

WHEN RECORDED RETURN TO:  
IVORY HOMES  
970 E. Woodoak Lane  
Salt Lake City, Utah 84117  
(801) 268-0700

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GARY W. OTT  
RECORDER, SALT LAKE COUNTY, UTAH  
IVORY DEVELOPMENT LLC  
978 E WOODOAK LN  
SLC UT 84117  
BY: ZJM, DEPUTY - WI 9 P.

**CORRECTED FIRST SUPPLEMENT TO THE  
DECLARATION OF PROTECTIVE COVENANTS  
FOR BLOOMFIELD FARMS PHASE 4**

This CORRECTED FIRST SUPPLEMENT TO THE DECLARATION OF PROTECTIVE COVENANTS FOR BLOOMFIELD FARMS PHASE 4, is made and executed by IVORY HOMES, a Utah limited partnership, of 970 E. Woodoak Lane, Salt Lake City, Utah 84117 (hereinafter referred to as "Declarant").

**RECITALS**

Whereas, the Amended and Restated Declaration of Protective Covenants for Bloomfield Farms planned unit development, Phase 1, 2 and 3 was recorded in the office of the County Recorder of Salt Lake County, Utah on June 17, 2004 as Entry No. 9092903 in Book 9002 at Pages 211-238 of the Official Records (the "Declaration").

Whereas, the related Plat Map(s) for Phase 1,2 and 3 of the Project have also been recorded in the office of the County Recorder of Salt Lake County, Utah.

Whereas, the First Supplement to the Declaration was recorded in the office of the County Recorder of Salt Lake County, Utah on November 2, 2004 as Entry No. 9213526 in Book 9056 at Pages 2559-2567 of the Official Records (the "First Supplement").

Whereas, the First Supplement was incorrect in describing the number of Lots in Phase 4 and their corresponding percentage of ownership.

Whereas, the Declarant desires to correct this inadvertent error.

Whereas, under the provisions of the Declaration, Declarant reserved an option to expand the subdivision in accordance with the Declaration.

Whereas, Declarant is the fee simple owner of record of that certain real property located in Salt Lake County, Utah and described with particularity on Exhibit "A-4" attached hereto and incorporated herein by this reference (the "Phase 4 Property").

Whereas, under the provisions of the Declaration, Declarant expressly reserved the unilateral right to expand the application of the Declaration to other real property.

Whereas, Declarant desires to expand the planned unit development by creating on the Phase 4 Property additional Lots.

Whereas, Declarant now intends that the Phase 4 Property shall become subject to the Declaration and protective covenants set forth below.

**NOW, THEREFORE**, for the reasons recited above, and for the benefit of the planned unit development and the Lot Owners thereof, Declarant hereby executes this Corrected First Supplement to the Declaration of Protective Covenants for Bloomfield Farms Phase 4.

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

A. **First Supplemental Declaration** shall mean and refer to this Corrected First Supplement to the Declaration of Protective Covenants for Bloomfield Farms Phase 4.

B. **Phase 4 Map** shall mean and refer to the Plat Map of Phase 4 of the Project, prepared and certified to by Ralph Goff, a duly registered Utah Land Surveyor holding Certificate No. 144147, and filed for record in the Office of the County Recorder of Salt Lake County, Utah concurrently with the filing of this First Supplemental Declaration.

C. **Planned Unit Development** shall mean and refer collectively to Bloomfield Farms Phases 1, 2, 3 and 4.

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-4 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 4 Property shall be annexed to 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-4 subject to the functions, powers, rights, duties and jurisdiction of the ARC.

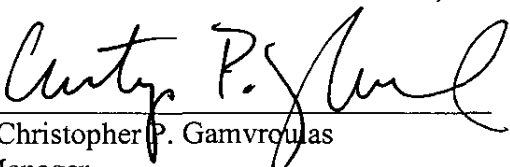
4. **Total Number of Lots Revised.** As shown on the Phase 4 Map, fifty-four (54) new Lots, Numbers 401-454, are or will be constructed and/or created in the Project on the Phase 4 Property. Upon the recordation of the Phase 4 Map and this First Supplemental Declaration, the total number of Lots in the Project will be one hundred and eighty-five (185) 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. **Mortgagee Protection.** Nothing herein contained, and no violation of these covenants, conditions, and restrictions, shall invalidate or impair the lien of any mortgage or deed of trust, given in good faith and for value.

6. **Effective Date.** The effective date of this First Supplemental Declaration and the Phase 4 Map shall be the date on which said instruments are filed for record in the Office of the County Recorder of Salt Lake County, Utah.

Dated the 28 day of December, 2004

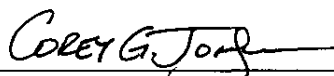
DEVELOPER: IVORY DEVELOPMENT, LLC

By:   
Name: Christopher P. Gamvroulas  
Title: Manager

**ACKNOWLEDGMENT**

STATE OF UTAH                    )  
  ss:  
COUNTY OF SALT LAKE    )

The foregoing instrument was acknowledged before me this 28<sup>th</sup> day December, 2004 by Christopher P. Gamvroulas, the Manager of IVORY DEVELOPMENT, LLC, a Utah limited liability company, and said Christopher P. Gamvroulas duly acknowledged to me that said company executed the same.

  
NOTARY PUBLIC  
Residing at:  
My Commission Expires:



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

The Property referred to in the foregoing document is located in Salt Lake County, Utah and is described more particularly as follows:

Proposed BLOOMFIELD FARMS PHASE 4 SUBDIVISION, more particularly described as follows:

Beginning at a point that is North 89°49'35" West 860.18 feet from the East quarter corner of Section 35, Township 2 South, Range 2 West, Salt Lake Base and Meridian; thence South 00°10'27" West 139.99 feet; thence South 10°28'44" East 50.88 feet; thence South 00°01'10" West 200.00 feet; thence North 89°49'33" West 28.87 feet; thence South 00°10'27" West 50.00 feet; thence South 00°01'10" West 87.62 feet; thence South 14°27'48" West 130.99 feet; thence along the arc of a 525.00 foot radius curve to the left through a central angle of 01°05'15" for 9.96 feet (chord bears North 76°50'57" West 9.96 feet); thence South 12°36'25" West 153.69 feet; thence South 73°40'06" East 65.00 feet; thence South 62°26'23" East 50.01 feet; thence South 53°07'29" East 74.81 feet; thence South 42°28'09" East 36.56 feet; thence South 48°11'39" West 98.64 feet; thence along the arc of a 275.00 foot radius curve to the left through a central angle of 12°44'53" for 61.19 feet (chord bears North 48°10'47" West 61.06 feet); thence South 51°37'42" West 52.56 feet; thence South 27°51'43" West 134.35 feet; thence South 50°16'05" East 68.63 feet; thence South 39°43'55" West 116.39 feet; thence South 00°00'34" West 355.02 feet; thence North 89°58'50" West 71.64 feet; thence South 00°01'10" West 150.00 feet; thence North 89°58'50" West 188.33 feet; thence North 00°00'34" East 1731.36 feet; thence South 89°49'35" East 409.46 feet to the point of beginning.

**REVISED EXHIBIT "C"**  
**CORRECTED PERCENTAGE OF OWNERSHIP INTEREST**

Phase	Lot No.	Percentage of Ownership Interest
1	101	0.5405%
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