

When Recorded Return To:

Olympia Utah, LLC
527 E. Pioneer Rd. Ste. 200
Draper, Utah 84020

**SUPPLEMENTAL DECLARATION TO THE
MASTER DECLARATION OF COVENANTS, CONDITIONS,
AND RESTRICTIONS FOR OLYMPIA
(Mt. Rainier at Olympia Phase 5)**

This Supplemental Declaration to the Master Declaration of Covenants, Conditions, and Restrictions for Olympia ("Supplemental Declaration") is executed and adopted by Olympia Utah, LLC, a Utah limited liability company ("Declarant").

RECITALS

A. This Supplemental Declaration shall amend and supplement the Master Declaration of Covenants, Conditions, and Restrictions for Olympia recorded with the Salt Lake County Recorder's Office on January 31, 2024, as Entry No. 14199847 (the "Master Declaration"), by annexing certain Additional Land into the Project as identified herein. See Exhibit A.

B. Olympia Utah, LLC is the Declarant as identified and set forth in the Master Declaration.

C. As per Sections 14.1 and 15.2 of the Master Declaration, Declarant reserved the right to unilaterally amend and supplement the Master Declaration and to expand the Project with the addition of all or a portion of the Additional Land described in the Master Declaration. Declarant now desires to add a portion of the Additional land as hereinafter provided for.

D. Olympia Ranch, LLC has an ownership interest in and to the Subject Property and consents to the terms of this Supplemental Declaration and its recording.

E. As of the date of this Supplemental Declaration, the Control Period remains in effect.

F. Unless otherwise defined herein, capitalized terms shall have the meanings set forth in the Master Declaration.

NOW THEREFORE, in consideration of the recitals set forth above, the Declarant hereby declares and certifies as follows:

ANNEXATION

1. **Annexation of Additional Land.** Declarant hereby confirms that all of the real property identified and described in Exhibit A attached hereto, together with (i) all buildings, 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 Project and made subject to the Master Declaration.

2. **Plat.** The real properties described in Section 1 above, and the improvements to be constructed thereon, all of which are submitted to the terms and conditions of the Master Declaration, shall be more particularly set forth on the **MT RAINIER AT OLYMPIA PHASE 4** plat map, which plat map will be recorded in the office of the Salt Lake County Recorder.

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 Master 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 Olympia Master Association, Inc. ("**Master Association**") and shall be entitled to all benefits of such membership as set forth in the Master Declaration and shall be subject to the Master Declaration.

5. **Allocated Interests.** In accordance with the Master Declaration, each Lot shall be assigned an Allocated Interest factor of 1 for the purposes of voting, the payment of Common Expenses, and for other purposes indicated in the Master Declaration or the Act.

6. **Allocation of Regular Assessments.** Each Lot within the Subject Property shall be apportioned a share of the Common Expenses of the Master Association as set forth in the Master Declaration and shall be liable for all Regular Assessments levied by the Master Association as permitted under the Master Declaration, in addition to all other Assessments permitted under the Master Declaration.

7. **Benefit Assessment Area.** In addition to the rights and obligations set forth in the Master Declaration and this Supplemental Declaration, certain Lots within the Subject Property may also be subject to additional rights and obligations as set forth in a Board Resolution that creates a Benefit Assessment Area. Benefit Assessment Areas may be established to govern or maintain facilities or amenities unique to the benefitted Lots including, but not limited to, private streets, alleys, storm drainage improvements, structures, pools, parks, or any other private Parcels or Limited Common Areas exclusive to the Benefitted Area Lots.

8. **Maintenance Allocations.** Unless otherwise set forth in a Board Resolution creating a Benefit Assessment Area, or additional Supplemental Declaration, the Lots within the Subject Property shall be subject to the general maintenance allocations set forth in the Master Declaration.

9. **Reservation of Declarant's Rights.** All rights concerning the Project reserved to Declarant in the Master 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 same terms, provisions and limitations set forth in the Master Declaration.

10. **Effective Date.** This Supplemental Declaration shall take effect upon being recorded with the Salt Lake County Recorder.

IN WITNESS WHEREOF, the Declarant, by and through its authorized representative, has executed this Supplemental Declaration this 3rd day of JUNE, 2025.

DECLARANT
OLYMPIA UTAH, LLC

a Utah limited liability company

Signature: 

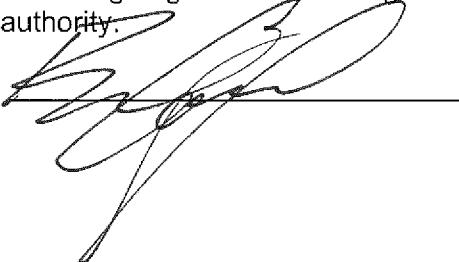
Name: Ryan Butter

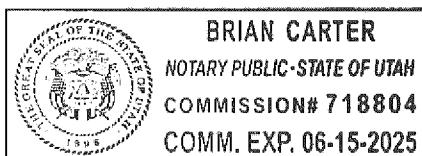
Title: AUTHORIZED REPRESENTATIVE

STATE OF UTAH)
) ss.

COUNTY OF Salt Lake)

On the 3rd day of June, 2025, Ryan Butter [Name] personally appeared before me who by me being duly sworn, did say that she/he is an authorized representative of Olympia Utah, LLC, and that the foregoing instrument is signed on behalf of said company and executed with all necessary authority.

Notary Public: 



IN WITNESS WHEREOF, Olympia Ranch, LLC consents to the terms and restrictions of the Supplemental Declaration this 3rd day of JUNE, 2025.

OLYMPIA RANCH, LLC
a Utah limited liability company

Signature: Ryan Button

Name: Ryan Button

Title: AUTHORIZED REPRESENTATIVE

STATE OF UTAH)
COUNTY OF Salt Lake) ss.

On the 3rd day of June, 2025, Ryan Button [NAME] personally appeared before me Brian Carter who by me being duly sworn, did say that she/he is an authorized representative of Olympia Ranch, LLC, and that the foregoing instrument is signed on behalf of said company and executed with all necessary authority.

Notary Public: Brian Carter

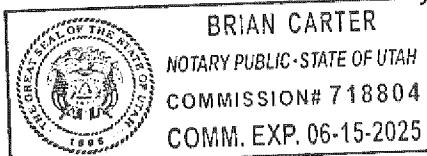


EXHIBIT A

SUBJECT PROPERTY LEGAL DESCRIPTION

The real property known as Mt. Ranier at Olympia Phase 5, according to the official plat filed in the Office of the Salt Lake County Recorder. More particularly described as:

Mt Rainier at Olympia Phase 5

A parcel of land, situate in the Northeast Quarter of Section 34, Township 3 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, more particularly described as follows:

Beginning at a point being North 89°30'06" West 1335.41 feet along the section line and South 1,318.03 feet from the Northeast Corner of Section 34, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

thence North 89°59'44" East 81.24 feet;

thence Southeasterly 26.75 feet along the arc of a 17.00 foot radius curve to the right (center bears South 00°00'16" East and the chord bears South 44°55'07" East 24.08 feet with a central angle of 90°10'17");

thence North 89°52'17" East 47.00 feet;

thence South 00°10'01" West 70.38 feet;

thence North 89°59'44" East 83.33 feet;

thence South 00°10'01" West 445.20 feet;

thence South 89°49'59" East 81.67 feet;

thence Southeasterly 70.92 feet along the arc of a 455.00 foot radius curve to the left (center bears South 89°49'59" East and the chord bears South 04°17'53" East 70.84 feet with a central angle of 08°55'48");

thence North 81°14'13" East 55.00 feet;

thence Northwesterly 62.34 feet along the arc of a 400.00 foot radius curve to the right (center bears North 81°14'13" East and the chord bears North 04°17'53" West 62.28 feet with a central angle of 08°55'48");

thence South 89°44'27" East 215.55 feet;

thence South 00°15'33" West 90.87 feet;

thence South 20°43'36" East 190.89 feet;

thence South 69°16'24" West 32.69 feet;

thence South 20°43'36" East 95.00 feet;

thence North 69°16'24" East 13.93 feet;

thence South 20°43'36" East 207.47 feet to the Northerly Boundary Line of Blackhawk Estates Plat "B", recorded as Entry No. 11386427 in Book 2012P at Page 53 in the Office of the Salt Lake County Recorder;

thence along said Northerly Boundary Line of Blackhawk Estates Plat "B" the following two (2) courses:

(1) South 58°13'58" West 65.60 feet;

(2) South 78°13'01" West 40.13 feet to the Northwest Corner of said Blackhawk Estates Plat "B";

thence South 12°44'34" East 10.64 feet along said Westerly Boundary Line of Blackhawk Estates Plat "B" to the Northerly Boundary Line of Western Creek PUD Plat A, recorded as Entry No. 10946923 in Book 2010P at Page 76 in the Office of the Salt Lake County Recorder;

thence along said Northerly Boundary Line of said Western Creek PUD Plat A the following three (3) courses:

(1) South 78°07'21" West 16.66 feet;

(2) South 57°11'41" West 95.42 feet;

(3) South 73°50'10" West 172.86 feet along said Northerly Boundary Line of Western Creek PUD Plat A to the Northerly Boundary Line of Western Creek Plat B, recorded as Entry No. 11429199 in Book 2012P at Page 92 in the Office of the Salt Lake County Recorder;

thence along said Northerly Boundary Line of Western Creek Plat B the following two (2) courses:

(1) South 73°27'12" West 291.53 feet;

(2) South 80°15'09" West 106.78 feet to the 1/16 section line, said point being on the established boundary line per the Boundary Line Acknowledgment, recorded March 9, 2020 as Entry No. 13212816 in Book 10907 at Pages 6169-6202 in the Office of the Salt Lake County Recorder;

thence North 00°10'11" East 1,350.30 feet along the 1/16 section line to the point of beginning.

Contains 583,012 Square Feet or 13.384 Acres, 25 Lots, and 74 Units

Parcel Numbers: Not yet assigned