

**WHEN RECORDED, RETURN TO:**

Melyssa D. Davidson, Esq.

MORRIS SPERRY

7070 South Union Park Center, Suite 220

Midvale, Utah 84047

*PIN #S ON EXHIBIT A*

**SECOND AMENDMENT TO AMENDED AND RESTATED MASTER DECLARATION  
OF COVENANTS, CONDITIONS AND RESTRICTIONS  
AND RESERVATION OF EASEMENTS  
FOR THE IVORY RIDGE PROPERTIES**

A part of the Ivory Ridge Planned Mixed Use Development

**RECITALS**

A. **WHEREAS**, Ivory Development, LLC, as the Declarant, recorded that certain Amended and Restated Master Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for the Ivory Ridge Properties (the "**Declaration**") with the Utah County Recorder, State of Utah, on December 14, 2009, as Entry No. 127789:2009.

B. **WHEREAS**, the Declaration subsequently was amended by that certain Amendment to Master Declaration of Covenants, Conditions and Restrictions, and Reservation of Easements for the Ivory Ridge Properties (the "**First Amendment**"), recorded with the Utah County Recorder, State of Utah on May 18, 2010, as Entry No. 44085:2010.

C. **WHEREAS**, the Declarant has the authority pursuant to Article XVI, Sections 16.2, 16.3 and 16.4 of the Declaration to unilaterally amend the Declaration as amended by the First Amendment.

D. **WHEREAS**, the Declarant desires to amend and clarify certain provisions set forth in the First Amendment regarding applicability of the Reinvestment Fee Covenant, consistent with the provisions of Utah Code § 57-1-46.

**NOW, THEREFORE**, for the reasons set forth above and for the benefit of the Ivory Ridge Master Property Owners Association, Inc. and the Ivory Ridge Planned Mixed Use Development (the "**Project**") as more fully described in Exhibit "A" hereto, the Declaration and the First Amendment thereto are hereby amended as follows:

1. Section 11.14.5(f) is hereby deleted in its entirety.
2. Notwithstanding the foregoing, the Reinvestment Fee Covenant shall not apply to any transfer of any lot or unit or other real property within the Project to the Declarant or to any

ACCOMMODATION RECORDING ONLY.  
COTTONWOOD TITLE INSURANCE AGENCY,  
INC. MAKES NO REPRESENTATION AS TO  
CONDITION OF TITLE, NOR DOES IT ASSUME  
ANY RESPONSIBILITY FOR VALIDITY,  
SUFFICIENCY OR EFFECTS OF DOCUMENT.

transfer of any lot or unit or other real property within the Project from the Declarant to Ivory Homes, Ltd. or to any related entity.

3. All other provisions of the Declaration, as amended by the First Amendment, shall remain in full force and effect.

DATED this 26 day of October, 2015

IVORY DEVELOPMENT, LLC

By: *Christopher P. Gamvroulas*  
Christopher P. Gamvroulas

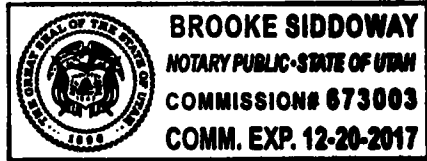
Its: President

STATE OF UTAH )

:ss

COUNTY OF Salt Lake )

Before me, on the 26<sup>th</sup> day of October, 2015, personally appeared Christopher P. Gamvroulas, in his capacity as President of Ivory Development, LLC, who acknowledged before me that he executed the foregoing instrument in such capacity.



*Brooke Siddoway*  
Notary Public

**EXHIBIT "A"**  
**PROPERTY DESCRIPTION**

The real property and lots or units referred to in the foregoing **SECOND AMENDMENT TO AMENDED AND RESTATED MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR THE IVORY RIDGE PROPERTIES** are located in Utah County, Utah and are described more particularly as follows:

- Ivory Ridge Plat A, Lots 1 through 4, inclusive, as shown on the official plat thereof on file and of record in the office of the Utah County Recorder; and all appurtenant Common Area and Facilities as shown on the official plats on file and of record in the office of the Utah County Recorder. 42-057-0001 through 0004.
- Clubview At Ivory Ridge Plat A, Lots 101 through 152, inclusive, as shown on the official plat thereof on file and of record in the office of the Utah County Recorder; and All appurtenant Common Area and Facilities as shown on the official plats on file and of record in the office of the Utah County Recorder. 65-200-0101 through 0152 and 0156.
- Clubview At Ivory Ridge Plat B, Lots 201 through 212 and Lots 220 through 241, inclusive, as shown on the official plat thereof on file and of record in the office of the Utah County Recorder; and All appurtenant Common Area and Facilities as shown on the official plats on file and of record in the office of the Utah County Recorder. 65-250-0201 through 0212 and 65-250-0220 through 0241.
- Clubview at Ivory Ridge Plat C, Lots 213 and 301 through 304, inclusive, as shown on the official plat thereof on file and of record in the office of the Utah County Recorder; and All appurtenant Common Area and Facilities as shown on the official plats on file and of record in the office of the Utah County Recorder. 65-361-0213 and 65-361-0301-0304.
- Clubview Towns At Ivory Ridge Plat A, Lots 1 through 66, inclusive, as shown on the official plat thereof on file and of record in the office of the Utah County Recorder; and All appurtenant Common Area and Facilities as shown on the official plats on file and of record in the office of the Utah County Recorder. 65-211-0001 through 0066.
- Clubview Towns At Ivory Ridge Plat B, Lots 67 through 110, inclusive, as shown on the official plat thereof on file and of record in the office of the Utah County Recorder; and All appurtenant Common Area and Facilities as shown on the official plats on file and of record in the office of the Utah County Recorder. 65-255-0067 through 0110.
- Lofts at Ivory Ridge The Condo, Lots 111 through 115, 121 through 125, 131 through 135, 211 through 215, 221 through 225, 231 through 235, 311 through 315, 321 through 325, and 331 through 335, inclusive as shown on the official plat thereof on file and of record on in the office of the Utah County Recorder; and All appurtenant Common Area

and Facilities as shown on the official plats on file and of record in the office of the Utah County Recorder. 45-526-0111 through 0115, 45-526-0121 through 0125, 45-526-0131 through 0135, 45-526-0211 through 0215, 45-526-0221 through 0225, 45-526-0231 through 0235, 45-526-0311 through 0315, 45-526-0321 through 0325, and 45-526-0331 through 0335.

- Walk At Ivory Ridge Plat A, Lots 1 through 50, inclusive, as shown on the official plat thereof on file and of record in the office of the Utah County Recorder; and All appurtenant Common Area and Facilities as shown on the official plats on file and of record in the office of the Utah County Recorder. 55-689-0001 through 0050.
- Walk At Ivory Ridge Plat B, Lots 51 through 78 and Lot 2, inclusive, as shown on the official plat thereof on file and of record in the office of the Utah County Recorder; and All appurtenant Common Area and Facilities as shown on the official plats on file and of record in the office of the Utah County Recorder. 55-729-0051 through 0078
- Walk At Ivory Ridge Plat C, Lots 3, 79 through 112, inclusive, as shown on the official plat thereof on file and of record in the office of the Utah County Recorder; and All appurtenant Common Area and Facilities as shown on the official plats on file and of record in the office of the Utah County Recorder. 55-757-0003, 55-757-0079 through 0112.
- Parkside At Ivory Ridge Plat A, Lots 101 through 107, 109 through 113, 114 through 118, and 120 through 125, inclusive, as shown on the official plat thereof on file and of record in the office of the Utah County Recorder; and All appurtenant Common Area and Facilities as shown on the official plats on file and of record in the office of the Utah County Recorder. 49-694-0101 through 0107, 49-694-0109 through 0118, 49-694-0120 through 0125.
- Parkside At Ivory Ridge Plat B, Lots 201 through 212, inclusive, as shown on the official plat thereof on file and of record in the office of the Utah County Recorder; and All appurtenant Common Area and Facilities as shown on the official plats on file and of record in the office of the Utah County Recorder. 49-712-0201 through 0112.
- Parkside at Ivory Ridge Plat C, Lots 301 through 329, inclusive, as shown on the official plat thereof on file and of record in the office of the Utah County Recorder; and All appurtenant Common Area and Facilities as shown on the official plats on file and of record in the office of the Utah County Recorder. 49-758-0301 through 0329.
- Park Estates At Ivory Ridge Plat A, Lots 101 through 106, inclusive, as shown on the official plat thereof on file and of record in the office of the Utah County Recorder; and All appurtenant Common Area and Facilities as shown on the official plats on file and of record in the office of the Utah County Recorder. 49-713-0101 through 0106.

- Park Estates At Ivory Ridge Plat B, Lots 201 through 233, inclusive, as shown on the official plat thereof on file and of record in the office of the Utah County Recorder; and All appurtenant Common Area and Facilities as shown on the official plats on file and of record in the office of the Utah County Recorder. 49-723-0201 through 0233.
- Park Estates At Ivory Ridge Plat C, Lots 301 through 318, inclusive, as shown on the official plat thereof on file and of record in the office of the Utah County Recorder; and All appurtenant Common Area and Facilities as shown on the official plats on file and of record in the office of the Utah County Recorder. 49-737-0301 through 0318.
- Park Estates At Ivory Ridge Plat D, Lots 401 through 448, inclusive, as shown on the official plat thereof on file and of record in the office of the Utah County Recorder; and All appurtenant Common Area and Facilities as shown on the official plats on file and of record in the office of the Utah County Recorder. 49-746-0401 through 0448.
- Park Estates At Ivory Ridge Plat E, Lots 501 through 534, inclusive, as shown on the official plat thereof on file and of record in the office of the Utah County Recorder; and All appurtenant Common Area and Facilities as shown on the official plats on file and of record in the office of the Utah County Recorder. 49-772-0501 through 0534.
- Gardens at Ivory Ridge Plat A, Lots 101 through 122, inclusive as shown on the official plat thereof on file and of record in the office of the Utah County Recorder; and all appurtenant Common Area and Facilities as shown on the official plats on file and of record in the office of the Utah County Recorder. 40-432-0101 through 0122.
- Gardens at Ivory Ridge Plat B, Lots 201 through 231, inclusive as shown on the official plat thereof on file and of record in the office of the Utah County Recorder; and all appurtenant Common Area and Facilities as shown on the official plats on file and of record in the office of the Utah County Recorder. 40-448-0201 through 0231.

The provisions set forth in the Second Amendment to Amended and Restated Master Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for the Ivory Ridge Properties shall be expanded and shall apply to such additional lots and units as the same may be annexed into the Project.