, CONDITIONS, AND RESTRICTIONS  
FOR  
SUNFLOWER TOWNHOMES  
(Phases B-4 & B-5)  
An Expandable Planned Unit Development**

This SUPPLEMENT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR SUNFLOWER TOWNHOMES ("**Supplemental Declaration**") is executed and adopted by Wildflower Developer, LLC, a Utah limited liability company ("**Declarant**").

**RECITALS**

A. This Supplemental Declaration shall modify and supplement the "Declaration of Covenants, Conditions and Restrictions for Sunflower Townhomes" ("**Declaration**") recorded with the Utah County Recorder's Office on March 25, 2020 as Entry No. 38015:2020.

B. Wildflower Developer, LLC is the Declarant as identified and set forth in the Declaration. 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.

C. Under the terms of the Declaration, Declarant reserved the right to annex Additional Land into the Project. Declarant desires to add a portion of the Additional Land as hereinafter provided for.

D. Unless otherwise defined herein, all capitalized terms shall have the meaning defined in the Declaration.

**ANNEXATION**

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. Plat 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 **Wildflower Village 3A Plat B-4** and **Wildflower Village 3A Plat B-5** subdivision plats, which plat maps shall be recorded with the County.

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

4. Membership. The Owner of each Lot or Parcel within the Subject Property shall be a member of the Sunflower Townhomes Neighborhood Association ("Association") and shall be entitled to all benefits and voting rights of such membership as set forth in the Declaration. The Association shall be considered a Neighborhood Association pursuant to the Master Declaration.

5. Allocation of Assessments. Each Lot or Parcel within the Subject Property shall be apportioned a share of the Common Expenses of the Association and shall be liable for all Assessments levied by the Association as permitted under 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. Master Association Membership. The Owner of each Lot within the Subject Property shall also 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 and conditions of the Master Declaration of Covenants, Conditions, and Restrictions for Wildflower, recorded with the Utah County Recorder's Office on February 23, 2018 as Entry No. 17973:2018 ("Master Declaration").

8. 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 12 day of May, 2021.

**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 12 day of May, 2021, 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: Gina Francom



**EXHIBIT A**  
**SUBJECT PROPERTY/ADDITIONAL LAND**  
**(Legal Description)**

All of **WILDFLOWER VILLAGE 3A PLAT B-4**, according to the official plat on file in the office of the Utah County Recorder.

Including Lots 426 through 479

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 2864.84 FEET AND WEST 1233.03 FEET FROM THE NORTH QUARTER CORNER OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE S81°23'51"W 174.63 FEET; THENCE ALONG THE ARC OF A 1285.00 FOOT RADIUS CURVE TO THE LEFT 134.88 FEET THROUGH A CENTRAL ANGLE OF 6°00'51" (CHORD: S78°23'26"W 134.82 FEET); THENCE S75°23'00"W 169.19 FEET; THENCE N14°37'00"W 106.50 FEET; THENCE N75°23'00"E 9.08 FEET; THENCE N14°37'00"W 40.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: N14°37'00"W) 23.83 FEET THROUGH A CENTRAL ANGLE OF 68°15'29" (CHORD: N70°28'32"W 22.44 FEET); THENCE N5°03'04"E 360.55 FEET; THENCE S84°56'56"E 16.50 FEET; THENCE N5°03'04"E 64.00 FEET; THENCE N84°56'56"W 10.00 FEET; THENCE N5°03'04"E 9.39 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT 11.37 FEET THROUGH A CENTRAL ANGLE OF 43°26'45" (CHORD: N26°46'26"E 11.10 FEET) TO A POINT OF REVERSE CURVE; THENCE ALONG THE ARC OF A 49.05 FOOT RADIUS CURVE TO THE LEFT 74.38 FEET THROUGH A CENTRAL ANGLE OF 86°53'29" (CHORD: N5°03'04"E 67.46 FEET) TO A POINT OF REVERSE CURVE; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT 11.37 FEET THROUGH A CENTRAL ANGLE OF 43°26'45" (CHORD: N16°40'19"W 11.10 FEET); THENCE N11°27'47"E 0.87 FEET; THENCE N0°32'03"W 5.00 FEET; THENCE S89°27'57"W 6.14 FEET; THENCE N5°03'04"E 72.34 FEET; THENCE N89°27'57"E 167.30 FEET; THENCE S1°27'02"E 105.99 FEET; THENCE S4°15'18"E 125.48 FEET; THENCE S4°34'51"E 116.47 FEET; THENCE N83°07'22"E 95.39 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 5446.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: N83°07'22"E) 26.14 FEET THROUGH A CENTRAL ANGLE OF 0°16'30" (CHORD: N6°44'23"W 26.14 FEET); THENCE N83°23'52"E 133.49 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF MOUNTAIN VIEW CORRIDOR; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: SOUTHEASTERLY ALONG THE ARC OF A 5312.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: N83°23'52"E) 217.22 FEET THROUGH A CENTRAL ANGLE OF 2°20'34" (CHORD: S7°46'25"E 217.20 FEET); THENCE S8°56'42"E 146.56 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±5.48 ACRES  
±238,670 SQ. FT.

All of **WILDFLOWER VILLAGE 3A PLAT B-5**, according to the official plat on file in the office of the Utah County Recorder.

Including Lots 512 through 579

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 THE WESTERLY RIGHT-OF-WAY LINE OF MOUNTAIN VIEW CORRIDOR, A POINT WHICH IS LOCATED  $50^{\circ}11'02''$ W ALONG THE QUARTER SECTION LINE 1763.50 FEET AND WEST 1322.34 FEET FROM THE NORTH  $1/4$  CORNER OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTHEASTERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE, BEING THE ARC OF A 5312.50 FOOT RADIUS NON-TANGENT CURVE (RADIUS BEARS:  $S88^{\circ}35'27''$ E) TO THE LEFT 742.72 FEET THROUGH A CENTRAL ANGLE OF  $8^{\circ}00'37''$  (CHORD:  $S2^{\circ}35'45''$ E 742.11 FEET); THENCE  $S83^{\circ}23'52''$ W 133.49 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 5446.00 FOOT RADIUS NON-TANGENT CURVE (RADIUS BEARS:  $N83^{\circ}23'52''$ E) TO THE LEFT 26.14 FEET THROUGH A CENTRAL ANGLE OF  $0^{\circ}16'30''$  (CHORD:  $S6^{\circ}44'23''$ E 26.14 FEET); THENCE  $S83^{\circ}07'22''$ W 95.39 FEET; THENCE  $N4^{\circ}34'51''$ W 116.47 FEET; THENCE  $N4^{\circ}15'18''$ W 125.48 FEET; THENCE  $N1^{\circ}27'02''$ W 105.99 FEET; THENCE  $S89^{\circ}27'57''$ W 167.30 FEET; THENCE  $N5^{\circ}03'04''$ E 150.32 FEET; THENCE  $S84^{\circ}56'56''$ E 16.50 FEET; THENCE  $N5^{\circ}03'04''$ E 55.00 FEET; THENCE  $N84^{\circ}56'56''$ W 21.50 FEET; THENCE  $N5^{\circ}03'04''$ E 89.93 FEET; THENCE ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT 29.52 FEET THROUGH A CENTRAL ANGLE OF  $84^{\circ}34'31''$  (CHORD:  $N47^{\circ}20'45''$ E 26.91 FEET); THENCE  $N89^{\circ}37'56''$ E 7.59 FEET; THENCE  $N0^{\circ}22'04''$ W 40.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 20 FOOT RADIUS NON-TANGENT CURVE (RADIUS BEARS:  $N0^{\circ}22'04''$ W) TO THE RIGHT 33.31 FEET THROUGH A CENTRAL ANGLE OF  $95^{\circ}25'37''$  (CHORD:  $N42^{\circ}39'15''$ W 29.59 FEET); THENCE  $N5^{\circ}03'04''$ E 71.93 FEET; THENCE  $N89^{\circ}37'56''$ E 344.80 FEET TO THE POINT OF BEGINNING.

CONTAINS:  $\pm 5.31$  ACRES  
231,473 SQ FT