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Clayton Properties Group, Inc.
dba Oakwood Homes
206 E. Winchester Street
Murray, Utah 84107

14317905 B: 11534 P: 9316 Total Pages: 4
11/25/2024 03:29 PM By: asteffensen Fees: \$188.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.
1996 EAST 6400 SOUTH SUITE 120 SALT LAKE CITY, UT 84121

26 · 21 · 311 · 009

SUPPLEMENTAL DECLARATION OF INCLUSION

(Daybreak Village 7 Plat 5)

This SUPPLEMENTAL DECLARATION OF INCLUSION (“**Declaration of Inclusion**”) is made by Clayton Properties Group, Inc., a Tennessee corporation dba Oakwood Homes as successor in interest to Clayton Properties Group II, Inc., a Colorado corporation (“**Declarant**”) to be effective as of the date set forth on the signature page.

RECITALS

A. Declarant is the developer of a master planned residential subdivision known as the Springhouse Village Neighborhood (“**Neighborhood**”) which is part of Daybreak Village 7 Subdivision located in the City of South Jordan (“**City**”), Salt Lake County (“**County**”), State of Utah. The Neighborhood is more particularly identified in the Declaration (defined below).

B. The Neighborhood has been subdivided into individual single-family lots for attached and detached dwellings together with streets, other public improvements, and certain common facilities.

C. Declarant previously caused that certain *Declaration of Covenants, Conditions, and Restrictions for Springhouse Village Neighborhood* to be recorded in the real property records of Salt Lake County on July 18, 2018, as Entry No. 12812995 (as the same has been amended and supplemented, the “**Declaration**”).

D. The Springhouse Village Homeowners Association (“**Association**”) has been incorporated as a Utah non-profit corporation to act as a homeowners association for the Neighborhood with the powers, duties, rights, and obligations set forth in the Declaration.

E. Section 1.36 and Section 2.5 of the Declaration provide that the Neighborhood may be expanded to include additional adjacent real estate within the scope of the Neighborhood and that, upon recording a declaration of inclusion, such additional real property will become subject to the Declaration and the covenants set forth therein

F. Declarant previously caused a *Declaration of Inclusion* (“**Prior Declaration of Inclusion**”) to be recorded with respect to portions of the Neighborhood including Daybreak Village 7 Plat 5. The Prior Declaration of Inclusion was recorded in the office of the Salt Lake County Recorder on May 4, 2023, as Entry No. 14102075 and identified Daybreak Village 7 Plat 5 by a metes and bounds description. A subdivision plat for Daybreak Village 7 Plat 5 (“**Phase 5 Plat**”) was subsequently recorded in the office of the Salt Lake County Recorder on October 29, 2024, as Entry No. 14306478.

G. This Declaration of Inclusion is recorded to confirm that each Lot within the Phase 5 Plat, as identified on **Exhibit A** attached hereto (“**Expansion Property**”) is subject to the terms and conditions of the Declaration.

DECLARATION

NOW, THEREFORE, Declarant adopts the following covenants, conditions, and restrictions with respect to the Expansion Property:

1. Recitals Incorporated. The foregoing recitals are incorporated into this Declaration of Inclusion.

2. Definitions. Capitalized terms used herein but not otherwise defined have the meaning provided in the Declaration.

3. Expansion of the Neighborhood. The Neighborhood is hereby expanded to include the Expansion Property. The Expansion Property shall henceforth be subject to the Declaration, all amendments to the Declaration adopted thus far, and all amendments to the Declaration adopted hereafter.

4. Membership in the Association. As set forth in Section 3.2 of the Declaration, each Owner of a Lot within the Expansion Property will be a Member of the Association, with all the rights, privileges, benefits, duties, and obligations associated with membership in the Association as set forth in the Declaration.

5. Declarant’s Rights. Nothing in this Declaration of Inclusion shall be deemed to impair or limit any of Declarant’s rights as set forth in the Declaration, all of which will be applicable to the Expansion Property.

6. Recording. This Declaration of Inclusion shall be recorded in the Salt Lake County Recorder’s Office against the Expansion Property.

[End of instrument. Signature page follows.]

IN WITNESS WHEREOF, Declarant has executed the foregoing Declaration of Inclusion.

DECLARANT

Clayton Properties Group, Inc. a Tennessee corporation dba Oakwood Homes as successor to Clayton Properties Group II, Inc., a Colorado corporation

By: *Malcolm Thacker*

Name: MALCOLM THACKER

Title: ASSISTANT SECRETARY

Date: 11/22/21

STATE OF UTAH)
COUNTY OF Salt Lake)
SS.

11 The foregoing instrument was acknowledged before me this 22nd day of November, 2024 by Malcolm Thacker as the Assistant Secretary of Clayton Properties Group, Inc.



Karla Jean Richards
Notary Public

EXHIBIT A

(Legal Description of Expansion Property)

Lots 528 through 612, inclusive, of DAYBREAK VILLAGE 7 PLAT 5, Amending a Portion of Lot 100-A of the Daybreak Village 7 Subdivision Amended, according to the official plat thereof recorded in the Salt Lake County Recorder's Office on October 29, 2024, as Entry No. 14306478 in Book 2024P on Page 239.