

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

14451355 B: 11609 P: 7653 Total Pages: 5
10/17/2025 01:37 PM By: ggasca Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.
1996 EAST 6400 SOUTH SUITE 120 SALT LAKE CITY, UT 84121

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 Springhouse 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. 606

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. L. 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.



Kate Jean Richards
Notary Public

EXHIBIT A

(Property Description and Parcel Number)

All of Lot 606, 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.

26-23-395-009.

Parcel No. _____.

Lot 606, 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/HP = 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:

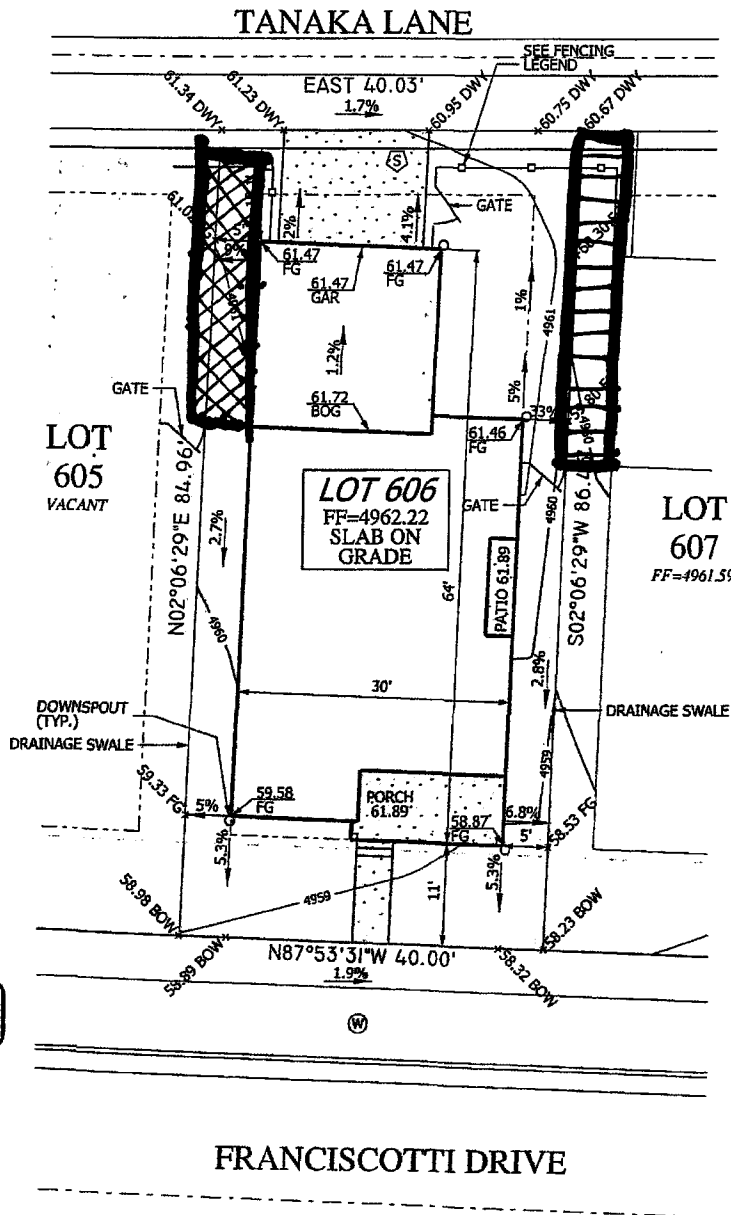
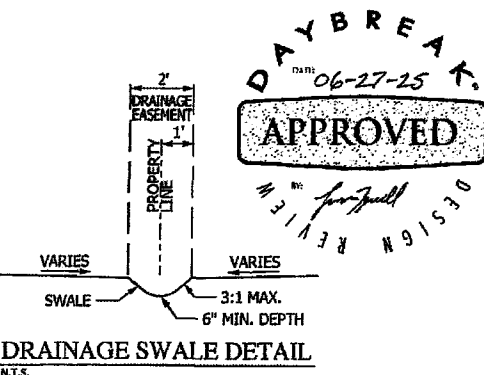
10'-0" FRONT P.U.E.
 1'-0" SIDE DRAINAGE

FENCING LEGEND:

- o - o - 5' PICKET FENCE
 - □ - □ - 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. **



Reviewed for Code Compliance by City of South Jordan

PLAN REVIEW ACCEPTANCE OF DOCUMENTS DOES NOT AUTHORIZE CONSTRUCTION TO PROCEED IN VIOLATION OF ANY FEDERAL, STATE, OR LOCAL REGULATIONS

07/03/2025 4:46:56 PM

LEGEND

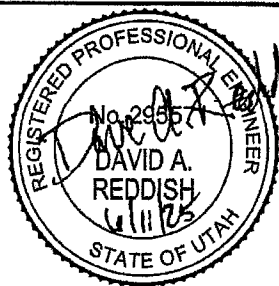


Benefited



Burdened

PREPARED BY:



NOTES:

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

PLOT PLAN - LOT 606
Floret Collection at
Springhouse Village at Daybreak
 6162 West Franciscotti Drive
 South Jordan, Utah
 3,428 SF

BUILDER:

OAKWOOD HOMES

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

MODEL:

835.1UT - Iris (Modern Farmhouse)

DATE PRINTED: 06-11-25