

WHEN RECORDED RETURN TO:
Ivory Development, LLC
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**FIRST SUPPLEMENT
TO
MASTER DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS
FOR
ANDERSON FARMS
(Parkview Towns at Anderson Farms Phase A)**

This First Supplement to Master Declaration of Covenants, Conditions and Restrictions for Anderson Farms is made and executed by Ivory Development, LLC, a Utah limited liability company, of 978 East Woodoak Lane, Salt Lake City, UT 84117 (the “Declarant”).

RECITALS

A. **WHEREAS**, the Master Declaration of Covenants, Conditions and Restrictions, and Reservation of Easements for Anderson Farms was recorded in the Office of the County Recorder of Utah County, Utah on June 13, 2017 as Entry No. 57172:2017 (the “Master Declaration”) in conjunction with Declarant’s development of the Anderson Farms subdivision (the “Project”).

B. **WHEREAS**, the related Plat for the initial phase of the Project was also recorded in the Office of the County Recorder of Utah County, Utah (“Anderson Farms Plat A”) on June 6, 2017 as Entry No. 2017-54419.

C. **WHEREAS**, Article 20 of the Master Declaration reserved to the Declarant the right and authority to unilaterally expand the Project in accordance with the Master Declaration.

D. **WHEREAS**, Declarant is the record owner of certain real property located in Utah County, Utah and described with particularity on Exhibit “A” attached hereto and incorporated herein by reference (the “Parkview Towns at Anderson Farms Phase A Property”).

E. **WHEREAS**, Declarant desires to expand the Project to include an additional twenty-nine (29) Units on the Parkview Towns at Anderson Farms Property.

F. **WHEREAS**, Declarant now intends that the Parkview Towns at Anderson Farms Phase A Property and the Units thereon shall become part of the Project and subject to the Master Declaration.

NOW, THEREFORE, for the reasons recited above, and for the benefit of the Project, the Declarant and the Owners, Declarant hereby executes this First Supplement to the Master Declaration of Covenants, Conditions and Restrictions for Anderson Farms.

1. Supplement to Definitions. Article I of the Master Declaration, entitled “Definitions,” is hereby modified to include the following supplemental definitions:

- “First Supplement to Master Declaration” shall mean and refer to this First Supplement to Master Declaration of Covenants, Conditions and Restrictions, and Reservation of Easements for Anderson Farms.
- “Parkview Towns at Anderson Farms Phase A Plat Map” shall mean and refer to the Plat Map of Parkview Towns at Anderson Farms Phase A of the Project, of record and on file with the Office of the County Recorder of Utah County, Utah concurrently with the filing of this First Supplement to Master Declaration.
- “Subdivision” shall mean and refer to Anderson Farms Phase A and Parkview Towns at Anderson Farms Phase A, as it may be supplemented from time to time.

Except as otherwise herein provided, the definition of terms contained in the Master Declaration are incorporated herein by this reference.

2. Legal Description. The real property described in Exhibit A is hereby submitted to the provisions of the Master Declaration and said land shall be held, transferred, sold, conveyed and occupied subject to the provisions of the Master Declaration, as it may be supplemented or amended from time to time.

3. Annexation. Consistent with the rights and authority reserved to the Declarant in the Master Declaration, the Parkview Towns at Anderson Farms Phase A Property shall be and hereby is annexed into the Project and the Anderson Farms Master Association, organized and operating as a Utah nonprofit corporation (the “Master Association”). Recordation of this First Supplement to Master Declaration shall constitute and effectuate the expansion of the Project, making the real property described in Exhibit A and every Owner and Occupant of a Unit thereon subject to the Master Declaration and the functions, powers, rights, duties and jurisdiction of the Master Association.

4. Benefitted Common Area. Consistent with the Master Declaration, the Parkview Towns at Anderson Farms Phase A Property includes certain Benefitted Common Area (as defined in the Master Declaration) and Benefitted Common Area

Expenses may be assessed to the Owners of Units developed on the Parkview Towns at Anderson Farms Phase A Property.

5. Service Area. Further consistent with the Master Declaration, a distinct Service Area shall be and hereby is created for the Parkview Towns at Anderson Farms Phase A Property. The Master Association may assume, *inter alia*, responsibility for maintenance of all or some of the Unit exteriors and/or landscaping for the Units in the Parkview Towns at Anderson Farms Phase A Property. The costs for such maintenance shall be assessed as Service Area Assessments.

6. Storm Water Maintenance Agreement. A Lindon City Storm Water Maintenance Agreement for Parkview Towns at Anderson Farms, Plat "A" was recorded in the Office of the County Recorder of Utah County, Utah on February 21st, 2019 as Entry No. 14410:2019. The Association will be responsible to comply with the Recorded Agreement by adequately maintaining the stormwater facilities.

7. Description of the Project, as Supplemented by the First Supplement to Master Declaration. The initial plat for Anderson Farms Phase A includes thirty (30) Units. As shown on the Parkview Towns at Anderson Farms Phase A Plat Map, twenty-nine (29) new Units are or will be created in the Project on the Parkview Towns at Anderson Farms Phase A Property. Upon the recordation of the Parkview Towns at Anderson Farms Phase A Plat Map and this First Supplement to Master Declaration, the total number of Lots in the Project will be fifty-nine (59).

8. Covenants, Conditions and Restrictions to Run with the Land. The Covenants, Conditions and Restrictions for the Parkside Towns at Anderson Farms Phase A Property established by this First Supplement to Master Declaration are binding on each Owner and his/her/its assigns and successors in interest to the Unit and are intended to and shall run with the land.

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EXHIBIT "A"
LEGAL DESCRIPTION
PARKVIEW TOWNS AT ANDERSON FARMS PHASE A

The real property referred to in the foregoing instrument as the Parkview Towns at Anderson Farms Phase A Property is located in Utah County, Utah and is described more particularly as follows:

Parkview Towns at Anderson Farms Phase A, all lots, inclusive, as shown on the official final subdivision plat on file and of record in the Office of Recorder for Utah County, Utah and recorded on ~~February 6~~, 2018 as Entry No. 1583 :2018 and all appurtenant Common Area and Facilities shown thereon.

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