

WHEN RECORDED RETURN TO:  
Ivory Development, LLC  
Christopher P. Gamvroulas  
978 East Woodoak Lane  
Salt Lake City, UT 84117  
(801) 747-7440

**FIRST SUPPLEMENT  
TO THE  
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS  
FOR  
JORDAN VIEW LANDING  
(Phase 2)**

This First Supplement to the Declaration of Covenants, Conditions and Restrictions for Jordan View Landing 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 Declaration of Covenants, Conditions and Restrictions, and Reservation of Easements for Jordan View Landing was recorded in the office of the County Recorder of Utah County, Utah on May 17, 2017 as Entry No. 47352:2017 (the "Declaration") in conjunction with Declarant's development of the Jordan View Landing subdivision (the "Project").

B. Whereas the related Plat Map for Phase 1 of the Project has also been recorded in the office of the County Recorder of Utah County, Utah (the "Phase 1 Final Plat").

C. Whereas, Article 13 of the Declaration reserved to the Declarant the right to unilaterally expand the Project in accordance with the Declaration.

D. Whereas, Declarant is the fee simple owner of record of that certain real property located in Utah County, Utah and described with particularity on Exhibit "A-2" attached hereto and incorporated herein by this reference (the "Phase 2 Property").

E. Whereas, Declarant desires to expand the Project by creating on the Phase 2 Property additional Lots.

F. Whereas, Declarant now intends that the Phase 2 Property shall become part of the Project and subject to the Declaration.

**NOW, THEREFORE**, for the reasons recited above, and for the benefit of the Project and the Lot Owners thereof, Declarant hereby executes this First Supplement to the Declaration of Covenants, Conditions and Restrictions for Jordan View Landing.

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

a. **First Supplement to Declaration** shall mean and refer to this First Supplement to the Declaration of Covenants, Conditions and Restrictions, and Reservation of Easements for Jordan View Landing Phase 2.

b. **Phase 2 Map** shall mean and refer to the Plat Map of Phase 2 of the Project, prepared and certified by Dennis P. Carlisle, a duly registered Utah Land Surveyor holding Certificate No.172675, and filed for record in the Office of the County Recorder of Utah County, Utah concurrently with the filing of this First Supplement to Declaration.

c. **Subdivision** shall mean and refer to Jordan View Landing Phases 1 and 2, as it may be supplemented from time to time.

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

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

3. **Annexation.** Declarant hereby declares that the Phase 2 Property shall be annexed into the Project and become subject to the Declaration, which, upon recordation of this First Supplemental Declaration, shall constitute and effectuate the expansion of the Project, making the real property described in Exhibit A-2 subject to this Declaration and the functions, powers, rights, duties and jurisdiction of the Association.

4. **Total Number of Units Revised.** As shown on the Phase 2 Map, six (6) new Buildings and twenty-six (26) new Lots, Numbers 201-226, are or will be constructed and/or created in the Project on the Phase 2 Property. Upon the recordation of the Phase 2 Map and this First Supplemental Declaration, the total number of Lots in the Project will be fifty-eight (58). The additional Lots (and the homes to be constructed therein) are or will be substantially similar in construction, design and quality to the Lots and homes in the prior Phase.

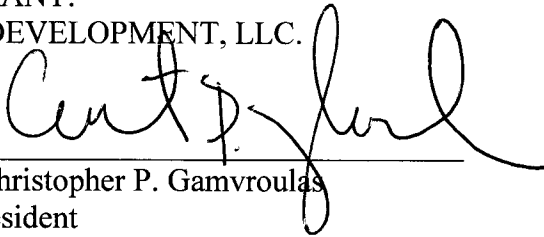
5. **Severability.** If any provision, paragraph, sentence, clause, phrase, or word of this First Supplement to Declaration should under any circumstance be invalidated, such invalidity shall not affect the validity of the remainder of the First Supplement, and the application of any such provision, paragraph, sentence, clause, phrase, or word in any other circumstances shall not be affected thereby.

6. **Topical Headings and Conflict.** The headings appearing at the beginning of the paragraphs of this First Supplement to Declaration are only for convenience of reference and are not intended to describe, interpret, define or otherwise affect the content, meaning or intent of this First Supplement to Declaration or any paragraph or provision hereof. In case any provisions hereof shall conflict with Utah law, Utah law shall be deemed to control.

7. **Effective Date.** This annexation shall take effect upon the recording of this instrument and the Final Plat in the office of the County Recorder of Utah County, Utah.

IN WITNESS WHEREOF, the undersigned has hereunto set its hand this 25<sup>TH</sup> day of ~~January~~ JULY 2018.

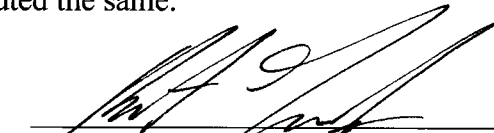
DECLARANT:  
IVORY DEVELOPMENT, LLC.

By:   
Name: Christopher P. Gamvroulas  
Title: President

**ACKNOWLEDGMENT**

STATE OF UTAH                    )  
  ss:  
COUNTY OF SALT LAKE    )

The foregoing instrument was acknowledged before me this 25<sup>TH</sup> day of JULY, 2018 by Christopher P. Gamvroulas, as President of IVORY DEVELOPMENT, LLC, a Utah limited liability company, and said Christopher P. Gamvroulas duly acknowledged to me that said IVORY DEVELOPMENT, LLC executed the same.

  
NOTARY PUBLIC

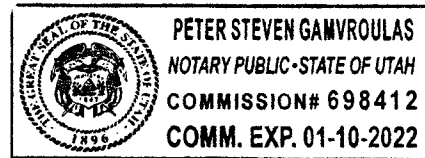


EXHIBIT A-2

**LEGAL DESCRIPTION**

The Units, Lots, and real property referred to in the foregoing First Supplement to Declaration of Covenants, Conditions and Restrictions for Jordan View Landing are located in Utah County, Utah and are described more particularly as follows:

- Jordan View Landing, Phase 1, Lots 101 through 132, inclusive, as shown on the official plat thereof on file and of record in the office of recorder for Utah County, Utah, as Entry No. 2017-404696, as amended, and appurtenant Common Area and Facilities shown thereon.

SERIAL NOS 43:250:0101 through 43:250:0132

- Jordan View Landing, Phase 2, Lots 201 through 226, inclusive, as shown on the official plat thereof on file and of record in the office of recorder for Utah County, Utah, as Entry No. 2018-15845 and appurtenant Common Area and Facilities shown thereon

SERIAL NOS. 43:257:0201 through 0226.