



WHEN RECORDED RETURN TO:

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

ENT 34605-2025 PG 1 of 5  
ANDREA ALLEN  
UTAH COUNTY RECORDER  
2025 May 12 10:36 AM FEE 124.00 BY CS  
RECORDED FOR SARATOGA SPRINGS CITY

Affects Parcel Nos.: See Exhibit A

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

(Wildflower Village 4, Plat K-1b)

This SUPPLEMENT TO THE 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**”), and Toll Southwest LLC, a Delaware limited liability company (“**Builder**”).

**RECITALS**

- A. This Supplemental Declaration shall supplement that certain Master Declaration of Covenants, Conditions, and Restrictions for Wildflower, recorded with the Utah County Recorder’s Office on February 23, 2018, as Entry No. 17973:2018 (as previously supplemented and/or amended, the “**Declaration**”).
- B. Declarant is the “**Declarant**” as identified and set forth in the Declaration.
- C. Builder is designated as a “**Builder**” under the Declaration.
- D. Builder is the owner of that certain real property located in Utah County, Utah, described on Exhibit A attached hereto (“**Real Property**”).
- E. This Supplemental Declaration shall provide notice to the Owners of Lots within the Real Property that all of such Lots and parcels are subject to the Declaration.
- F. Pursuant to Article 15, Section 15.2 of the Declaration, the Declarant has the authority to annex Additional Land to the Project. Declarant now desires to annex the Subject Property (defined later) into the Project and the Declaration as Additional Land as hereinafter provided for.
- G. 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, Declarant and Builder hereby declare, establish, and certify as follows:

1. Recitals. The Recitals set forth above are true and correct and are incorporated herein by reference.

2. Annexation of Additional Land. Declarant and Builder hereby confirm and declare that all of the Real Property attached hereto and incorporated herein, together with (i) all buildings, if any, improvements, and structures situated on or comprising a part of the 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 the 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.

3. Plats. The Subject Property, 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 K-1b subdivision plat map, which plat map was recorded in the office of the Utah County Recorder on May 12, 2025, as Entry No. 34603-2025.

4. 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.

5. 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.

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

7. 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.

8. Effective Date. This Supplemental Declaration shall take effect on the date that it is recorded with the Utah County Recorder.

[Signatures and Acknowledgments on Following Pages]

IN WITNESS WHEREOF, the Declarant has executed this Supplemental Declaration this  
21<sup>st</sup> day of April 2025.

**DECLARANT:**

WILDFLOWER DEVELOPER, LLC,  
 a Utah limited liability company

By: \_\_\_\_\_  
 Name: Nathan Shipp  
 Title: Manager

STATE OF Utah )  
 : ss.  
 COUNTY OF Salt Lake )

The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of April, 2025 by  
Nathan Shipp, the Manager of WILDFLOWER DEVELOPER, LLC, a Utah  
 limited liability company.



Katelyn Mickelsen  
 NOTARY PUBLIC

**BUILDER:**

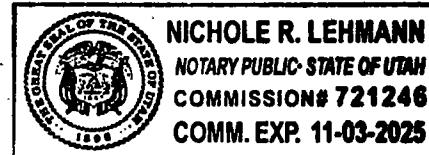
TOLL SOUTHWEST LLC,  
a Delaware limited liability company

By: Dylan Young  
Name: Dylan Young  
Title: Vice President

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

The foregoing instrument was acknowledged before me this 22 day of April, 2025 by  
Dylan Young, the VICE PRESIDENT of TOLL SOUTHWEST LLC, a Delaware limited  
liability company.

  
\_\_\_\_\_  
NOTARY PUBLIC



**EXHIBIT A**

**Legal Description of the Subject Property**

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Lots 2001 through 2042, inclusive, and Lots 2073 through 2080, inclusive, and Parcels A and B of **WILDFLOWER VILLAGE 4 PLAT K-1B**, according to the official plat thereof, recorded in the office of the Utah County Recorder.

Parcel No. 58:021:0735