

**When Recorded, Return To:**  
Clayton Properties Group, Inc.  
dba Oakwood Homes  
206 E. Winchester Street  
Murray, Utah 84107

Tax Parcel ID No.: See Exhibit A

**SUPPLEMENT TO**  
**DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS**  
**FOR SPRINGHOUSE VILLAGE NEIGHBORHOOD**

**(Identifying the Scope of the Side Yard Easement for Lots in Phase 5)**

This SUPPLEMENT TO DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR SPRINGHOUSE VILLAGE NEIGHBORHOOD (“**Amendment**”) is made by Clayton Properties Group, Inc., a Tennessee corporation as successor in interest to Clayton Properties Group II, Inc., a Colorado corporation doing business as Oakwood Homes (“**Declarant**”).

**RECITALS**

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

B. The Declaration has been amended on multiple occasions. Without limitation, Declarant has previously executed and caused to be recorded that certain *Amendment to Declaration of Covenants, Conditions, and Restrictions for Springhouse Village Neighborhood* (“**Amendment**”), which was recorded in the real property records of Salt Lake County, Utah, on October 15, 2025, as Entry No. 14450198.

C. The Amendment identified that certain Lots in Phase 5 of the Sprinhouse Village Neighborhood (“**Neighborhood**”) within the Daybreak master planned community would be affected by a Side Yard Easement, as defined in the Amendment.

D. Pursuant to Section 2(a) of the Amendment, the Declarant is authorized to record a supplement against affected Lots identifying the specific scope of the Side Yard Easement.

NOW, THEREFORE, Declarant does hereby supplement the Declaration as follow:

## SUPPLEMENT

1. Affected Lot. The Lot identified below ("Affected Lot") and described on Exhibit A attached hereto is either a Burdened Lot or a Benefitted Lot, as those terms are defined in the Amendment. The Affected Lot may be both a Burdened Lot and a Benefitted Lot.

2. Scope of Easement. The specific scope of the Side Yard Easement applicable to the Affected Lot is identified on Exhibit B attached hereto. Owners of the Affected Lot are hereby given notice that the Side Yard Easement benefits the Affected Lot, burdens the Affected Lot or both burdens and benefits the Affected Lot as shown on Exhibit B attached hereto.

IN WITNESS WHEREOF, Declarant has executed this Amendment on this 16 day of October, 2025.

AFFECTED LOT NO. 603

## DECLARANT

**Clayton Properties Group, Inc.**,  
a Tennessee corporation doing business as  
Oakwood Homes and successor in interest to  
Clayton Properties Group II, Inc.

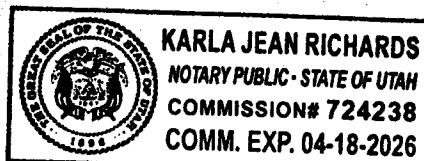
By: M. T.

Name: Malcolm Thacker

Title: Assistant Secretary

STATE OF UTAH )  
ss.  
COUNTY OF Salt Lake )

The foregoing instrument was acknowledged before me this 16 day of  
October, 2025 by Malcolm Thacker as the Assistant Secretary of Clayton  
Properties Group, Inc.



Karla Jean Richards  
Notary Public

**EXHIBIT A**

**(Property Description and Parcel Number)**

All of Lot 603, 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 October 29, 2024, as Entry No. 14306478, in Book 2024P, at Page 239, in the office of the Salt Lake County Recorder.

Parcel No. 26-23-395-006.

Lot 603, 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 on file and of record in the Salt Lake County Recorder's office.

**EXHIBIT B**  
**(Scope of Side Yard Easement)**

**LEGEND:**

—	LOT LINE
— — —	EASEMENT
— — — —	FLOW LINE
— - - -	SETBACK LINE
→	SLOPE DIRECTION
FF	= MIN. FINISHED FLOOR
TOW	= MIN. TOP OF FOUNDATION
BOW	= BACK OF WALK
BOG	= BACK OF GARAGE
DWY	= DRIVEWAY
GAR	= GARAGE
FG	= FINISHED GROUND
FL	= FLOW LINE
HP	= HIGH POINT
LP	= LOW POINT
FG/HB	= GRADE BREAK
PE	= PORCH ELEVATION
EG	= EXISTING GROUND
EP	= EDGE OF PAVEMENT
BTOS	= BASEMENT TOP OF SLAB
TOP	= TOP OF RETAINING WALL
TOE	= TOE OF RETAINING WALL
(W)	= WATER METER
(S)	= SEWER LATERAL

**EASEMENTS:**

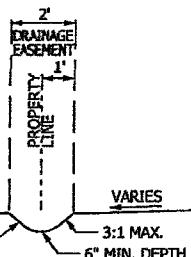
10'-0" FRONT P.U.E.  
1'-0" SIDE DRAINAGE

**FENCING LEGEND:**

— o — o	3' PICKET FENCE
— o — o	6' SEMI-PRIVATE
— — —	FENCE W/OPEN
— — —	TOP RAIL
— — —	FREESTANDING
— — —	LATTICE

• FENCING CANNOT TERMINATE AT ANY CORNER OF THE HOUSE. IT MUST BE OFFSET FROM THE CORNER AT LEAST 12" IN EACH DIRECTION.

\*\* FENCING MUST BE 2' FROM BACK OF WALK/ALLEY R.O.W. TO ALLOW FOR 2' PLANTER BEDS ON EACH SIDE OF FENCE. \*\*

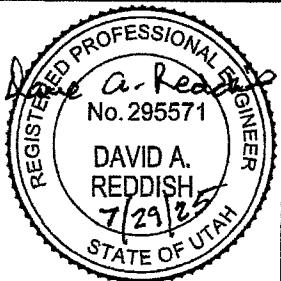
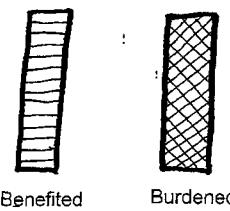

**DRAINAGE SWALE DETAIL**

M.T.S.

**PREPARED BY:**

**PROTERRA**  
GROUP

1454 Remington Ave, Suite 10A, South Jordan, Utah 84095  
Phone: (801) 253-0248 Fax: (801) 253-6139  
www.protteragroup.com


**LEGEND**


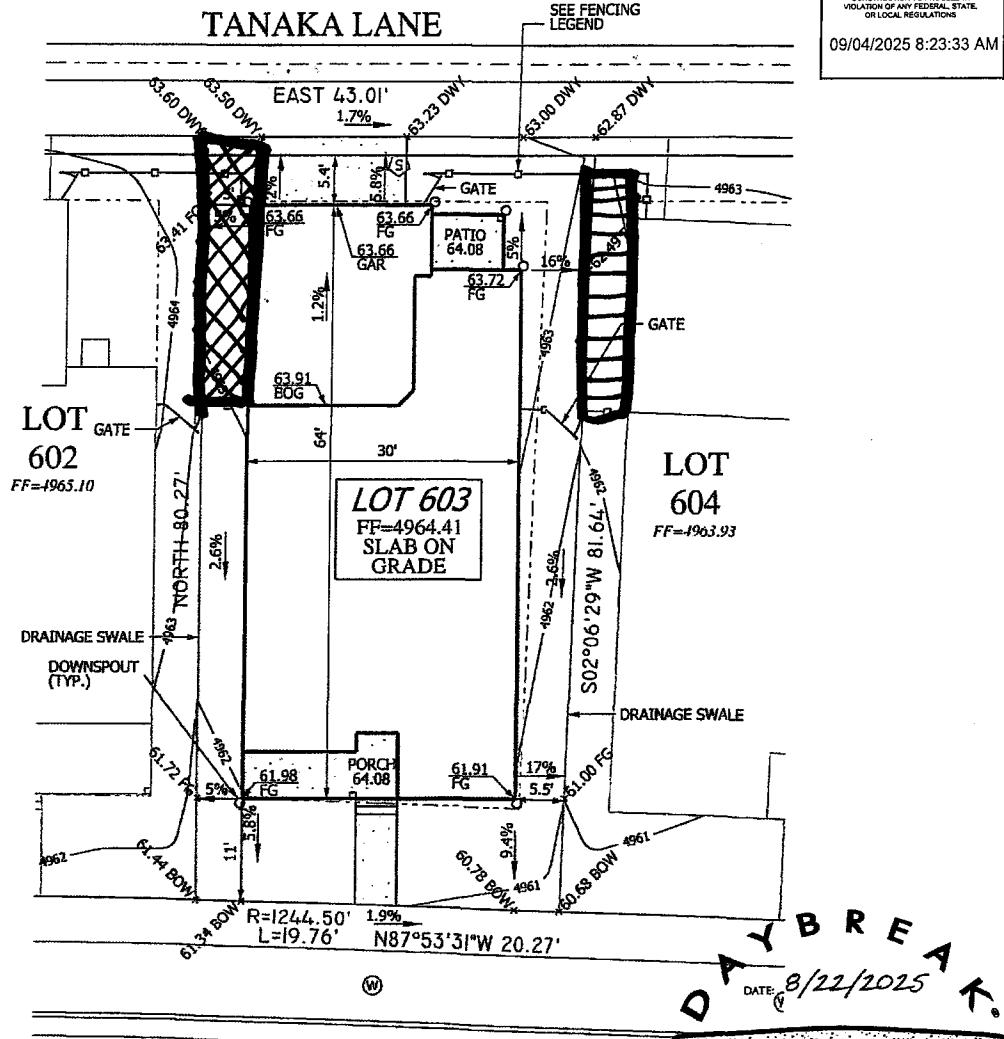
NOTES:

1. EXCAVATION MATERIALS WITHIN THIS AREA ARE CONSIDERED TO BE COMMON CUT AND FILL.
2. THE NUMBER OF STEPS SHOWN ARE FOR GRAPHICAL PURPOSES ONLY AND MAY NOT REPRESENT THE ACTUAL NUMBER REQ'D.
3. ALL LIFTS ARE TO BE IN 6" INCREMENTS (NOT TO EXCEED 8").
4. CONTOURS ARE SHOWN AT 0.5' INTERVALS.
5. PC ELEVATIONS SHOWN ARE PROPOSED GRADES FROM THE APPROVED GRADING PLAN.
6. BUILDING FOOTPRINTS SHOWN ARE FOR GENERAL REFERENCE ONLY. THE BUILDER IS RESPONSIBLE FOR OBTAINING THE ACTUAL FOOTPRINT FOR PROPER LAYOUT AND CONSTRUCTION.
7. FINISH GRADE ELEVATIONS ARE TO BE 3" BELOW WINDOW WELL ELEVATIONS.
8. FINISH GRADE IS TO BE A MINIMUM OF 6" BELOW TOE OF ELEVATION AND SLOPE AWAY FROM THE FOUNDATION AT 5% FOR 10'.
9. ALL UNCOVERED PORCHES SHALL SLOPE AWAY FROM HOUSE AT 2% MINIMUM.

Reviewed for Code Compliance by City of South Jordan

PLAN REVIEW ACCEPTANCE OF DOCUMENTS DOES NOT AUTHORIZE CONSTRUCTION. CONSTRUCTION IS A VIOLATION OF ANY FEDERAL, STATE, OR LOCAL REGULATIONS.

09/04/2025 8:23:33 AM



**APPROVED**

By: Dallin Slater  
REF ID: N9157  
DATE: 8/22/2025

**FRANCISCOTTI DRIVE**

**PLOT PLAN - LOT 603**  
Floret Collection at  
Springhouse Village at Daybreak  
6184 West Franciscotti Drive  
South Jordan, Utah  
3,358 SF

**BUILDER:**

**OAKWOOD HOMES**

Support & New Home Center  
Phone: 801-270-6400  
206 East Winchester Street  
Murray, Utah 84107

**MODEL:**

834.1UT - Marigold (Modern Farmhouse)

DATE PRINTED: 07-28-25