

WHEN RECORDED MAIL TO:

Boyer Holbrook Farms, L.C.  
101 South 200 East, Suite 200  
Salt Lake City, UT 84111

File No.: 94888-AF

**SECOND SUPPLEMENT TO MASTER DECLARATION OF  
COVENANTS, CONDITIONS, AND RESTRICTIONS FOR HOLBROOK  
FARMS IN LEHI, UTAH**

In Reference to Tax ID Number(s):

41-864-0401, 41-864-0402, 41-864-0403, 41-864-0404, 41-864-0405, 41-864-0406, 41-864-0407,  
41-864-0408, 41-864-0409, 41-864-0410, 41-864-0411, 41-864-0412, 41-864-0413, 41-864-0414,  
41-864-0415, 41-864-0416, 41-864-0417, 41-864-0418, 41-864-0419, 41-864-0420, 41-864-0421,  
41-864-0422, 41-864-0423, 41-864-0424, 41-864-0425, 41-864-0426, 41-864-0427, 41-864-0428,  
41-864-0429, 41-864-0430, 41-864-0431, 41-864-0432, 41-864-0433, 41-864-0434, 41-864-0435,  
41-864-0436, 41-864-0437, 41-864-0438, 41-864-0439, 41-864-0440, 41-864-0441, 41-864-0442,  
41-864-0443, 41-864-0444, 41-864-0445, 41-864-0446, 41-864-0447, 41-864-0448, 41-864-0449,  
41-864-0450, 41-864-0451, 41-864-0452 and 41-864-0453

When Recorded, Return to  
Boyer Holbrook Farms, L.C.  
101 South 200 East, Suite 200  
Salt Lake City, Utah 84111

**SECOND SUPPLEMENT TO MASTER DECLARATION  
OF COVENANTS, CONDITIONS, AND RESTRICTIONS  
FOR  
HOLBROOK FARMS  
IN  
LEHI, UTAH**

This Second Supplement to the Master Declaration of Covenants, Conditions, and Restrictions, and Reservation of Easements for Holbrook Farms (the “Project”), located in Lehi, Utah, is made and executed by Boyer Holbrook Farms, L.C., a Utah limited liability company, with a registered address of 101 South 200 East, Suite 200, Salt Lake City, Utah 84111 (“Declarant”).

**RECITALS**

**WHEREAS**, that certain Master Declaration of Covenants, Conditions, and Restrictions, and Reservation of Easements for Holbrook Farms was recorded with the County Recorder for Utah County, Utah on March 3, 2017, as Entry No. 21346:2017 (the “Master Declaration”) for the Project;

**WHEREAS**, the Master Declaration provides that the Project may be developed in phases and additional land may be annexed into and made part of the Project and made subject to the Master Declaration;

**WHEREAS**, the Master Declaration further provides that said phases and/or additional land may be made subject to additional restrictions, conditions or covenants imposed on a Unit or Owner as part of a discrete phase or neighborhood developed within the Project (collectively, “Additional Covenants”) by the Declarant’s recording of a Supplement to Declaration;

**WHEREAS**, Declarant is the record fee owner of certain real property located in Utah County, Utah more specifically described in Exhibit “A” hereinto and incorporated herein by this reference (the “Holbrook Farms Phase 4 Property”);

**WHEREAS**, Declarant desires to develop the Holbrook Farms Phase 4 Property to include additional Units, common area and facilities, and other improvements of a less significant nature as part of the Project;

**WHEREAS**, a final plat for the Holbrook Farms Phase 4 has been recorded with the County Recorder for Utah County, Utah on August 2, 2017, as Entry No. 74824-2017; and

**WHEREAS**, Declarant now intends that this Holbrook Farms Phase 4 Property shall be subject to and burdened and benefitted by the Master Declaration.

### **SUPPLEMENT TO DECLARATION**

**NOW, THEREFORE**, for the reasons recited above, and for the benefit of the Project and the Owners therein, Declarant hereby executes this Second Supplement to the Master Declaration of Covenants, Conditions, and Restrictions, and Reservation of Easements for Holbrook Farms.

1. Legal Description. The real property defined herein as the Holbrook Farms Phase 4 Property is more fully described in Exhibit "A" hereto. The Holbrook Farms Phase 4 Property shall be and hereby is submitted to the provisions of the Master Declaration. Said land and the Units thereon shall be held, transferred, sold, conveyed and occupied subject to the provisions of the Master Declaration, as it may be further supplemented or amended from time to time.

2. Annexation. Consistent with the rights and authority reserved to Declarant in the Master Declaration, the Holbrook Farms Phase 4 Property shall be and hereby is annexed into the Project and made subject to the Master Declaration, which, upon recordation of this instrument, shall constitute and effectuate the expansion of the Project, making the Holbrook Farms Phase 4 Property and every Owner and Occupant of a Unit thereon subject to the powers, rights, duties, functions, and jurisdiction of the Holbrook Farms Master Association (the "Master Association") and Master Association Design Guidelines.

3. Description of the Project, as Supplemented by Second Supplement to Master Declaration. The initial plat(s) for Holbrook Farms, Phases 1, 2, 6A and 7, collectively, included 129 Units. Thereafter, a final plat for Phase 6A of the Project was recorded on June 7, 2017 as Entry No. 54999-2017 and the First Supplement to Master Declaration of Covenants, Conditions, and Restrictions for Holbrook Farms was recorded on June 19, 2017 as Entry No. 58950:2017 thereby adding an additional 20 Units for a total of 129 Units in the Project. The Holbrook Farms Phase 4 Plat includes an additional 52 Units (Lots 401 through 452). Upon the recordation of a final Holbrook Farms Phase 4 Plat and this Second Supplement to Master Declaration, the total number of Units in the Project will be 181 Units.

4. Benefitted Common Area. Consistent with the Master Declaration, the Holbrook Farms Phase 4 Property includes certain Benefitted Common Area (as defined in the Master Declaration) and Benefitted Common Area Expenses may be assessed to the Unit owners in Holbrook Farms Phase 4.

5. Service Area. Further consistent with the Master Declaration, a distinct Service Area shall be and hereby is created for the Holbrook Farms Phase 4 Property, Lots 401 through 452, inclusive. The Master Association may assume, *inter alia*, responsibility for maintenance of all or some of the Lot landscaping for the Units in the Holbrook Farms Phase 4 Property and responsibility for maintenance of the driveways serving the Units. The costs for such maintenance shall be assessed as Service Area Assessments.

6. Driveway Access Easement and Use Rights. As reflected on the recorded final Holbrook Farms Phase 4 Plat, a portion of the driveway serving the Unit is located outside the Unit's boundary and is located on neighboring Lots. Accordingly, there is appurtenant to each Unit an access easement and right to use the shared portion of the driveway serving the Unit. For purposes of this Paragraph 6, the "shared portion" of the driveway shall mean and refer to the



**EXHIBIT A**

**LEGAL DESCRIPTION**

Holbrook Farms Phase 4, Lots 401 through 452, inclusive, as shown on the official subdivision final plat on file and of record with the County Recorder for Utah County, Utah recorded on August 2, 2017 as Entry No. 74824-2017, and all appurtenant common area and facilities as shown thereon.