

Parcel Nos.: 20-27-176-001, 20-27-101-001-4002, and 20-27-101-001-4003

When Recorded Return to:  
THIRD CADENCE LLC  
489 W. South Jordan Parkway, Suite 200  
South Jordan, UT 84095

**SUPPLEMENT  
TO  
MASTER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS,  
AND RESERVATION OF EASEMENTS  
FOR  
TERRAINE  
IN  
WEST JORDAN, UTAH**

14362141 B: 11558 P: 6958 Total Pages: 6  
03/25/2025 01:25 PM By: csummers Fees: \$40.00  
Rashelle Hobbs, Recorder Salt Lake County, Utah  
Return To: WOOD RANCH DEVELOPMENT, LLC  
489 W SOUTH JORDAN PARKWAY STE 200 SOUTH JORDAN, UT 84095

This SUPPLEMENT TO MASTER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, AND RESERVATION OF EASEMENTS FOR TERRAINE IN WEST JORDAN, UTAH is made and executed by a Wood Ranch Development, LLC, a Utah limited liability company, acting by and through Third Cadence LLC, a Utah limited liability company, as Project Manager (“Declarant”).

**RECITALS**

- A. **WHEREAS**, that certain Master Declaration of Covenants, Conditions, and Restrictions, and Reservation of Easements for Terraine in West Jordan, Utah was recorded in the Office of the County Recorder of Salt Lake County, Utah on May 10, 2024, as Entry No. 14239211 (the “Master Declaration”), together with the related plat maps, for development of the Terraine master-planned, mixed-use community (the “Project”).
- B. **WHEREAS**, the Master Declaration reserves to Declarant the right and authority to unilaterally expand the Project in accordance with the Master Declaration.
- D. **WHEREAS**, Declarant is a record owner of certain real property located in West Jordan, Utah, more fully described herein (the "Property").
- E. **WHEREAS**, Declarant desires to further expand the Project to include an additional 104 Lots and other improvements of a less significant nature on the Property.
- F. **WHEREAS**, Declarant now intends that the Property and the Lots thereon shall become part of the Project and subject to the Master Declaration.

**NOW, THEREFORE**, for the reasons recited above, and for the benefit of the Project, Declarant and the Owners, Declarant hereby executes this Supplement to the Master Declaration of Covenants, Conditions, and Restrictions, and Reservation of Easements for Terraine in West Jordan, Utah (this "Supplement to Master Declaration").

### **SUPPLEMENT TO MASTER DECLARATION**

1. Supplement to Definitions. Article I of the Master Declaration, entitled "Definitions," shall be and hereby is modified to include the following supplemental definitions:

"Terraine Plat 3" shall mean and refer to the final plat map of Property that has been recorded with the Office of the County Recorder of Salt Lake County, Utah.

Except as otherwise herein provided, the definition of capitalized terms contained in the Master Declaration are incorporated herein by this reference.

2. Legal Description. The real property referred to herein as the Property is more fully described in the attached Exhibit "A"

3. Annexation. Consistent with the rights and authority reserved to Declarant in the Master Declaration, the Property shall be and hereby is annexed into the Project and the Terraine Master Owners Association, which is organized and operating as a Utah nonprofit corporation (the "Master Owners Association"). Recordation of this Supplement to Master Declaration, together with Terraine Plat 3, shall constitute and effectuate further expansion of the Project, making the real property described in Exhibit A and every Owner and Occupant of a Unit thereon subject to the Master Declaration and the functions, powers, rights, duties and jurisdiction of the Master Association.

4. Benefitted Common Area. Consistent with the Master Declaration, Terraine Plat 3 includes certain Benefitted Common Area. Benefitted Common Area Expenses may be assessed to the Owners of Units developed on the Property.

5. Service Area. Further consistent with the Master Declaration, a distinct Service Area has been created for Terraine Plat 3. The Master Owners Association may assume, *inter alia*, responsibility for maintenance of all or some of the service and/or landscaping for the Lots in Terraine Plat 3. The costs for such maintenance may be assessed as Service Area Assessments.

6. Description of the Property, as Supplemented by this Supplement to Master Declaration. As shown on Terraine Plat 3, there are or will be created an additional 104 Lots within the Project, together with Parcel P-117 through P-125 on the Terraine Plat 3 which shall be owned and maintained by the Master Owners Association as Benefitted Common Area for the Terraine Plat 3 Lots.

7. Covenants, Conditions and Restrictions to Run with the Land. The covenants, conditions and restrictions and reservation of easements for Terraine Plat 3 established by this Supplement to Master Declaration are intended to and shall be binding on the Lots, their Owners and their successors in interest and are intended to and shall run with the land.

Dated this 6 day of January, 2025.

**WOOD RANCH DEVELOPMENT, LLC,**  
a Utah limited liability company

By: **THIRD CADENCE LLC,**  
a Utah limited liability company

Its: **Project Manager**

By:   
Ty McCutcheon

Its: **Manager**

STATE OF UTAH )  
 ) ss:  
COUNTY OF SALT LAKE )

On this 6, day of January, 2025, personally appeared before me, a notary public, Ty McCutcheon, whose identity is personally known to me, (proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he is the duly authorized representative of Third Cadence LLC, a Utah limited liability company, and that said document was signed by him on behalf of the company with all necessary authority, and acknowledged to me that said company executed the same.



Notary Public

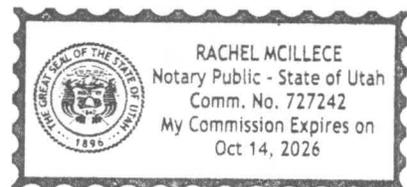


EXHIBIT "A"  
LEGAL DESCRIPTION

Terraine Plat 3

Tract 1

Beginning at a point that lies North 00°06'38" West 3812.410 feet along the Section Line and West 497.850 feet from the South Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running thence South 08°02'22" West 267.900 feet; thence North 81°57'38" West 248.525 feet; thence South 15°14'19" West 5.838 feet to a point on a 270.000 foot radius tangent curve to the right, (radius bears North 74°45'41" West, Chord: South 18°30'48" West 30.846 feet); thence along the arc of said curve 30.863 feet through a central angle of 06°32'57"; thence South 21°47'17" West 66.855 feet to a point on a 270.000 foot radius tangent curve to the right, (radius bears North 68°12'43" West, Chord: South 23°24'04" West 15.202 feet); thence along the arc of said curve 15.204 feet through a central angle of 03°13'35"; thence South 25°00'51" West 13.402 feet; thence North 64°59'09" West 135.585 feet; thence North 25°00'51" East 21.362 feet; thence North 19°38'58" East 73.915 feet; thence South 71°23'05" East 60.543 feet; thence North 18°36'55" East 30.000 feet; thence North 71°23'05" West 60.002 feet; thence North 70°21'02" West 24.000 feet; thence South 19°38'58" West 102.796 feet; thence South 25°00'51" West 20.238 feet; thence North 64°59'09" West 180.596 feet; thence North 25°00'51" East 99.000 feet; thence North 64°59'09" West 24.783 feet; thence North 13°37'58" East 69.520 feet; thence South 76°22'02" East 24.000 feet; thence South 87°51'16" East 43.665 feet; thence South 89°10'38" East 32.417 feet; thence North 11°29'51" East 39.034 feet; thence North 00°49'50" East 30.089 feet; thence North 43°12'18" West 43.882 feet; thence South 89°10'10" East 19.944 feet; thence North 00°49'50" East 56.000 feet to a point on a 268.000 foot radius non tangent curve to the right, (radius bears South 00°49'50" West, Chord: South 81°57'55" East 67.216 feet); thence along the arc of said curve 67.394 feet through a central angle of 14°24'29"; thence South 74°45'41" East 235.532 feet to a point on a 639.000 foot radius tangent curve to the left, (radius bears North 15°14'19" East, Chord: South 78°21'39" East 80.237 feet); thence along the arc of said curve 80.290 feet through a central angle of 07°11'57"; thence South 81°57'38" East 134.509 feet to the point of beginning.

Property contains 4.058 acres.

Also and together with the following tract of land:

Tract 2

Beginning at a point that lies North 00°06'38" West 3637.888 feet along the Section Line and West 2036.195 feet from the South Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running thence South 25°00'51" West 261.908 feet to a

point on a 455.000 foot radius tangent curve to the left, (radius bears South 64°59'09" East, Chord: South 13°32'19" West 181.045 feet); thence along the arc of said curve 182.261 feet through a central angle of 22°57'04"; thence North 82°47'13" West 290.169 feet to a point on a 457.000 foot radius tangent curve to the left, (radius bears South 07°12'47" West, Chord: North 84°41'43" West 30.438 feet); thence along the arc of said curve 30.444 feet through a central angle of 03°49'01"; thence North 86°36'14" West 503.342 feet to a point on a 953.000 foot radius tangent curve to the left, (radius bears South 03°23'46" West, Chord: South 87°50'25" West 184.535 feet); thence along the arc of said curve 184.825 feet through a central angle of 11°06'43"; thence North 07°42'57" West 182.000 feet to a point on a 1135.000 foot radius non tangent curve to the right, (radius bears South 07°42'57" East, Chord: North 82°34'31" East 11.535 feet); thence along the arc of said curve 11.535 feet through a central angle of 00°34'56"; thence North 07°08'00" West 100.000 feet to a point on a 1235.000 foot radius non tangent curve to the left, (radius bears South 07°08'00" East, Chord: South 81°52'50" West 42.499 feet); thence along the arc of said curve 42.501 feet through a central angle of 01°58'18"; thence North 09°08'10" West 35.118 feet; thence North 03°23'46" East 100.000 feet; thence North 86°36'14" West 211.727 feet to a point on a 1340.000 foot radius non tangent curve to the left, (radius bears North 78°08'11" West, Chord: North 09°05'49" East 129.367 feet); thence along the arc of said curve 129.417 feet through a central angle of 05°32'01"; thence North 06°19'48" East 0.273 feet; thence South 86°36'14" East 874.877 feet; thence South 03°23'46" West 7.500 feet; thence South 86°36'14" East 39.500 feet; thence South 03°23'46" West 24.142 feet; thence South 86°36'14" East 41.000 feet; thence North 03°23'46" East 24.142 feet; thence South 86°36'14" East 22.000 feet to a point on a 25.000 foot radius non tangent curve to the right, (radius bears South 86°36'14" East, Chord: North 39°40'03" East 29.580 feet); thence along the arc of said curve 31.653 feet through a central angle of 72°32'33"; thence South 03°23'46" West 31.402 feet; thence South 83°10'31" East 211.654 feet; thence South 64°59'09" East 205.920 feet; thence South 25°00'51" West 0.386 feet; thence South 64°59'09" East 12.500 feet; thence North 25°00'51" East 0.386 feet; thence South 64°59'09" East 17.500 feet to the point of beginning.

Property contains 13.640 acres.

Also and together with the following tract of land:

### Tract 3

Beginning at a point that lies North 00°06'38" West 4742.023 feet along the Section Line and West 2716.484 feet from the South Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running thence South 37°19'32" West 219.777 feet; thence North 27°00'01" West 9.877 feet to a point on a 388.000 foot radius tangent curve to the left, (radius bears South 62°59'59" West, Chord: North 40°33'07" West 181.834 feet); thence along the arc of said curve 183.540 feet through a central angle of 27°06'12"; thence North 54°06'13" West 178.017 feet; thence North 46°50'33" West 85.792 feet to a point on a 500.000 foot radius tangent curve to the right, (radius bears North 43°09'27" East, Chord: North

37°22'35" West 164.465 feet); thence along the arc of said curve 165.215 feet through a central angle of 18°55'56"; thence North 27°54'37" West 53.791 feet; thence North 62°05'23" East 10.000 feet; thence North 23°25'48" East 32.016 feet; thence North 27°54'37" West 73.446 feet to a point on a 100.000 foot radius tangent curve to the right, (radius bears North 62°05'23" East, Chord: North 03°49'59" West 81.593 feet); thence along the arc of said curve 84.045 feet through a central angle of 48°09'15" to a point of reverse curvature with a 460.000 foot radius tangent curve to the left, (radius bears North 69°45'22" West, Chord: North 18°46'19" East 23.632 feet); thence along the arc of said curve 23.635 feet through a central angle of 02°56'38"; thence North 19°49'13" East 54.160 feet; thence North 32°47'33" East 77.226 feet; thence North 84°00'00" East 76.735 feet; thence South 06°00'00" East 209.954 feet to a point on a 273.710 foot radius non tangent curve to the left, (radius bears North 87°51'06" East, Chord: South 27°18'47" East 232.773 feet); thence along the arc of said curve 240.429 feet through a central angle of 50°19'44"; thence South 52°28'39" East 219.846 feet to a point on a 277.656 foot radius tangent curve to the left, (radius bears North 37°31'21" East, Chord: South 56°54'27" East 42.893 feet); thence along the arc of said curve 42.936 feet through a central angle of 08°51'36"; thence South 61°20'15" East 140.035 feet to the point of beginning.

Property contains 3.267 acres.

Also and together with the following tract of land:

#### Tract 4

Beginning at a point on a 268.500 foot radius non tangent curve to the left, (radius bears South 66°37'03" East, Chord: South 21°36'05" West 16.691 feet), said point lies North 117.339 feet and West 3444.374 feet from the North Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian (Basis of bearings is North 0°06'38" West 5274.293 feet between the South Quarter Corner and the North Quarter Corner of said Section 27, T2S, R1W, SLB&M) and running thence along the arc of said curve 16.694 feet through a central angle of 03°33'44"; thence South 19°49'13" West 84.615 feet to a point on a 291.500 foot radius tangent curve to the right, (radius bears North 70°10'47" West, Chord: South 76°19'36" West 486.192 feet); thence along the arc of said curve 574.969 feet through a central angle of 113°00'47"; thence North 47°10'00" West 122.360 feet to a point on a 503.500 foot radius tangent curve to the left, (radius bears South 42°50'00" West, Chord: North 49°22'34" West 38.819 feet); thence along the arc of said curve 38.828 feet through a central angle of 04°25'06"; thence North 40°29'48" East 134.305 feet; thence South 89°56'31" East 539.225 feet to the point of beginning.

Property contains 3.045 acres.