



When Recorded Return to:

Wildflower Developer, LLC
14034 South 145 East, Suite 204
Draper, UT 84020

ENT 17485-2025 PG 1 of 4
ANDREA ALLEN
UTAH COUNTY RECORDER
2025 Mar 11 05:15 PM FEE 514.00 BY AC
RECORDED FOR WILDFLOWER DEVELOPER LLC

**SUPPLEMENT TO THE AMENDED AND RESTATED MASTER DECLARATION OF
COVENANTS, CONDITIONS, AND RESTRICTIONS FOR WILDFLOWER**

(Village 4 Plats H-6A, H-6B, H-7 & J-3)

This SUPPLEMENT TO THE AMENDED AND RESTATED MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR WILDFLOWER ("Supplemental Declaration") is executed and adopted by Wildflower Developer, LLC, a Utah limited liability company ("Declarant").

RECITALS

A. This Supplemental Declaration shall supplement the Amended and Restated Master Declaration of Covenants, Conditions and Restrictions for Wildflower ("Declaration") recorded with the Utah County Recorder's Office on September 8, 2022, as Entry No. 98539:2022, and any supplements or amendments thereto.

B. Wildflower Developer, LLC is the Declarant as identified and set forth in the Declaration.

C. Edge Homes Utah, LLC is the owner of the Subject Property and consents to the recording of this Supplemental Declaration.

D. This Supplemental Declaration shall provide notice to the Owners of Lots within the property identified on Exhibit A attached hereto, that all of such Lots and parcels are subject to the Declaration.

E. Pursuant to Article XV, Section 15.2 of the Declaration, the Declarant has the authority to annex Additional Land to the Project. Declarant now desires to add a portion of the Additional Land as hereinafter provided for.

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

NOTICE OF SUBMISSION

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

1. Annexation of Additional Land. Declarant hereby confirms that all of the real property identified on Exhibit A attached hereto, together with (i) all buildings, if any, 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 Declaration.

2. **Plats.** The real properties described in Paragraph 1, and the improvements to be constructed thereon, all of which are submitted to the terms and conditions of the Declaration, are more particularly set forth on the **WILDFLOWER VILLAGE 4 PLAT H-6A**, **WILDFLOWER VILLAGE 4 PLAT H-6B**, **WILDFLOWER VILLAGE 4 PLAT H-7**, and **WILDFLOWER VILLAGE 4 PLAT J-3** subdivision plat maps, which plat maps are recorded in the office of the Utah County Recorder.

3. **Submission.** The Subject Property shall hereinafter be held, transferred, sold, conveyed, and occupied subject to the covenants, restrictions, easements, charges, liens, and assessments set forth in the Declaration and all supplements and amendments thereto.

4. **Master Association Membership.** The Owner of each Lot or Parcel within the Subject Property shall be a member of the Wildflower Master Homeowners Association, Inc. and shall be entitled to all benefits of such membership and shall be subject to the terms governing the Master Association as set forth in the Declaration and Bylaws. Each Owner is allotted one vote in the Master Association per Lot owned.

5. **Apportionment of Common Expenses.** The Master Association Common Expenses shall be apportioned among the Lots within the Subject Property in accordance with the Declaration.

6. **Reservation of Declarant's Rights.** Pursuant to the Declaration, all rights concerning the Project reserved to Declarant in the 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 terms, provisions and limitations set forth in the Declaration.

7. **Effective Date.** This Supplemental Declaration shall take effect upon being recorded with the Utah County Recorder.

IN WITNESS WHEREOF, the Declarant has executed this Supplemental Declaration this 7th day of March, 2025.

DECLARANT
WILDFLOWER DEVELOPER, LLC
 a Utah limited liability company

By: _____

Name: Nathan Shipp

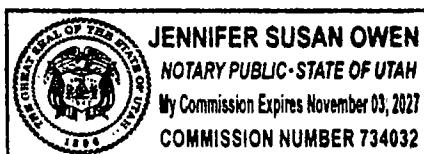
Title: Manager

STATE OF UTAH)
 COUNTY OF Salt Lake) ss.

On the 7th day of March, 2025, personally appeared before me
Nathan Shipp who by me being duly sworn, did say that she/he is
 an authorized representative of Wildflower Developer, LLC, and that the foregoing instrument
 is signed on behalf of said company and executed with all necessary authority.

Notary Public:

JENNIFER SUSAN OWEN



IN WITNESS WHEREOF, the owner of the Subject Property has executed this Supplemental Declaration and consents to its recording this 11 day of March, 2025.

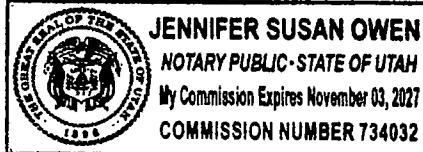
SUBJECT PROPERTY OWNER
EDGE HOMES UTAH, LLC
 a Utah limited liability company

By: Steve Maddox
 Name: Jen Maddox
 Title: Manager

STATE OF UTAH
 COUNTY OF Salt Lake) ss.

On the 11th day of March, 2025, personally appeared before me
Steve Maddox who by me being duly sworn, did say that she/he is
 an authorized representative of Edge Homes Utah, LLC, and that the foregoing instrument is
 signed on behalf of said company and executed with all necessary authority.

Notary Public:



JENNIFER SUSAN OWEN

EXHIBIT A
SUBJECT PROPERTY
(Legal Description)

All of **WILDFLOWER VILLAGE 4 PLAT H-6A**, according to the official plat thereof, recorded in the office of the Utah County Recorder on December 5, 2024, as Entry No. 85583:2024.

Parcel Numbers: 69:053:2245 through 69:053:2317

All of **WILDFLOWER VILLAGE 4 PLAT H-6B**, according to the official plat thereof, recorded in the office of the Utah County Recorder on December 5, 2024, as Entry No. 85584:2024.

Parcel Numbers: 69:054:2236 through 69:054:2245

All of **WILDFLOWER VILLAGE 4 PLAT H-7**, according to the official plat thereof, recorded in the office of the Utah County Recorder on February 10, 2025, as Entry No. 9618:2025.

Parcel Numbers: 69:058:2316 through 69:058:2416

All of **WILDFLOWER VILLAGE 4 PLAT J-3**, according to the official plat thereof, recorded in the office of the Utah County Recorder on October 14, 2024, as Entry No. 70738:2024.

Parcel Numbers: 69:047:2116 through 69:047:2179