

Parcel Nos.: 20-27-176-001, 20-28-200-009

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

14425096 B: 11594 P: 5729 Total Pages: 6
08/20/2025 03:21 PM By: vanguyen Fees: \$166.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: WOOD RANCH DEVELOPMENT 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**

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 65 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 4" 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 4, 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 4 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 4. 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 4. 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 4, there are or will be created an additional 65 Lots within the Project, together with Parcel P-126 through P-130 on the Terraine Plat 4 which shall be owned and maintained by the Master Owners Association as Benefitted Common Area for the Terraine Plat 4 Lots.

7. Covenants, Conditions and Restrictions to Run with the Land. The covenants, conditions and restrictions and reservation of easements for Terraine Plat 4 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 24 day of July, 2025.

WOOD RANCH DEVELOPMENT, LLC,
a Utah limited liability company

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

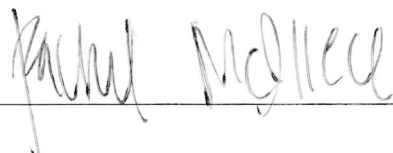
Its: Project Manager

By: 
Ty McCutcheon

Its: Manager

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

On this 24, day of July, 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

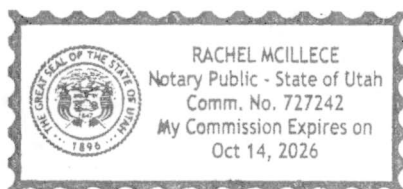


EXHIBIT "A"
LEGAL DESCRIPTION

Terraine Plat 4

Tract 1

Beginning at a point that lies North 00°06'38" West 3918.712 feet along the Section Line and West 1003.227 feet from the South Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running thence South 00°49'50" West 56.000 feet; thence North 89°10'10" West 19.944 feet; thence South 43°12'18" East 43.882 feet; thence South 00°49'50" West 30.089 feet; thence South 11°29'51" West 39.034 feet; thence North 89°10'38" West 32.417 feet; thence North 87°51'16" West 43.665 feet; thence North 76°22'02" West 24.000 feet; thence South 13°37'58" West 69.520 feet; thence North 64°59'09" West 115.572 feet; thence North 53°00'45" West 98.032 feet to a point on a 212.000 foot radius non tangent curve to the right, (radius bears South 27°12'05" East, Chord: North 63°00'00" East 1.489 feet); thence along the arc of said curve 1.489 feet through a central angle of 00°24'09"; thence North 26°47'56" West 56.000 feet to a point on a 268.000 foot radius non tangent curve to the right, (radius bears South 26°47'56" East, Chord: North 66°38'32" East 32.173 feet); thence along the arc of said curve 32.192 feet through a central angle of 06°52'56"; thence North 70°05'00" East 88.688 feet to a point on a 268.000 foot radius tangent curve to the right, (radius bears South 19°55'00" East, Chord: North 80°27'25" East 96.515 feet); thence along the arc of said curve 97.044 feet through a central angle of 20°44'50"; thence South 89°10'10" East 113.556 feet to the point of beginning.

Property contains 1.078 acres.

Also and together with the following tract of land:

Tract 2

Beginning at a point that lies North 00°06'38" West 4567.255 feet along the Section Line and West 2850.082 feet from the South Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running thence South 62°59'59" West 176.000 feet; thence South 27°00'01" East 174.830 feet; thence South 60°36'45" West 432.141 feet to a point on a 275.000 foot radius tangent curve to the left, (radius bears South 29°23'15" East, Chord: South 33°28'17" West 250.902 feet); thence along the arc of said curve 260.538 feet through a central angle of 54°16'57"; thence South 06°19'48" West 73.916 feet; thence North 86°36'14" West 555.262 feet to a point on a 233.183 foot radius non tangent curve to the left, (radius bears North 78°01'21" West, Chord: North 04°46'09" West 134.379 feet); thence along the arc of said curve 136.312 feet through a central angle of 33°29'36" to a point of reverse curvature with a

368.238 foot radius non tangent curve to the right, (radius bears North 68°27'25" East, Chord: North 03°16'02" West 230.953 feet); thence along the arc of said curve 234.916 feet through a central angle of 36°33'06" to a point of reverse curvature with a 326.764 foot radius non tangent curve to the left, (radius bears North 75°00'20" West, Chord: North 02°42'12" West 198.671 feet); thence along the arc of said curve 201.865 feet through a central angle of 35°23'45"; thence North 21°07'56" West 96.400 feet; thence North 68°52'59" East 131.925 feet to a point on a 50.000 foot radius tangent curve to the left, (radius bears North 21°07'01" West, Chord: North 65°35'47" East 5.733 feet); thence along the arc of said curve 5.736 feet through a central angle of 06°34'25"; thence North 62°18'34" East 64.349 feet to a point on a 50.000 foot radius tangent curve to the right, (radius bears South 27°41'26" East, Chord: North 65°35'47" East 5.733 feet); thence along the arc of said curve 5.736 feet through a central angle of 06°34'25"; thence North 68°52'59" East 136.256 feet; thence North 21°07'01" West 130.473 feet to a point on a 530.000 foot radius tangent curve to the right, (radius bears North 68°52'59" East, Chord: North 10°33'44" West 194.165 feet); thence along the arc of said curve 195.268 feet through a central angle of 21°06'34"; thence North 89°59'33" East 60.000 feet to a point on a 470.000 foot radius non tangent curve to the left, (radius bears North 89°59'33" East, Chord: South 00°04'27" East 1.091 feet); thence along the arc of said curve 1.091 feet through a central angle of 00°07'59"; thence North 86°39'42" East 56.796 feet; thence North 03°20'18" West 11.665 feet; thence North 08°44'35" West 20.236 feet; thence North 81°15'25" East 62.000 feet; thence South 08°44'35" East 25.000 feet; thence North 81°15'25" East 51.628 feet; thence North 13°52'55" West 4.999 feet; thence North 62°05'23" East 63.231 feet; thence North 27°54'37" West 24.000 feet; thence North 62°05'23" East 92.301 feet; thence North 56°55'06" East 56.000 feet to a point on a 268.000 foot radius non tangent curve to the right, (radius bears South 56°55'06" West, Chord: South 30°29'46" East 24.181 feet); thence along the arc of said curve 24.189 feet through a central angle of 05°10'17"; thence South 27°54'37" East 16.399 feet; thence North 62°05'23" East 120.000 feet; thence South 27°54'37" East 60.549 feet; thence South 23°25'48" West 32.016 feet; thence South 62°05'23" West 10.000 feet; thence South 27°54'37" East 53.791 feet to a point on a 500.000 foot radius tangent curve to the left, (radius bears North 62°05'23" East, Chord: South 37°22'35" East 164.465 feet); thence along the arc of said curve 165.215 feet through a central angle of 18°55'56"; thence South 46°50'33" East 85.792 feet; thence South 54°06'13" East 178.017 feet to a point on a 388.000 foot radius tangent curve to the right, (radius bears South 35°53'47" West, Chord: South 40°33'07" East 181.834 feet); thence along the arc of said curve 183.540 feet through a central angle of 27°06'12"; thence South 27°00'01" East 9.877 feet to the point of beginning.

Property contains 22.100 acres.

Less & excepting therefrom the following described tract of land:

Tract 2 Less & Except

Beginning at a point that lies North 00°06'38" West 4629.637 feet along the Section Line and West 3155.983 feet from the South Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running thence South 35°53'47" West 167.195 feet to a point on a 207.000 foot radius tangent curve to the right, (radius bears North 54°06'13" West, Chord: South 48°15'16" West 88.605 feet); thence along the arc of said curve 89.295 feet through a central angle of 24°42'58"; thence South 60°36'45" West 171.369 feet to a point on a 207.000 foot radius tangent curve to the right, (radius bears North 29°23'15" West, Chord: South 76°08'24" West 110.828 feet); thence along the arc of said curve 112.196 feet through a central angle of 31°03'18"; thence North 88°19'57" West 10.199 feet to a point on a 330.000 foot radius non tangent curve to the left, (radius bears South 89°38'28" West, Chord: North 10°44'17" West 118.905 feet); thence along the arc of said curve 119.557 feet through a central angle of 20°45'29"; thence North 21°07'01" West 381.007 feet to a point on a 470.000 foot radius tangent curve to the right, (radius bears North 68°52'59" East, Chord: North 18°22'28" West 44.976 feet); thence along the arc of said curve 44.994 feet through a central angle of 05°29'06"; thence East 29.846 feet to a point on a 559.000 foot radius non tangent curve to the left, (radius bears North, Chord: North 76°02'41" East 269.619 feet); thence along the arc of said curve 272.304 feet through a central angle of 27°54'37"; thence North 62°05'23" East 75.219 feet; thence South 27°54'37" East 179.343 feet to a point on a 268.000 foot radius tangent curve to the left, (radius bears North 62°05'23" East, Chord: South 41°00'25" East 121.454 feet); thence along the arc of said curve 122.518 feet through a central angle of 26°11'36"; thence South 54°06'13" East 102.747 feet to the point of beginning.

Property contains 4.776 acres.