

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

14425097 B: 11594 P: 5735 Total Pages: 6
08/20/2025 03:21 PM By: vanguyen Fees: \$166.00
Rashele 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
COVENANTS FOR COMMUNITY
FOR
TERRAINE
(PLAT 4)
IN
WEST JORDAN, UTAH**

This SUPPLEMENT TO COVENANTS FOR COMMUNITY 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 Covenants for Community 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. 14239212 (the "Covenants for Community") for development of the Terraine master-planned, community (the "Project").
- B. **WHEREAS**, the Covenants for Community reserves to Declarant the right and authority to unilaterally expand the Project in accordance with the Development Agreement.
- C. **WHEREAS**, Declarant is a record owner of certain real property located in West Jordan, Utah, more fully described herein (the "Property").
- D. **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.
- E. **WHEREAS**, Declarant now intends that the Property and the Lots thereon shall become part of the Project and subject to the Covenants for Community.

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 Covenants for Community for Terraine in West Jordan, Utah (this "Supplement to Covenants for Community").

SUPPLEMENT TO COVENANTS FOR COMMUNITY

1. Legal Description. The real property referred to herein as the Property is more fully described in the attached Exhibit "A"
2. Annexation. Consistent with the rights and authority reserved to Declarant in the Covenants for Community, the Property shall be and hereby is annexed into the Project and made subject to the jurisdiction, functions, powers, rights, and duties of the Terraine Community Council (the "Community Council"), which is organized and operating as a Utah nonprofit corporation and a community association. Recordation of this Supplement to Covenants for Community, together with Terraine Plat 4, shall constitute and effectuate further expansion of the Project.
3. 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 residential lots within the Project, which shall be subject to the Covenants for Community and the Community Council.
4. Covenants, Conditions and Restrictions to Run with the Land. The covenants, conditions and restrictions established by this Supplement to Covenant for Community 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.

[Signature page follows]

EXHIBIT "A"
LEGAL DESCRIPTION

Terraine Plat 4

Tract 1

Beginning at a point that lies North $00^{\circ}06'38''$ 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 $00^{\circ}49'50''$ West 56.000 feet; thence North $89^{\circ}10'10''$ West 19.944 feet; thence South $43^{\circ}12'18''$ East 43.882 feet; thence South $00^{\circ}49'50''$ West 30.089 feet; thence South $11^{\circ}29'51''$ West 39.034 feet; thence North $89^{\circ}10'38''$ West 32.417 feet; thence North $87^{\circ}51'16''$ West 43.665 feet; thence North $76^{\circ}22'02''$ West 24.000 feet; thence South $13^{\circ}37'58''$ West 69.520 feet; thence North $64^{\circ}59'09''$ West 115.572 feet; thence North $53^{\circ}00'45''$ West 98.032 feet to a point on a 212.000 foot radius non tangent curve to the right, (radius bears South $27^{\circ}12'05''$ East, Chord: North $63^{\circ}00'00''$ East 1.489 feet); thence along the arc of said curve 1.489 feet through a central angle of $00^{\circ}24'09''$; thence North $26^{\circ}47'56''$ West 56.000 feet to a point on a 268.000 foot radius non tangent curve to the right, (radius bears South $26^{\circ}47'56''$ East, Chord: North $66^{\circ}38'32''$ East 32.173 feet); thence along the arc of said curve 32.192 feet through a central angle of $06^{\circ}52'56''$; thence North $70^{\circ}05'00''$ East 88.688 feet to a point on a 268.000 foot radius tangent curve to the right, (radius bears South $19^{\circ}55'00''$ East, Chord: North $80^{\circ}27'25''$ East 96.515 feet); thence along the arc of said curve 97.044 feet through a central angle of $20^{\circ}44'50''$; thence South $89^{\circ}10'10''$ 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 $00^{\circ}06'38''$ 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 $62^{\circ}59'59''$ West 176.000 feet; thence South $27^{\circ}00'01''$ East 174.830 feet; thence South $60^{\circ}36'45''$ West 432.141 feet to a point on a 275.000 foot radius tangent curve to the left, (radius bears South $29^{\circ}23'15''$ East, Chord: South $33^{\circ}28'17''$ West 250.902 feet); thence along the arc of said curve 260.538 feet through a central angle of $54^{\circ}16'57''$; thence South $06^{\circ}19'48''$ West 73.916 feet; thence North $86^{\circ}36'14''$ West 555.262 feet to a point on a 233.183 foot radius non tangent curve to the left, (radius bears North $78^{\circ}01'21''$ West, Chord: North $04^{\circ}46'09''$ West 134.379 feet); thence along the arc of said curve 136.312 feet through a central angle of $33^{\circ}29'36''$ 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.