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ANDREA ALLEN
UTAH COUNTY RECORDER
2025 Feb 10 04:17 PM FEE 516.00 BY TH
RECORDED FOR SARATOGA SPRINGS CITY

**SUPPLEMENT TO THE DECLARATION OF
COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR WILDFLOWER VILLAGE 4**

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

This SUPPLEMENT TO THE DECLARATION OF
COVENANTS, CONDITIONS, AND RESTRICTIONS FOR WILDFLOWER VILLAGE 4

("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 October 14, 2024, as Entry No. 70739:2024, and any supplements or amendments thereto.

B. Edge Homes Utah, LLC is the Declarant as identified and set forth in the Declaration.

C. Edge Homes Utah, LLC is the current owner of the real property subject to this Supplemental Declaration and hereby consents to subjecting the Subject Property (defined below) to the terms, covenants, and restrictions contained herein and those terms, covenants, and restrictions contained in the Declaration, thereby expanding the Project.

C. 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.

D. 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 add a portion of Additional Land as hereinafter provided for.

E. 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 above 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 subdivision plat maps for Wildflower Village 4 Plat H-6A, Wildflower Village 4 Plat H-6B, Wildflower Village 4 Plat J-3 and Wildflower Village 4 Plat H-7, 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.

[Remainder of page left intentionally blank; signature pages to follow.]

IN WITNESS WHEREOF, the Declarant has executed this Supplemental Declaration this 5 day of February, 2025.

DECLARANT

EDGE HOMES UTAH, LLC

a Utah limited liability company

By: Steve Maddox

Name: Steve Maddox

Title: Manager

STATE OF UTAH)
) ss.
COUNTY OF Utah)

On this 5 day of February, 2025, personally appeared before me Steve Maddox 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: Shelley King



EXHIBIT A
SUBJECT PROPERTY
(Legal Descriptions)

All of WILDFLOWER VILLAGE 4 PLAT H-6A, according to the official plat filed in the office of the Utah County Recorder.

More particularly described as:

A PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT LOCATED NORTH 89° 32' 24" WEST ALONG THE SECTION LINE 627.99 FEET AND NORTH 1617.86 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 3, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 188.89 FEET WITH A RADIUS OF 979.50 FEET THROUGH A CENTRAL ANGLE OF 11° 02' 56", CHORD: NORTH 27° 00' 33" WEST 188.59 FEET; THENCE NORTH 48° 57' 20" EAST 9.40 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 30.66 FEET WITH A RADIUS OF 60.00 FEET THROUGH A CENTRAL ANGLE OF 29° 16' 24", CHORD: NORTH 34° 19' 08" EAST 30.32 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 298.97 FEET WITH A RADIUS OF 780.00 FEET THROUGH A CENTRAL ANGLE OF 21° 57' 40", CHORD: NORTH 08° 42' 05" EAST 297.14 FEET TO A POINT OF REVERSE CURVE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 175.53 FEET WITH A RADIUS OF 530.00 FEET THROUGH A CENTRAL ANGLE OF 18° 58' 33", CHORD: NORTH 07° 12' 32" EAST 174.73 FEET; THENCE NORTH 16° 41' 49" EAST 193.84 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 32.17 FEET WITH A RADIUS OF 20.00 FEET THROUGH A CENTRAL ANGLE OF 92° 09' 37", CHORD: NORTH 29° 23' 00" WEST 28.81 FEET; THENCE NORTH 14° 32' 11" EAST 40.00 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 2.91 FEET WITH A RADIUS OF 520.00 FEET THROUGH A CENTRAL ANGLE OF 00° 19' 13", CHORD: SOUTH 75° 18' 12" EAST 2.91 FEET TO A POINT OF REVERSE CURVE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 30.77 FEET WITH A RADIUS OF 20.00 FEET THROUGH A CENTRAL ANGLE OF 88° 09' 35", CHORD: NORTH 60° 46' 36" EAST 27.83 FEET; THENCE NORTH 16° 41' 49" EAST 75.39 FEET; THENCE NORTH 73° 18' 11" WEST 18.50 FEET; THENCE NORTH 16° 41' 49" EAST 92.00 FEET; THENCE SOUTH 73° 18' 11" EAST 18.50 FEET; THENCE NORTH 16° 41' 49" EAST 161.12 FEET; THENCE NORTH 73° 18' 11" WEST 87.00 FEET; THENCE NORTH 16° 41' 49" EAST 414.17 FEET; THENCE SOUTH 73° 18' 11" EAST 87.00 FEET; THENCE NORTH 16° 41' 49" EAST 71.40 FEET; THENCE SOUTH 73° 18' 11" EAST 40.00 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 32.41 FEET WITH A RADIUS OF 20.00 FEET THROUGH A CENTRAL ANGLE OF 92° 50' 21", CHORD: NORTH 63° 06' 59" EAST 28.98 FEET; THENCE SOUTH 70° 27' 50" EAST 95.46 FEET; THENCE SOUTH 19° 43' 22" WEST 203.27 FEET; THENCE SOUTH 15°

24' 52" WEST 391.36 FEET; THENCE SOUTH 17° 09' 12" WEST 330.78 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 452.55 FEET WITH A RADIUS OF 1229.50 FEET THROUGH A CENTRAL ANGLE OF 21° 05' 21", CHORD: SOUTH 06° 36' 32" WEST 450.00 FEET; THENCE SOUTH 03° 56' 09" EAST 280.38 FEET; THENCE SOUTH 68° 30' 55" WEST 182.04 FEET TO THE POINT OF BEGINNING.

All of WILDFLOWER VILLAGE 4 PLAT H-6B, according to the official plat filed in the office of the Utah County Recorder.

More particularly described as:

A PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT LOCATED NORTH 89° 32' 24" WEST ALONG THE SECTION LINE 713.64 FEET AND NORTH 1785.19 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 3, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 30.58 FEET WITH A RADIUS OF 979.50 FEET THROUGH A CENTRAL ANGLE OF 01° 47' 20", CHORD: NORTH 33° 25' 41" WEST 30.58 FEET TO A POINT OF REVERSE CURVE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 324.52 FEET WITH A RADIUS OF 470.50 FEET THROUGH A CENTRAL ANGLE OF 39° 31' 08", CHORD: NORTH 14° 33' 47" WEST 318.13 FEET; THENCE NORTH 05° 11' 47" EAST 310.65 FEET; THENCE SOUTH 82° 55' 46" EAST 197.33 FEET; THENCE SOUTH 16° 41' 49" WEST 125.52 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 175.53 FEET WITH A RADIUS OF 530.00 FEET THROUGH A CENTRAL ANGLE OF 18° 58' 33", CHORD: SOUTH 07° 12' 32" WEST 174.73 FEET TO A POINT OF REVERSE CURVE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 298.97 FEET WITH A RADIUS OF 780.00 FEET THROUGH A CENTRAL ANGLE OF 21° 57' 40", CHORD: SOUTH 08° 42' 05" WEST 297.14 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 30.66 FEET WITH A RADIUS OF 60.00 FEET THROUGH A CENTRAL ANGLE OF 29° 16' 24", CHORD: SOUTH 34° 19' 08" WEST 30.32 FEET; THENCE SOUTH 48° 57' 20" WEST 9.40 FEET TO THE POINT OF BEGINNING.

All of WILDFLOWER VILLAGE 4 PLAT H-7, according to the official plat on file in the office of the Utah County Recorder.

More particularly described as:

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT LOCATED N89°32'24"W ALONG THE SECTION LINE 782.35 FEET AND NORTH 2427.44 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 3, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE N05°11'47"E 207.90 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 267.94 FEET WITH A RADIUS OF 279.50 FEET THROUGH A CENTRAL ANGLE OF 54°55'35", CHORD: N22°16'00"W 257.80 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 14.40 FEET WITH A RADIUS OF 12.00 FEET THROUGH A CENTRAL ANGLE OF 68°45'30", CHORD: N15°21'03"W 13.55 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 15.07 FEET WITH A RADIUS OF 229.50 FEET THROUGH A CENTRAL ANGLE OF 03°45'41", CHORD: N17°08'52"E 15.06 FEET; THENCE S84°56'56"E 93.64 FEET; THENCE N05°03'04"E 908.40 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 192.64 FEET WITH A RADIUS OF 370.50 FEET THROUGH A CENTRAL ANGLE OF 29°47'26", CHORD: S58°28'10"E 190.48 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 210.78 FEET WITH A RADIUS OF 530.00 FEET THROUGH A CENTRAL ANGLE OF 22°47'10", CHORD: S54°58'02"E 209.39 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 70.11 FEET WITH A RADIUS OF 62.50 FEET THROUGH A CENTRAL ANGLE OF 64°16'36", CHORD: N81°30'05"E 66.50 FEET; THENCE S45°26'46"E 63.13 FEET; THENCE S19°32'10"W 72.54 FEET; THENCE S70°29'31"E 165.08 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF THE MOUNTAIN VIEW CORRIDOR; THENCE S19°43'22"W ALONG SAID RIGHT-OF-WAY LINE 132.46 FEET; THENCE N70°27'50"W 95.46 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 32.41 FEET WITH A RADIUS OF 20.00 FEET THROUGH A CENTRAL ANGLE OF 92°50'21", CHORD: S63°06'59"W 28.98 FEET; THENCE N73°18'11"W 40.00 FEET; THENCE S16°41'49"W 71.40 FEET; THENCE N73°18'11"W 87.00 FEET; THENCE S16°41'49"W 414.17 FEET; THENCE S73°18'11"E 87.00 FEET; THENCE S16°41'49"W 161.12 FEET; THENCE N73°18'11"W 18.50 FEET; THENCE S16°41'49"W 92.00 FEET; THENCE S73°18'11"E 18.50 FEET; THENCE S16°41'49"W 75.39 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 30.77 FEET WITH A RADIUS OF 20.00 FEET THROUGH A CENTRAL ANGLE OF 88°09'35", CHORD: S60°46'36"W 27.83 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 2.91 FEET WITH A RADIUS OF 520.00 FEET THROUGH A CENTRAL ANGLE OF 00°19'13", CHORD: N75°18'12"W 2.91 FEET; THENCE S14°32'11"W 40.00 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 32.17 FEET WITH A RADIUS OF 20.00 FEET THROUGH A CENTRAL ANGLE OF 92°09'37", CHORD: S29°23'00"E 28.81

FEET; THENCE S16°41'49"W 68.32 FEET; THENCE N82°55'46"W 197.33 FEET TO THE POINT OF BEGINNING.

All of WILDFLOWER VILLAGE 4 PLAT J-3, according to the official plat on file in the office of the Utah County Recorder.

A PORTION OF THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N89°32'24"W ALONG THE SECTION LINE 551.49 FEET AND NORTH 845.44 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 3, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 192.40 FEET WITH A RADIUS OF 229.50 FEET THROUGH A CENTRAL ANGLE OF 48°02'00", CHORD: N25°15'36"W 186.81 FEET; THENCE N01°14'35"W 59.01 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 48.21 FEET WITH A RADIUS OF 279.50 FEET THROUGH A CENTRAL ANGLE OF 09°52'59", CHORD: N03°41'54"E 48.15 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 690.22 FEET WITH A RADIUS OF 920.50 FEET THROUGH A CENTRAL ANGLE OF 42°57'44", CHORD: N12°50'29"W 674.17 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 365.21 FEET WITH A RADIUS OF 529.50 FEET THROUGH A CENTRAL ANGLE OF 39°31'08", CHORD: N14°33'47"W 358.02 FEET; THENCE N05°11'47"E 380.49 FEET; THENCE N84°48'13"W 100.00 FEET; THENCE N05°11'47"E 150.00 FEET; THENCE N13°18'08"W 51.03 FEET; THENCE N37°06'24"W 51.17 FEET; THENCE N61°37'19"W 51.17 FEET; THENCE N16°07'13"E 100.00 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 42.60 FEET WITH A RADIUS OF 220.50 FEET THROUGH A CENTRAL ANGLE OF 11°04'09", CHORD: N79°24'52"W 42.53 FEET; THENCE N84°56'56"W 320.71 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 19.07 FEET WITH A RADIUS OF 12.00 FEET THROUGH A CENTRAL ANGLE OF 91°04'29", CHORD: S49°30'49"W 17.13 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 21.38 FEET WITH A RADIUS OF 170.50 FEET THROUGH A CENTRAL ANGLE OF 07°11'08", CHORD: S00°23'01"W 21.37 FEET; THENCE S86°47'27"W 59.00 FEET; THENCE S55°42'48"W 165.56 FEET; THENCE N12°34'22"E 196.07 FEET; THENCE N05°03'04"E 65.02 FEET; THENCE S84°56'56"E 100.00 FEET; THENCE N05°03'04"E 46.54 FEET; THENCE S84°56'56"E 318.00 FEET; THENCE S05°03'04"W 41.75 FEET; THENCE S84°56'56"E 90.00 FEET; THENCE N05°03'04"E 820.77 FEET; THENCE S89°52'43"W 18.85 FEET; THENCE N00°07'17"W 179.00 FEET; THENCE N89°52'43"E 110.00 FEET; THENCE S0°07'17"E 108.00 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 18.85 FEET WITH A RADIUS OF 12.00 FEET THROUGH A CENTRAL ANGLE OF 90°00'00", CHORD: S44°52'43"W 16.97 FEET; THENCE N89°52'43"E 50.58 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 31.57 FEET WITH A RADIUS OF 429.50 FEET THROUGH A CENTRAL ANGLE OF 4°12'41", CHORD: S88°00'56"E 31.56 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 17.97 FEET WITH A RADIUS OF 12.00 FEET THROUGH A CENTRAL ANGLE OF 85°47'19", CHORD: N43°00'56"W 16.34 FEET; THENCE N0°07'17"W 109.19 FEET; THENCE N89°52'43"E 761.19 FEET; THENCE S00°17'28"W 304.24 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF MOUNTAIN VIEW CORRIDOR; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 21.43 FEET WITH A RADIUS OF 1000.00 FEET THROUGH A CENTRAL ANGLE OF 01°13'41", CHORD: S20°20'12"W 21.43 FEET; THENCE S19°43'22"W 265.14 FEET; THENCE N70°29'31"W 165.08 FEET; THENCE N19°32'10"E 72.54 FEET; THENCE N45°26'46"W 63.13 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 70.11 FEET WITH A RADIUS OF 62.50 FEET THROUGH A CENTRAL ANGLE OF 64°16'36", CHORD: S81°30'05"W 66.50 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 210.78 FEET WITH A RADIUS

OF 530.00 FEET THROUGH A CENTRAL ANGLE OF 22°47'10", CHORD: N54°58'02"W 209.39 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 192.64 FEET WITH A RADIUS OF 370.50 FEET THROUGH A CENTRAL ANGLE OF 29°47'26", CHORD: N58°28'10"W 190.48 FEET; THENCE S05°03'04"W 908.40 FEET; THENCE N84°56'56"W 93.64 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 15.07 FEET, WITH A RADIUS OF 229.50 FEET THROUGH A CENTRAL ANGLE OF 03°45'41", CHORD: S17°08'52"W 15.06 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 14.40 FEET WITH A RADIUS OF 12.00 FEET THROUGH A CENTRAL ANGLE OF 68°45'30", CHORD: S15°21'03"E 13.55 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 267.94 FEET WITH A RADIUS OF 279.50 FEET THROUGH A CENTRAL ANGLE OF 54°55'35", CHORD: S22°16'00"E 257.80 FEET; THENCE S05°11'47"W 518.56 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 324.52 FEET WITH A RADIUS OF 470.50 FEET THROUGH A CENTRAL ANGLE OF 39°31'08", CHORD: S14°33'47"E 318.13 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 219.47 FEET WITH A RADIUS OF 979.50 FEET THROUGH A CENTRAL ANGLE OF 12°50'16", CHORD: S27°54'13"E 219.01 FEET; THENCE N68°30'55"E 182.04 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF MOUNTAIN VIEW CORRIDOR; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: S03°56'09"E 280.38 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 577.91 FEET WITH A RADIUS OF 1085.00 FEET THROUGH A CENTRAL ANGLE OF 30°31'03", CHORD: S11°19'23"W 571.10 FEET TO THE POINT OF BEGINNING.