

When Recorded, Return to
Ivory Development, LLC
970 E. Woodoak Lane
Salt Lake City, Utah 84117

**FIRST SUPPLEMENT TO MASTER DECLARATION
OF COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR
ANDERSON FARMS
PLAT B
IN
LINDON, UTAH**

This First Supplement to the Master Declaration of Covenants, Conditions, and Restrictions for Anderson Farms Plat B, located in Lindon, Utah, is made and executed by Ivory Development, LLC, a Utah limited liability company ("**Declarant**") with a registered address of 970 E. Woodoak Lane, Salt Lake City, Utah 84117.

RECITALS

WHEREAS, that certain Master Declaration of Covenants, Conditions, and Restrictions for Anderson Farms was recorded with the County Recorder for Utah County, Utah on June 13, 2017, as Entry No. 57172:2017 (the "**Master Declaration**") for the Anderson Farms development project (the "**Project**");

WHEREAS, the Master Declaration provides that the Project may be developed in phases and that additional land may be annexed into and made part of the Project and made subject to the Master Declaration by Declarant's recording of a Supplement to Declaration;

WHEREAS, Declarant is the record fee owner of certain adjacent real property located in Utah County, Utah more specifically described in Exhibit "A" hereinto and incorporated herein by this reference (the "**Anderson Farms Plat B Property**");

WHEREAS, Declarant desires to develop the Anderson Farms Plat B Property as part of the Project and to include additional Lots/Units and other improvements of a less significant nature;

WHEREAS, a final plat for the Anderson Farms Subdivision Plat B phase ("**Anderson Farms Plat B**") has been recorded with the County Recorder for Utah County, Utah; and

WHEREAS, Declarant now intends that the Anderson Farms Plat B Property and the Lots/Units thereon 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 First Supplement to the Master Declaration of Covenants, Conditions, and Restrictions for Anderson Farms (this “**First Supplement to Master Declaration**”). Unless otherwise defined herein, capitalized terms used in this First Supplement to Master Declaration are defined in the Master Declaration.

1. Legal Description. The real property defined herein as the Anderson Farms Plat B Property is more fully described in Exhibit “A” hereto. The Anderson Farms Plat B Property shall be and hereby is submitted to the provisions of the Master Declaration. Said land and the Lot/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 Anderson Farms Plat B 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 Anderson Farms Plat B Property subject to the powers, rights, duties, functions, and jurisdiction of the Anderson Farms Master Association (the “**Master Association**”).

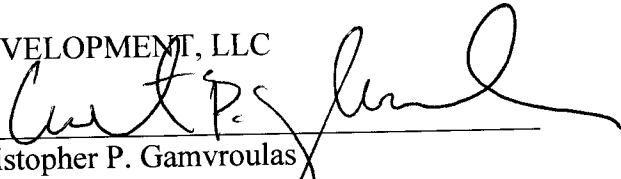
3. Description of the Project, as Supplemented by this First Supplement to Master Declaration. The initial plat for Anderson Farms included 30 Lots/Units (Lots 101 through 130). Anderson Farms Plat B provides for an additional 47 Lots/Units (Lots 201 through 247). Upon recording of this First Supplement to Master Declaration annexing the Anderson Farms Plat B Property into the Project and the Master Association, the total number of Lots/Units in the Project will be 77 Lots/Units. Parcels A, B, and C, as shown on Anderson Farms Plat B, have been dedicated for public use.

4. Covenants, Conditions and Restrictions Run with the Land. This First Supplement to the Master Declaration and the Terms and Conditions established herein are binding on each Lot/Unit and its respective Owner and his/her/their assigns and successors in interest and are intended to and shall run with the land.

[Remainder of this page intentionally left blank.
Signature page to follow]

Dated this 11TH day of SEPTEMBER 2018.

IVORY DEVELOPMENT, LLC

By: 
Christopher P. Gamvroulas

Its: CHRISTOPHER P. GAMVROULAS
President

STATE OF UTAH)
COUNTY OF SALT LAKE)ss)

On this 11TH, day of SEPTEMBER, 2018, personally appeared before me CHRISTOPHER P. GAMVROULAS, whose identity is personally known to me, (proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he is the President of Ivory Development, LLC and that said document was signed by him on behalf of said corporation with all necessary authority, and acknowledged to me that said corporation executed the same.


Notary Public

My commission expires:

01-10-2022

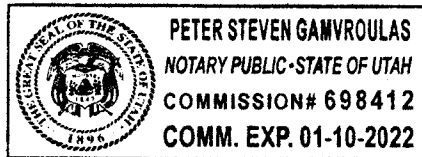


EXHIBIT A
LEGAL DESCRIPTION

Anderson Farms Subdivision Plat B, Lots 201 through 247, 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 24, 2018 as Entry No. 2018:81023 and all improvements and appurtenances as shown thereon.
Parcel Nos. 34:625:0201 through 0247.