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8/29/2018 10:26:00 AM \$45.00  
Book - 10707 Pg - 4055-4058  
ADAM GARDINER  
Recorder, Salt Lake County, UT  
COTTONWOOD TITLE  
BY: eCASH, DEPUTY - EF 4 P.

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

**FIRST SUPPLEMENT TO DECLARATION  
OF COVENANTS, CONDITIONS, AND RESTRICTIONS,  
AND RESERVATION OF EASEMENTS  
FOR  
OAKRIDGE PARK SUBDIVISION  
PHASE 2  
IN  
SATL LAKE COUNTY, UTAH**

This First Supplement to the Declaration of Covenants, Conditions, and Restrictions, and Reservation of Easements for Oakridge Park Subdivision, located in Salt Lake County, 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 Declaration of Covenants, Conditions, and Restrictions, and Reservation of Easements for Oakridge Park Subdivision (the “Declaration”) was recorded with the Office of Recorder for Salt Lake County, Utah on September 28, 2017, as Entry No. 12626056 for the Oakridge Park subdivision (the “Project”);

**WHEREAS**, the 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 Declaration;

**WHEREAS**, Declarant is the record fee owner of certain real property adjacent to the Project (the “Oakridge Park Phase 2 Property”), more specifically described in Exhibit “A” hereto and incorporated herein by this reference;

**WHEREAS**, Declarant desires to develop the Oakridge Park Phase 2 Property to include additional Lots and other improvements of a less significant nature;

**WHEREAS**, a final plat for the Oakridge Park Phase 2 Property has been or will be recorded with the Office of Recorder for Salt Lake County, Utah; and

**WHEREAS**, Declarant now intends that the Oakridge Park Phase 2 Property shall be subject to and burdened and benefitted by the 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 Declaration of Covenants, Conditions, and Restrictions, and Reservation of Easements for Oakridge Park Subdivision (this "First Supplement to Declaration").

1. Legal Description. The real property defined herein as the Oakridge Park Phase 2 Property is more fully described in Exhibit "A" hereto. The Oakridge Park Phase 2 Property is hereby submitted to the provisions of the Declaration. Said land and the Lots thereon shall be held, transferred, sold, conveyed and occupied subject to the provisions of the Declaration, as it may be further supplemented or amended from time to time.

2. Annexation. Consistent with the rights and authority reserved to the Declarant in the Declaration, the Oakridge Park Phase 2 Property is hereby annexed into the Project and made subject to the Declaration, which, upon recordation of this instrument shall constitute and effectuate the expansion of the Project making the Oakridge Park Phase 2 Property subject to the powers, rights, duties, functions, and jurisdiction of Oakridge Park Subdivision Homeowners Association, Inc. (the "Association").

3. Description of the Project, as Supplemented by this First Supplement to Declaration. The initial plat for Oakridge Park Subdivision Phase 1 included 45 Lots (Lots 101 through 145). Upon recording of the plat for the Oakridge Park Phase 2 Property, together with this First Supplement to Declaration, an additional 30 Lots (Lots 201 through 230) will be annexed into the Association, bringing the total number of Lots in the Project to 175.

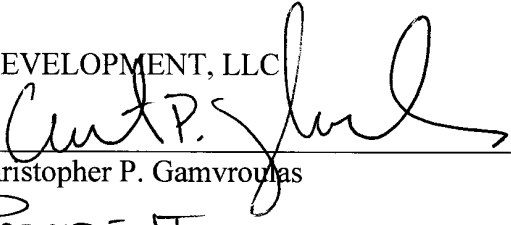
4. Supplement to Definitions in Declaration. Declaration Article 2 Definitions are hereby supplemented as follows:

- (a) The term "Final Plat" is hereby expanded to include the recorded final plat for Oakridge Park Phase 2 Property.
- (b) The term "Project Documents" is hereby expanded to include the Final Plat (as defined herein), the Declaration, Bylaws, Articles of Incorporation, Rules and Regulations, and this First Supplement to Declaration.
- (c) The term "Subdivision" is hereby expanded to include the Oakridge Park Phase 2 Property and the Lots thereon.
- (d) The term "Total Votes" is hereby expanded to include the Lots in Oakridge Park Subdivision Phase 2.

5. Covenants, Conditions and Restrictions Run with the Land. This First Supplement to Declaration and the terms and conditions established herein and in the Declaration are binding on each Owner and his/her/their assigns and successors in interest and are intended to and shall run with the land.

Dated this 10<sup>TH</sup> day of AUGUST, 2018.

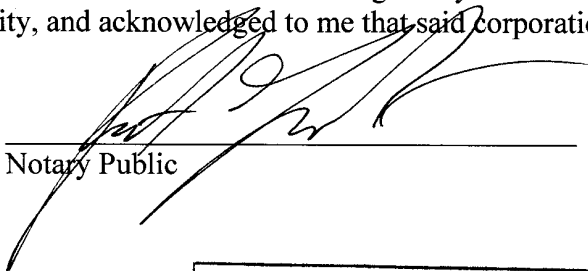
IVORY DEVELOPMENT, LLC

By:   
Christopher P. Gamvroulas

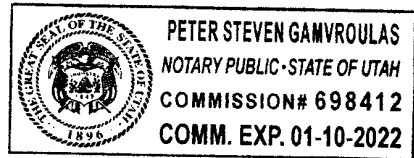
Its: PRESIDENT  
President

STATE OF UTAH )  
COUNTY OF SALT LAKE )ss )

On this 10<sup>TH</sup>, day of AUGUST, 2018, personally appeared before me CHRISTOPHER P. GAMVROULAS, whose identity is personally known to me, or 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**

The real property subject to the foregoing First Supplement to the Declaration of Covenants, Conditions, and Restrictions, and Reservation of Easements for Oakridge Park Subdivision is located in Salt Lake County, Utah and more fully described as follows:

Oakridge Park Subdivision, Phase 2, Lots 201 through 230, inclusive, as shown on the official subdivision final plat on file and of record with the Office of Recorder for Salt Lake County, Utah recorded on August 9, 2018 as Entry No. 12826466, and improvements and appurtenances, as shown thereon

PARCEL NOS:

20-34-179-006-0000	20-34-179-007-0000	20-34-179-008-0000	20-34-179-009-0000
20-34-179-010-0000	20-34-180-001-0000	20-34-180-002-0000	20-34-180-003-0000
20-34-180-004-0000	20-34-180-005-0000	20-34-180-006-0000	20-34-180-007-0000
20-34-180-008-0000	20-34-180-009-0000	20-34-180-010-0000	20-34-180-011-0000
20-34-180-012-0000	20-34-180-013-0000	20-34-181-001-0000	20-34-181-002-0000
20-34-181-003-0000	20-34-181-004-0000	20-34-181-005-0000	20-34-181-006-0000
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