

**WHEN RECORDED,
RETURN TO:**

c/o Destination Construction, LLC
9350 150 E #220
Sandy, Utah 84070
Attention: Brandon Ames

E 3624142 B 8783 P 284-303
KELLY A. SILVESTER
DAVIS COUNTY, UTAH RECORDER
7/3/2025 11:50 AM
FEE 0.00 Pgs: 20
DEP CTA REC'D FOR CLEARFIELD
CITY CORPORATION

RETURNED

JUL 03 2025

Tax ID Nos.: ~~12-065-0005, 12-065-0096, 12-065-0091, 12-391-0011, 12-391-0012 and 12-391-002~~
~~002~~ 12-960-0101 to 0168, 12-391-0024, 12-065-0186, 12-065-0207, 12-065-0086
and 12-065-0206

**AMENDMENT TO
DEVELOPMENT AGREEMENT
for
WILCOX FARMS SUBDIVISION
between
CLEARFIELD CITY CORPORATION
and
LHM DEV WLX, LLC**

THIS AMENDMENT TO DEVELOPMENT AGREEMENT (this "**Amendment**") is entered as of this 11th day of JUNE, 2025 (the "**Effective Date**"), by and between CLEARFIELD CITY CORPORATION, a Utah municipal corporation (the "**City**"), and LHM DEV WLX, LLC, a Utah limited liability company, as successor-in-interest to Discovery Development, LLC ("**Developer**"). City and Developer are hereinafter sometimes referred to individually as a "**Party**", and collectively, as the "**Parties**".

RECITALS

WHEREAS, Discovery Development, LLC, a Utah limited liability company ("**Discovery Development**") and the City entered into that certain Development Agreement for Wilcox Farms Subdivision dated as of May 16, 2022, recorded on May 18, 2022, as Entry Number 3477617, Book 8012, Page 344-387 in the Official Records of Davis County, Utah (the "**Development Agreement**"); and

WHEREAS, LHM DEV WLX, LLC, a Utah limited liability company, succeeded to all of Discovery Development's rights, title and interest as Developer under the Development Agreement; and

WHEREAS, pursuant to the Development Agreement, Developer is developing certain properties situated in Clearfield City, Davis County, Utah, located at approximately 1550 South 1000 West Clearfield, Utah, as more particularly described in the Development Agreement (the "Properties"); and

WHEREAS, the Parties now desire to amend the Development Agreement, on the terms and conditions more particularly set forth herein; and

WHEREAS, the City, acting pursuant to its authority under Title 10, Chapter 9a of the Utah Code and in furtherance of its land use policies, goals, objectives, ordinances, resolutions, and regulations has made certain determinations with respect to the development of the Properties, and in the exercise of its legislative discretion has elected to approve this Amendment.

AGREEMENT

NOW, THEREFORE, in consideration of the Properties and the terms and conditions herein stated and for other good and valuable consideration, the receipt and sufficiency of which is acknowledged by the Parties hereto, it is agreed as follows:

1. **Recitals; Capitalized Terms.** Except as expressly amended hereby, the foregoing Recitals are hereby incorporated into this Agreement by reference. All capitalized terms used herein but not defined herein shall have the meaning ascribed in the Development Agreement.

2. **Amendment to Recitals.** The ninth Recital in the Development Agreement is hereby deleted in its entirety and is hereby replaced with the following:

"WHEREAS, Developer desires to develop the Properties according to the Wilcox Farms Subdivision Plat and Improvement Drawings in the R-3 zone as approved, in two Phases indicated on the Plans dated August 11, 2021, as well as incorporating any changes thereto as set forth in the final subdivision plat to be recorded with the Davis County Recorder's Office, which an overall project plat and acreage exhibit is attached hereto as Exhibit "B" (the "**Final Plat/Acreage Exhibit**"). Completion of each Phase of the development shall be no later than twenty-four (24) months after Final Plat approval by the City. For clarification, the term development in the preceding sentence is limited to so-called horizontal improvements (i.e., specifically excludes Residential Units (defined below) or on lot landscaping)."

3. **Amendment to Article III(R).** Developer's Notice address as set forth in Article III(R) is hereby deleted and is hereby replaced with the following:

"If to the Developer: LHM DEV WLX, LLC

9350 150 E #220
Sandy, Utah 84070
Attention: Brandon Ames"

4. **Partial Amendment to Exhibit "C"**. The page entitled "Master Plan Scripting" found on Exhibit "C", "Pattern Book" attached to the Development Agreement is hereby deleted in its entirety and is hereby replaced with Exhibit "C-1", "Master Plan Scripting", attached hereto and incorporated herein.

5. **Amendment to Exhibit "D"**. Exhibit "D" attached to the Development Agreement is hereby deleted in its entirety and is hereby replaced with Exhibit "D-1", attached hereto and incorporated herein.

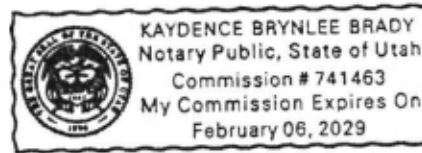
6. **Full Force and Effect**. Except to the limited extent expressly amended by this Amendment, the Development Agreement shall remain and continue in full force and effect in accordance with its terms.

[Signatures on Following Pages]

IN WITNESS WHEREOF, Developer and City have executed this Amendment effective as of the Effective Date.

LHM DEV WLX, LLC,
a Utah limited liability company

By: [Signature]
Name: BRANDON AMES
Its: DIR. OF LAND



STATE OF Utah)
) ss.
COUNTY OF Davis)

The foregoing instrument was acknowledged before me this 11 day of June 2025, by Brandon Ames as Authorized Signatory of LHM DEV WLX, LLC, a Utah limited liability company.

[Signature]
Notary Public

CLEARFIELD CITY CORPORATION,
a Utah municipal corporation

By: [Signature]
Name: MARK R. SHEPHERD
Its: MAYOR



ATTEST:

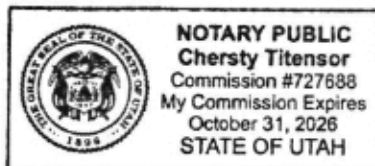
By: Nancy R. Dean
Name: Nancy R. Dean
Its: City Recorder

APPROVED AS TO LEGAL FORM:

By: Amy Jones
Name: Amy Jones
Its: Deputy City Attorney

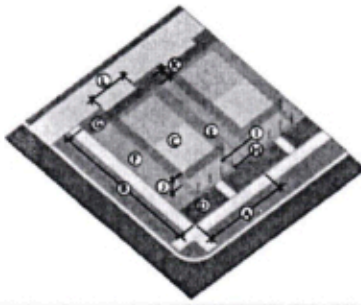
STATE OF Utah)
) ss.
COUNTY OF Davis)

The foregoing instrument was acknowledged before me this 13 day of June 2025,
by Mark Shepherd as Mayor of CLEARFIELD CITY, a Utah municipal corporation.



[Signature]
Notary Public

EXHIBIT C-1: MASTER PLAN SCRIPTING UPDATE

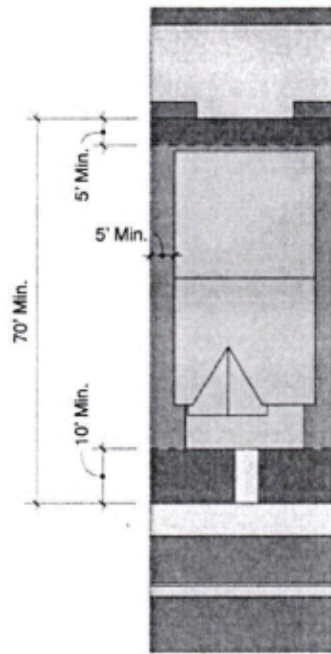


	Typical Lot Size
A	Width 35 — 45 ft.
B	Depth 70 ft. min.
C	Area 2,450 sf min.
	Setbacks
D	Front 10 ft. min.
E	Side 5 ft. min.
F	Corner Side 10 ft. min.
G	Rear 5 ft. min. — 7 ft. max.
	Facade Zone
H	10 ft.
	Porch Encroachments
I	4 ft.
	Height
J	2 — 3 stories
	Garage Setback
K	5 ft. min.
	Maximum Driveway Approach Cut Width
L	20 ft.
	Above Ground Livable Area
	1,100 sf min.

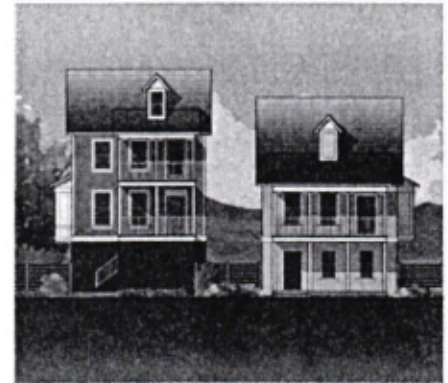
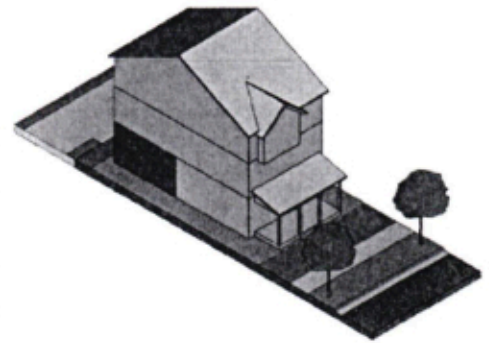
* 10 ft. corner side lot setback only applies to dedicated city streets. Lots on corners of private streets and alley's will have typical side setback of 5 ft.

BUILDING PLACEMENT GUIDELINES

WINCOX SITE MASTER PLAN / CLEARFIELD, UTAH / APRIL 2024



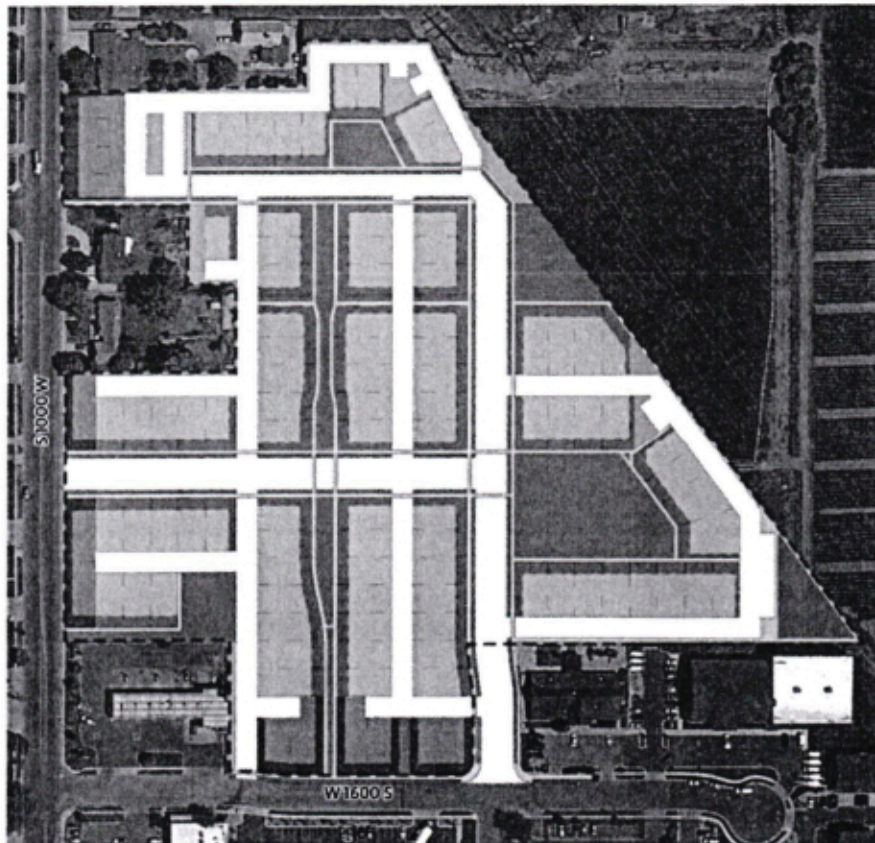
FRONT & REAR SETBACKS



Building Placement Example

PLAN SCRIPTING

Plan scripting is a technique that establishes a distinctive architectural character unique to a particular neighborhood while avoiding overly repetitious building plan and type selection. These standards detail the recommended frequency and proportion of various styles and building plans in order to create diverse, yet harmonious, neighborhoods of character.



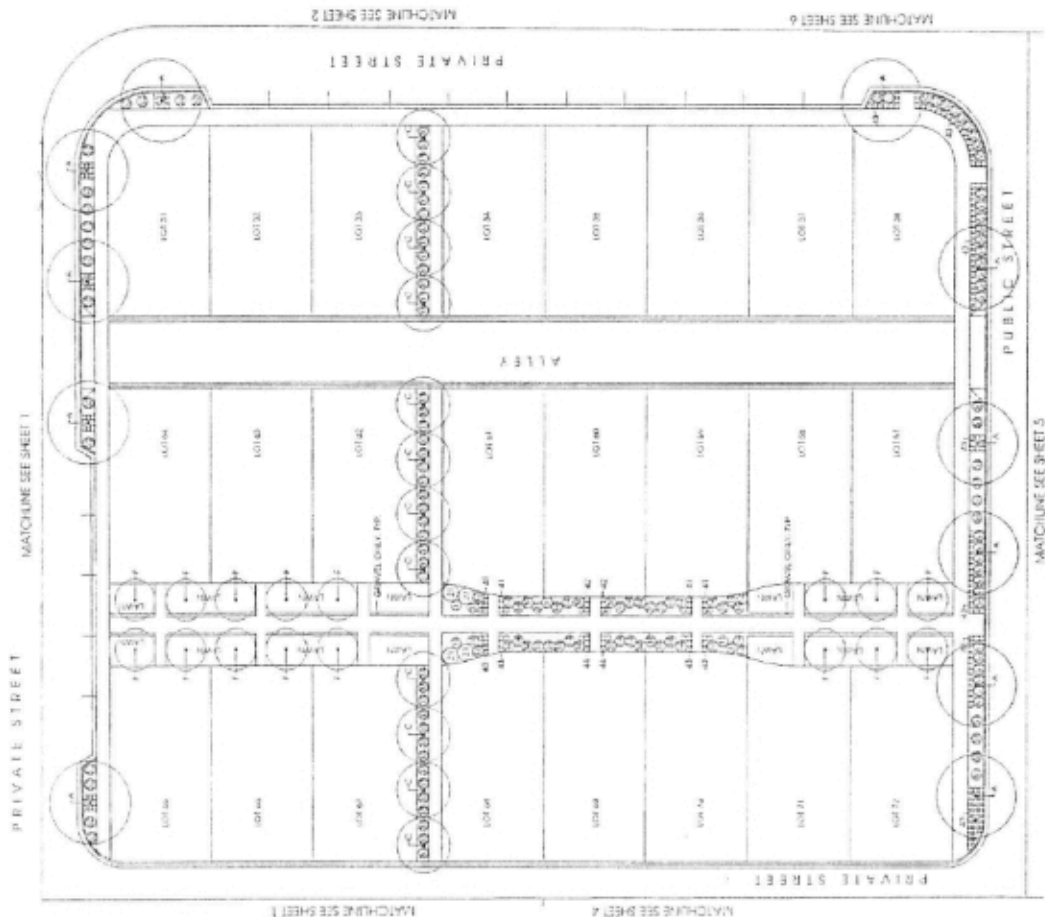
PROJECT BOUNDARY

REQUIRED TWO STORY ELEVATION LOCATION

Illustrative Plan: 1" = 120'

MASTER PLAN SCRIPTING

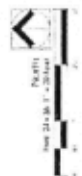
EXHIBIT D-1:
OPEN SPACE LANDSCAPING AND
AMENITIES



Plant List	Species Name	Clustering	date	Comments/Notes
1	Blackberry	Blackberry	1/1/2000	Blackberry
2	Blackberry	Blackberry	1/1/2000	Blackberry
3	Blackberry	Blackberry	1/1/2000	Blackberry
4	Blackberry	Blackberry	1/1/2000	Blackberry
5	Blackberry	Blackberry	1/1/2000	Blackberry
6	Blackberry	Blackberry	1/1/2000	Blackberry
7	Blackberry	Blackberry	1/1/2000	Blackberry
8	Blackberry	Blackberry	1/1/2000	Blackberry
9	Blackberry	Blackberry	1/1/2000	Blackberry
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43	Blackberry	Blackberry	1/1/2000	Blackberry
44	Blackberry	Blackberry	1/1/2000	Blackberry
45	Blackberry	Blackberry	1/1/2000	Blackberry
46	Blackberry	Blackberry	1/1/2000	Blackberry
47	Blackberry	Blackberry	1/1/2000	Blackberry
48	Blackberry	Blackberry	1/1/2000	Blackberry
49	Blackberry	Blackberry	1/1/2000	Blackberry
50	Blackberry	Blackberry	1/1/2000	Blackberry

Planting Notes: (continued)

- [illegible]

Open Space Landscape Plan: SHEET 3
8 AUG 2021

WILCOX FARMS

Destination Homes, 67 South Main Street, Layton, Utah



Dr. Michael Kelly, Company Director

© 2000 Blackwell Science Ltd, *Journal of Internal Medicine* 247: 101–107

Plant List		Date: _____		Time: _____		Location: _____	
1	Common Nettle	Urtica dioica	Common	1	Common Nettle	Urtica dioica	Common
2	Stinging Nettle	Urtica dioica	Common	2	Stinging Nettle	Urtica dioica	Common
3	Plantain	Plantago major	Common	3	Plantain	Plantago major	Common
4	Sheep Sorrel	Rumex acetosella	Common	4	Sheep Sorrel	Rumex acetosella	Common
5	Ground Elder	Aegleopsylle	Common	5	Ground Elder	Aegleopsylle	Common
6	Wood Sorrel	Rumex crispus	Common	6	Wood Sorrel	Rumex crispus	Common
7	Field Bindweed	Convolvulus sepium	Common	7	Field Bindweed	Convolvulus sepium	Common
8	Blackberry	Rubus fruticosus	Common	8	Blackberry	Rubus fruticosus	Common
9	Raspberry	Rubus idaeus	Common	9	Raspberry	Rubus idaeus	Common
10	Strawberry	Fragaria vesca	Common	10	Strawberry	Fragaria vesca	Common
11	Wild Strawberry	Fragaria vesca	Common	11	Wild Strawberry	Fragaria vesca	Common
12	Wild Rose	Rosa rugosa	Common	12	Wild Rose	Rosa rugosa	Common
13	Blackthorn	Spiraea alba	Common	13	Blackthorn	Spiraea alba	Common
14	White Thistle	Cirsium arvense	Common	14	White Thistle	Cirsium arvense	Common
15	Red Thistle	Cirsium rubra	Common	15	Red Thistle	Cirsium rubra	Common
16	Field Thistle	Cirsium discolor	Common	16	Field Thistle	Cirsium discolor	Common
17	Common Thistle	Cirsium vulgare	Common	17	Common Thistle	Cirsium vulgare	Common
18	Witch Hazel	Hamamelis virginica	Common	18	Witch Hazel	Hamamelis virginica	Common
19	Box Elder	Achras indica	Common	19	Box Elder	Achras indica	Common
20	Spindle Tree	Eurotia aspera	Common	20	Spindle Tree	Eurotia aspera	Common
21	Yucca	Yucca filamentosa	Common	21	Yucca	Yucca filamentosa	Common
22	Agave	Agave americana	Common	22	Agave	Agave americana	Common
23	Century Plant	Agave americana	Common	23	Century Plant	Agave americana	Common
24	Snake Plant	Sansevieria zeylanica	Common	24	Snake Plant	Sansevieria zeylanica	Common
25	Dracaena	Dracaena fragrans	Common	25	Dracaena	Dracaena fragrans	Common
26	Philodendron	Philodendron bipinnatifidum	Common	26	Philodendron	Philodendron bipinnatifidum	Common
27	Monstera	Monstera deliciosa	Common	27	Monstera	Monstera deliciosa	Common
28	Peperomia	Peperomia obtusifolia	Common	28	Peperomia	Peperomia obtusifolia	Common
29	Fittonia	Fittonia rosea	Common	29	Fittonia	Fittonia rosea	Common
30	Alternanthera	Alternanthera versicolor	Common	30	Alternanthera	Alternanthera versicolor	Common
31	Portulaca	Portulaca oleraceae	Common	31	Portulaca	Portulaca oleraceae	Common
32	Sedum	Sedum spectabile	Common	32	Sedum	Sedum spectabile	Common
33	Zinnia	Zinnia elegans	Common	33	Zinnia	Zinnia elegans	Common
34	Marigold	Tagetes erecta	Common	34	Marigold	Tagetes erecta	Common
35	Flamingo	Flamingo	Common	35	Flamingo	Flamingo	Common
36	Peacock	Peacock	Common	36	Peacock	Peacock	Common
37	Butterfly	Butterfly	Common	37	Butterfly	Butterfly	Common
38	Impatiens	Impatiens	Common	38	Impatiens	Impatiens	Common
39	Verbena	Verbena	Common	39	Verbena	Verbena	Common
40	Salvia	Salvia	Common	40	Salvia	Salvia	Common
41	Origanum	Origanum	Common	41	Origanum	Origanum	Common
42	Thymus	Thymus	Common	42	Thymus	Thymus	Common
43	Lavender	Lavender	Common	43	Lavender	Lavender	Common
44	Hyssopus	Hyssopus	Common	44	Hyssopus	Hyssopus	Common
45	Chamaecyparis	Chamaecyparis	Common	45	Chamaecyparis	Chamaecyparis	Common
46	Juniperus	Juniperus	Common	46	Juniperus	Juniperus	Common
47	Cedrus	Cedrus	Common	47	Cedrus	Cedrus	Common
48	Pinus	Pinus	Common	48	Pinus	Pinus	Common
49	Larix	Larix	Common	49	Larix	Larix	Common
50	Taxus	Taxus	Common	50	Taxus	Taxus	Common

Planting Notes

Percentage of total population employed in agriculture, 1970-1990. Source: FAO, *World Development Report 1991*, Table 1.1.



Journal of Interpersonal Violence 27(12)
DOI: 10.1177/0886260512451001
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Open Space Landscape Plan SHEET 6

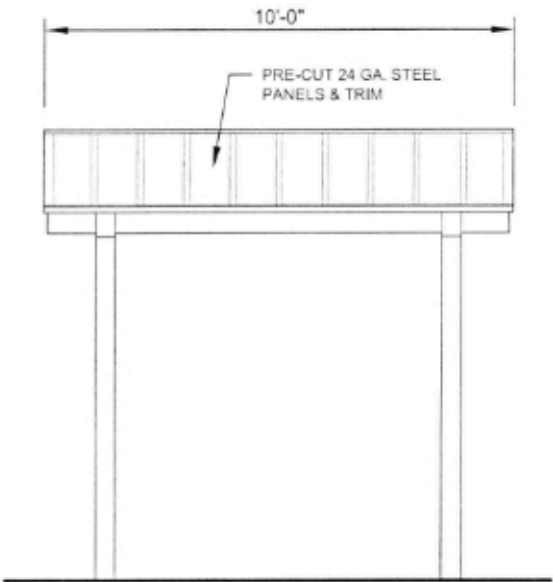
WILCOX FARMS

CHUCKLEBUSH

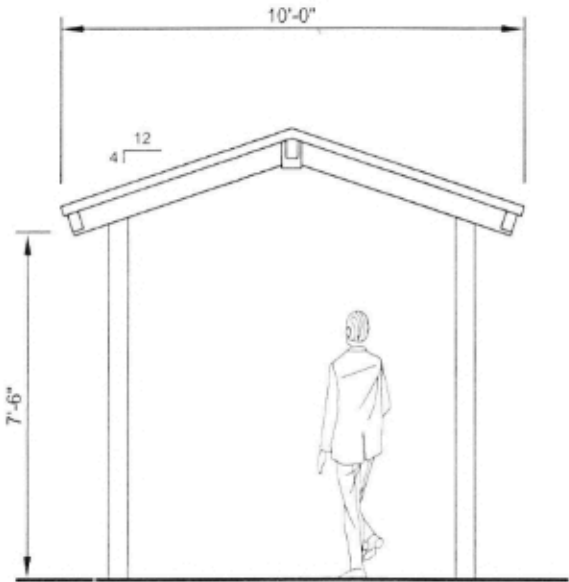
Destination Homes, c. 7 South Main Street, Layton, Utah



R. ALMIRAL KIRBY CONSTITUTES
 United Fruit Company, 1, Commerce Court, 4, Union Square,
 New York City, N. Y.



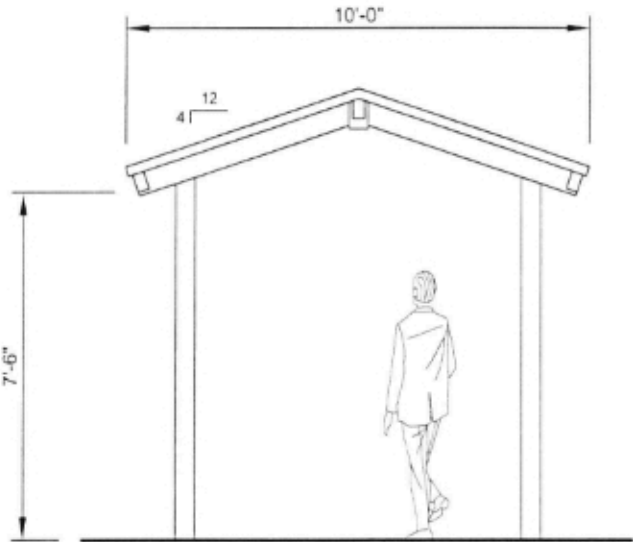
SIDE ELEVATION
SCALE: 1/4" = 1'-0"



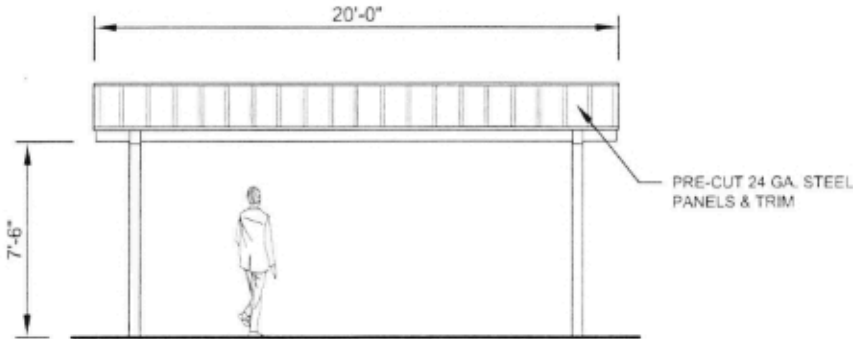
FRONT ELEVATION
SCALE: 1/4" = 1'-0"

Example Only: Exact Pavillion TBD

DESIGN SPECIFICATIONS



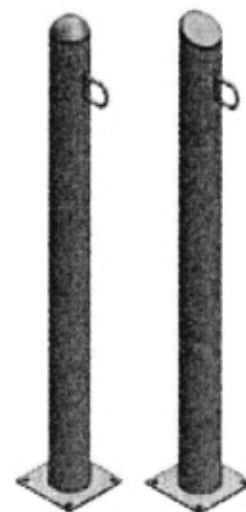
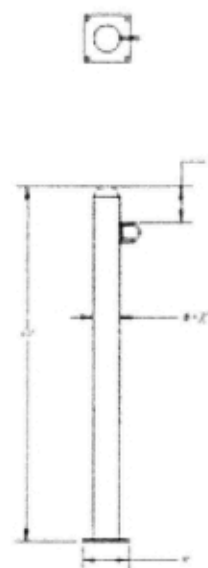
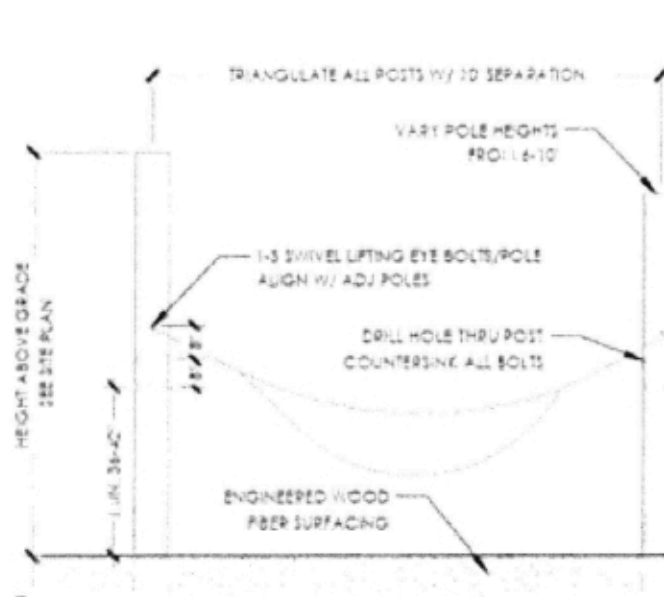
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



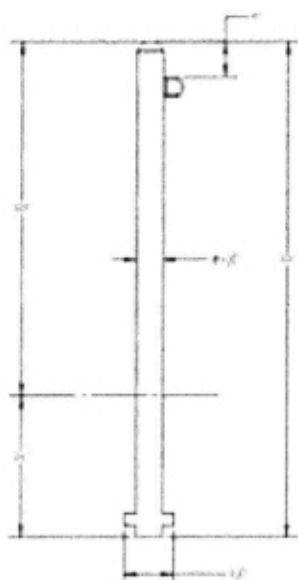
SIDE ELEVATION
SCALE: NTS

Example Only: Exact Pavillion TBD

DESIGN SPECIFICATIONS



SURFACE MOUNT



EMBEDDED

Example Only: Exact Product TBD

DESIGN SPECIFICATIONS

Residential Subdivision

✓
Wilcox Farms Boundary Description (Phase 1)

BOUNDARY DESCRIPTION

A parcel of land, situate in the Southwest Quarter of Section 11, Township 4 North, Range 2 West, Salt Lake Base and Meridian, said parcel also located in Clearfield City, Davis County, Utah. Being more particularly described as follows:

Beginning at the Northwest corner of Lot 10, Wilcox Farms Amended, a subdivision recorded on May 22, 2000 as entry number 1593382, in Book 2650 at page 920 in the office of Davis County Recorder, said point being North $0^{\circ}07'41''$ East 670.81 feet along the section line to the extension of the North line of said Lot 10 Wilcox Farms Amended and South $89^{\circ}52'19''$ East 33.00 feet from the Southwest corner of Section 11, Township 4 North, Range 2 West, Salt Lake Base and Meridian, (NAD 83 Bearing being North $0^{\circ}28'00''$ East between the Southwest Corner and the West Quarter Corner of said Section 11, per the Davis County Township Reference Plat) and running thence;

North $00^{\circ}07'41''$ East 197.84 feet along the East line of 1000 West Street;
thence North $89^{\circ}52'19''$ West 33.00 feet to the centerline of 1000 West Street and being on the section line;
thence North $00^{\circ}07'41''$ East 145.00 feet along the centerline of 1000 West Street and the section line to the extension of the South line of parcel number 12-065-0023;
thence South $89^{\circ}52'19''$ East 250.00 feet along the South line of said parcel number 12-065-0023;
thence North $00^{\circ}07'41''$ East 88.72 feet;
thence South $89^{\circ}52'19''$ East 354.49 feet;
thence South $00^{\circ}00'10''$ West 300.12 feet;

thence southerly 61.94 feet along the arc of a 470.00-foot radius tangent curve to the left (center bears South $89^{\circ}59'50''$ East and the long chord bears South $03^{\circ}46'21''$ East 61.89 feet with a central angle of $07^{\circ}33'01''$) to a point of reverse curvature;

thence southerly 69.91 feet along the arc of a 530.00-foot radius curve to the right (center bears South $82^{\circ}27'09''$ West and the long chord bears South $03^{\circ}46'08''$ East 69.86 feet with a central angle of $07^{\circ}33'27''$) to a point on the East line of 900 West Street;

thence North $89^{\circ}52'19''$ West 60.00 feet to a point on the West line of said 900 West Street;
thence South $00^{\circ}00'10''$ West 152.56 feet along the West line of said 900 West Street;

thence southwesterly 23.56 feet along the arc of a 15.00-foot radius non-tangent curve to the right (center bears North $89^{\circ}59'17''$ West and the long chord bears South $45^{\circ}00'10''$ West 21.21 feet with a central angle of $89^{\circ}58'54''$) to a point on the North line of 1600 South Street;

thence North $89^{\circ}59'50''$ West 206.51 feet along the North line of said 1600 South Street;

thence westerly 40.22 feet along the arc of a 270.28-foot radius tangent curve to the right (center bears North $00^{\circ}00'10''$ East and the long chord bears North $85^{\circ}44'03''$ West 40.18 feet with a central angle of $08^{\circ}31'35''$) to a point of reverse curvature;

thence westerly 48.96 feet along the arc of a 329.00 feet radius curve to the left (center bears South $08^{\circ}31'45''$ West and the long chord bears North $85^{\circ}44'03''$ West 48.91 feet with a central angle of $08^{\circ}31'35''$);

thence North $89^{\circ}59'50''$ West 0.05 feet to the Southeast corner of said Lot 10 Wilcox Farms Amended;
thence North $00^{\circ}00'10''$ East 161.62 feet to the Northeast corner of said Lot 10 Wilcox Farms Amended;
thence North $89^{\circ}52'19''$ West 210.68 feet to the Point of Beginning.

Contains: 284,712 square feet or 6.536 acres, 58 lots and 5 parcels

Residential Subdivision

Wilcox Farms Boundary Description (Phase 2)

BOUNDARY DESCRIPTION

Beginning at a point on the east line of 1000 West Street at a Southwest Corner of Lot 15, Wilcox Farms Amended, said point being North 00°07'41" East 1219.79 feet along the section line (NAD83 Bearing being North 00°28'00" East between the Southwest Corner and the West Quarter Corner of said Section 11, per the Davis County Township Reference Plat) and South 89°52'19" East 33.00 feet from the Southwest Corner of said Section 11 and running;
Thence North 0°07'41" East 147.26 feet along the east line of 1000 West Street;
Thence North 88°17'51" East 303.91 feet;
Thence North 0°07'41" East 55.32 feet;
Thence North 89°32'25" East 158.16 feet;
Thence South 27°09'00" East 91.16 feet to the extension of the east line of the aforementioned Wilcox Farms Amended;
Thence South 36°41'00" East 851.68 feet to and along the east line of said Lot 15 of the aforementioned Wilcox Farms Amended to the Northeast Corner of Lot 25, Wilcox Farms Amended - Phase 5;
Thence North 89°52'19" West 432.90 feet along the north line of the Lot 25 of the aforementioned Wilcox Farms Amended - Phase 5 to and along the north line of Lot 13 to the Northwest Corner of Lot 13 of Wilcox Farms Amended, also being the Southeast Corner of Wilcox Farms Residential Subdivision Phase 1, also being on the east line of 900 West Street;
Thence northerly 69.91 feet along the arc of a 530.00 foot radius curve to the left, (center bears North 89°59'24" West and long chord bears North 3°46'08" West 69.86 feet, with a central angle of 7°33'27") along the east line Wilcox Farms Residential Subdivision Phase 1 and also along the east line of 900 West Street;
Thence northerly 61.94 feet along the arc of a 470.00 foot radius curve to the right, (center bears North 82°27'09" East and long chord bears North 3°46'21" West 61.89 feet, with a central angle of 7°33'01") along the east line Wilcox Farms Residential Subdivision Phase 1 and also along the east line of 900 West Street;
Thence North 0°00'10" East 300.12 feet along the east line to the Northeast Corner of Wilcox Farms Residential Subdivision Phase 1 and also along the east line of 900 West Street;
Thence North 89°52'19" West 354.49 feet along the north line to a Northwest Corner of Wilcox Farms Residential Subdivision Phase 1;
Thence North 00°07'41" East 21.28 feet;
Thence North 89°52'19" West 59.68 feet;
Thence North 00°07'41" East 96.14 feet to the south line of Lot 15 of the aforementioned Wilcox Farms Amended;
Thence North 89°52'19" West 157.31 feet along the south line of Lot 15 of the aforementioned Wilcox Farms Amended to the Point of Beginning.

Contains 270,488 square feet, or 6.210 acres.