

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

E 3187436 B 7347 P 1979-1984
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
09/16/2019 02:57 PM
FEE \$112.00 Pgs: 6
DEP RT REC'D FOR IVORY DEVELOPMENT
LLC

RETURNED
SEP 16 2019

**AMENDMENT TO FOURTH AND FIFTH SUPPLEMENTS
TO
AMENDED AND RESTATED DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS
FOR
CRANEFIELD ESTATES PRUD NOS. 7 AND 8**

This Amendment to Fourth and Fifth Supplements to Amended and Restated Declaration of Covenants, Conditions and Restrictions, and Reservation of Easements for Cranefield Estates PRUD Nos. 7 and 8 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"). Unless otherwise defined herein, capitalized terms in this instrument are defined in the Declaration (defined below).

RECITALS

A. **WHEREAS**, the Declaration of Covenants, Conditions and Restrictions, and Reservation of Easements for Cranefield Estates PRUD No. 1 was recorded in the Office of the County Recorder of Davis County, Utah on October 12, 2007 as Entry No. 2312956 (the "Initial Declaration") together with the related plat map for the initial phase of the Project in conjunction with Declarant's development of the Cranefield Estates subdivision (the "Project").

B. **WHEREAS**, the Amended and Restated Declaration of Covenants, Conditions and Restrictions, and Reservation of Easements for Cranefield Estates PRUD No. 1 -1st Amendment was recorded in the Office of the County Recorder of Davis County, Utah on May 30, 2008 as Entry No. 2369147 (the "Declaration") to facilitate expansion of the Project.

C. **WHEREAS**, the Fourth Supplement to the Amended and Restated Declaration of Covenants, Conditions and Restrictions, and Reservation of Easements for Cranefield Estates PRUD No. 7 (the "Fourth Supplement to Declaration") was recorded in the Office of the County Recorder of Davis County on August 31, 2018 as Entry No. 3114800, together with the related Plat Map for Cranefield Estates PRUD No. 7

D. **WHEREAS**, the Fifth Supplement to the Amended and Restated Declaration of Covenants, Conditions and Restrictions, and Reservation of Easements for Cranefield Estates PRUD No. 5 (the "Fifth Supplement to Declaration") was recorded in

the Office of the County Recorder of Davis County on February 6, 2019 as Entry No. 314012, together with the related Plat Map for Cranefield Estates PRUD No. 8.

E. **WHEREAS**, the Declaration, as supplemented, reserves to Declarant the right to amend the Declaration and supplements and amendment thereto from time to time.

F. **WHEREAS**, the Declarant desires to amend the Fourth Supplement to include the Street Tree Plan attached hereto as Exhibit A hereto to improve and beautify the Lots within Cranefield Estates PRUD No. 7 and the Project, as a whole.

G. **WHEREAS**, the Declarant also desires to amend the Fifth Supplement to include the Street Tree Plan attached hereto as Exhibit B hereto to improve and beautify the Lots within Cranefield Estates PRUD No. 8 and the Project, as a whole.

NOW, THEREFORE, for the reasons recited above, Declarant hereby executes this Amendment to Fourth and Fifth Supplements to Declaration of Covenants, Conditions and Restrictions, and Reservation of Easements for Cranefield Estates PRUD Nos. 7 and 8.

AMENDMENT

1. Additional Covenants for Lots in Cranefield Estates PRUD No. 7. Effective upon recording of this instrument, Owners of Lots in Cranefield Estates PRUD No. 7 of the Project, as reflected on the Phase 7 Plat Map (Lots 161 through 189), shall be and hereby are required to install and maintain street trees and other Lot landscaping in accordance with the Street Tree Plan for Cranefield Estates PRUD No. 7, as set forth in Exhibit A.

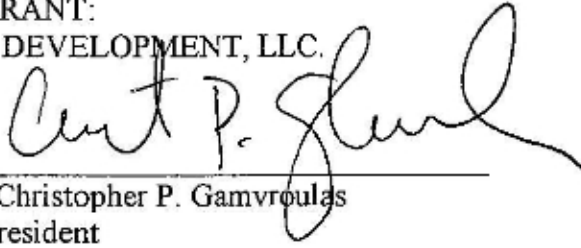
2. Additional Covenants for Lots in Cranefield Estates PRUD No. 8. Effective upon recording of this instrument, Owners of Lots in Cranefield Estates PRUD No. 8 of the Project, as reflected on the Phase 8 Plat Map (Lots 190 through 206), shall be and hereby are required to install and maintain street trees and other Lot landscaping in accordance with the Street Tree Plan for Cranefield Estates PRUD No. 8, as set forth in Exhibit B.

3. Additional Covenants to Run with the Land. These additional covenants, conditions and restrictions for the Lots in Cranefield Estates PRUD Nos. 7 and 8 established by this instrument are binding on each Owner and assigns and successors in interest to the Unit and are intended to and shall run with the land.

[Signature Page to Follow]

IN WITNESS WHEREOF, the undersigned has hereunto set its hand this 28th
day of August, 2019.

DECLARANT:
IVORY DEVELOPMENT, LLC.

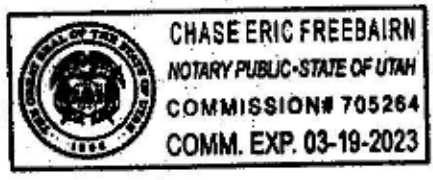
By: 
Name: Christopher P. Gamvroulas
Title: President

STATE OF UTAH)
 SS:
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 28th day of August
2019 by Christopher P. Gamvroulas, as President of IVORY DEVELOPMENT, LLC, a
Utah limited liability company, personally known to me or proved on the basis of
sufficient evidence, and Christopher P. Gamvroulas duly acknowledged to me that said
IVORY DEVELOPMENT, LLC executed the same.


NOTARY PUBLIC

My Commission Expires: 03-19-2023



3187436
BK 7347 PG 1982

TREE SPECIES LIST

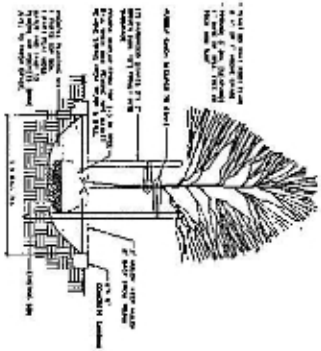
Pinus virginiana 'Canada Red'
CANADA RED CHOKECHERRY

Acer glabrum
AMUR MAPLE

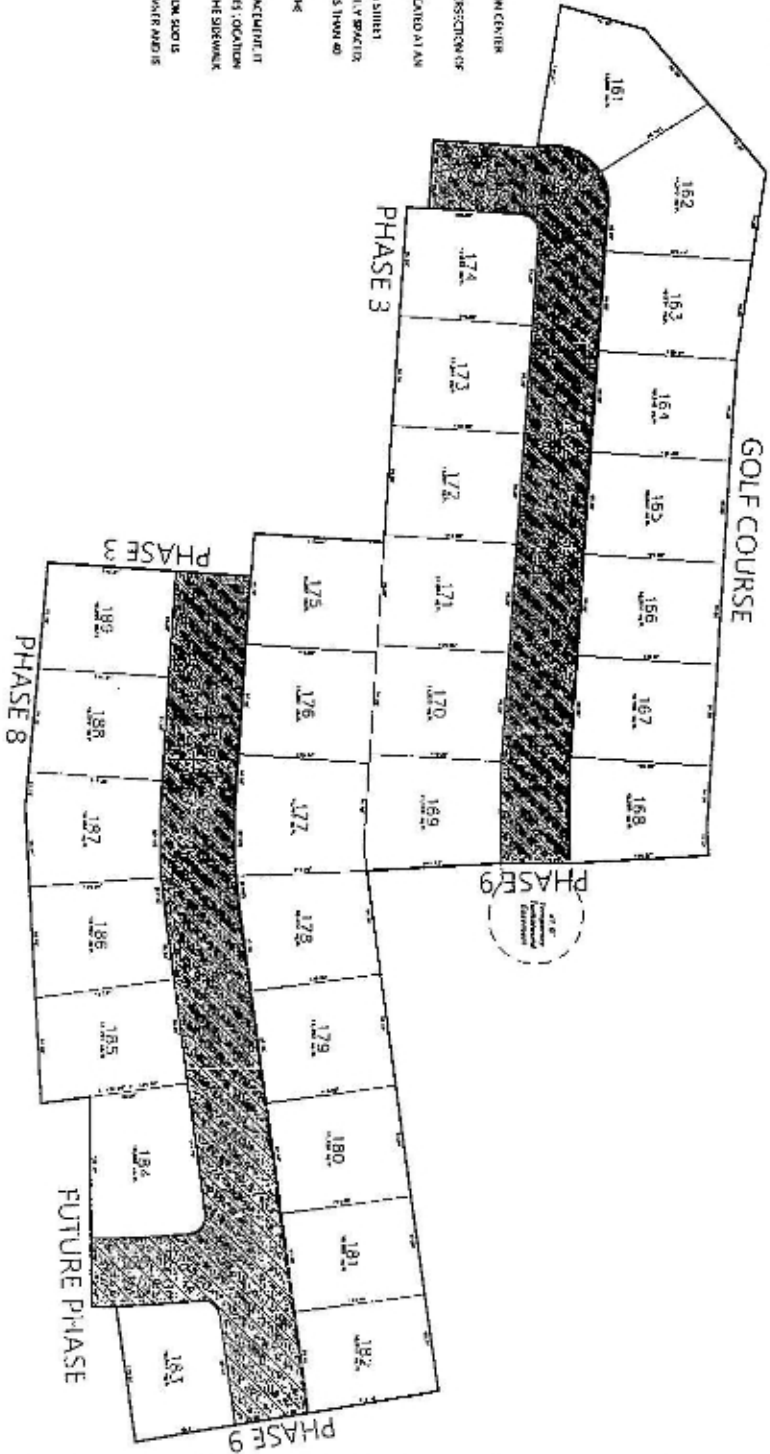
Acer negundo 'Sensation'
SENSATION BOX ELDER

LANDSCAPE NOTES:

1. STREET TREES ARE TO BE LOCATED AT APPROXIMATELY 40 FEET ON CENTER AND 45 FEET FROM THE CURB.
2. AT STREET CORNERS, TREES ARE TO BE LOCATED IN THE INTERSECTION OF CURB LINES PROJECTED THROUGH PARK STRIPS.
3. TREES ARE TO BE LOCATED 30 FEET FROM A STREET LIGHT LOCATED AT AN INTERSECTION.
4. STREET TREES ARE ALWAYS LOCATED 30 OR 45 FEET FROM A STREET LIGHT. BETWEEN TWO STREET LIGHTS, TREES ARE TO BE EQUALLY SPACED AND ALWAYS START AN EQUAL SPACING MAY BE MORE OR LESS THAN 40 FEET.
5. STREET TREES IN FRONT OF EXISTING ARE TO BE INSTALLED BY THE HOMEOWNER IN COMPLIANCE WITH THIS PLAN.
6. IF DIRECTION ON UTILITIES CONFLICT WITH THE STREET TREE'S PLACEMENT, IT MAY BE NECESSARY TO MAKE ADJUSTMENTS TO THE TREES. LOCATION MAY BE ADJUSTED TO THE SIDE OF THE STREET.
7. STREET TREES SHALL BE PLANTED IN THE PARK STRIP BETWEEN THE SIDEWALK AND CURB.
8. ALL TREES ARE TO BE PLANTED WITH LAMN. BIRKEN SEED ON SOILS ACCEPTABLE. PLANTING IS THE RESPONSIBILITY OF THE HOMEOWNER AND IS TO BE INDICATED BY THE HOMEOWNER.



TREE PLANTING & STAKING



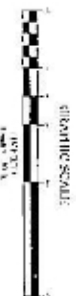
AMUR MAPLE



SENSATION BOX ELDER



CANADA RED CHOKECHERRY



DATE	DESCRIPTION

DATE	DESCRIPTION

CRANEFIELD ESTATES PH. 7
CLINTON, DAVIS COUNTY
STREET TREE PLAN

FOCUS
ENGINEERING AND SURVEYING, LLC
ONE & ONE HALF BLOCK EAST 210
AND AKA. HIGHWAY 201 SOUTH
CLINTON, MISSOURI 64601
www.FocusEng.com

TREE SPECIES LIST

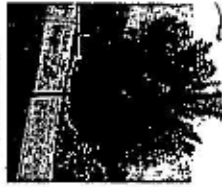
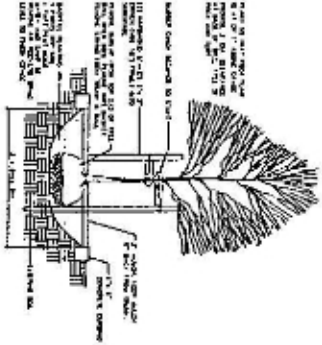
- Prunus virginiana 'Canada Red'
- CANADA RED CHOKECHERRY
- Acer ginnala
- AMUR MAPLE
- Acer negundo 'Sensation'
- SENSATION BOX ELDER

LANDSCAPE NOTES:

1. STREET TREES ARE TO BE LOCATED AT APPROXIMATELY 40 FEET ON CENTER AND AS SHOWN ON THE PLAN.
- AT STREET CORNERS, TREES ARE LOCATED 30 FEET FROM INTERSECTION OR CENTER LINES PROJECTED THROUGH PAVEMENT STRIPS.
- TREES ARE TO BE LOCATED 30 FEET FROM A STREET LIGHT LOCATED AT AN INTERSECTION.
- STREET TREES ARE ALWAYS LOCATED ON THE INSIDE SIDE OF A STREET CORNER.
- TREES BETWEEN TWO STREET LIGHTS ARE TO BE EQUALLY SPACED.
- THIS MEANS THAT AN EQUAL SPACING MAY BE MORE OR LESS THAN 40 FEET.
2. STREET TREES IN FRONT OF EACH LOT ARE TO BE INSTALLED BY THE HOMEOWNER IN COORDINATION WITH THE PLAN.
3. IF THE OWNER OR UTILITY COMPANY WITH THE STREET LIGHTS CONTRACTOR MAY BE NECESSARY TO MAKE ADJUSTMENT TO THE TREE LOCATION.
4. STREET TREES SHALL BE CENTERED IN THE PARALLEL BETWEEN THE SIDEWALK AND CURB.
5. ALL PLANTINGS ARE TO BE PLANTED WITH JAWNS - EITHER SAID OR SOOT IS ACCEPTABLE. PLANTING IS THE RESPONSIBILITY OF THE HOMEOWNER AND IS TO BE MAINTAINED BY THE HOMEOWNER.

3187436
BK 7347 PG 1983

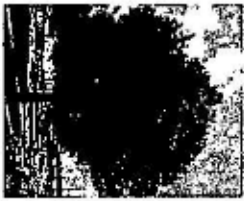
(A) TREE PLANTING & STAKING



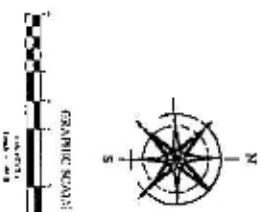
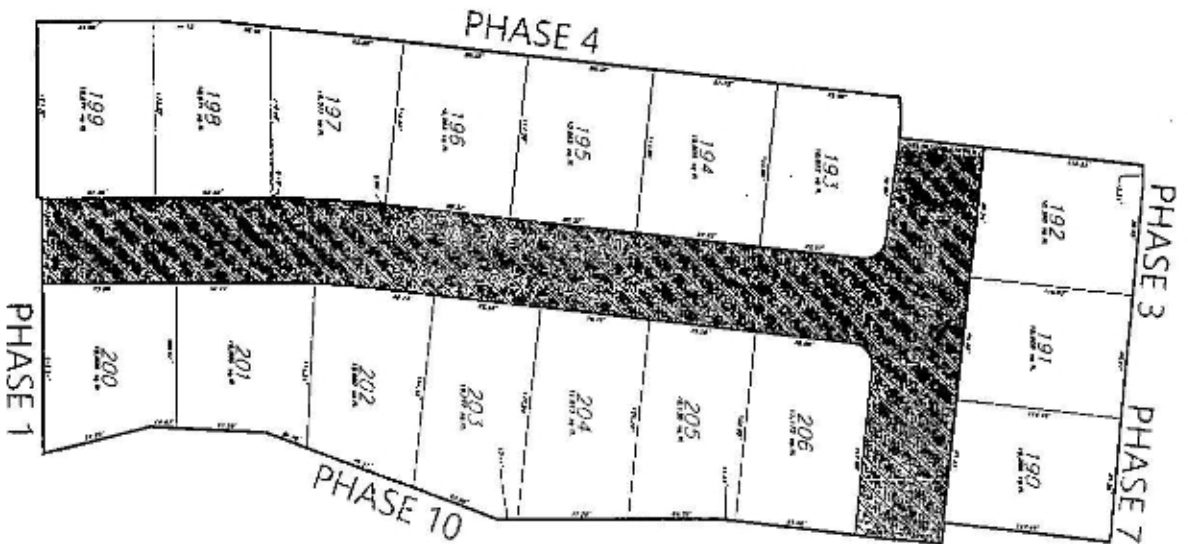
CANADA RED CHOKECHERRY



AMUR MAPLE



SENSATION BOX ELDER



NO.	DATE	BY	REVISION

STREET TREE PLAN
TOP 1

CRANEFIELD ESTATES PH. 8
CLINTON, DAVIS COUNTY
STREET TREE PLAN

FOCUS
ENGINEERING AND SURVEYING, L.L.C.
1000 S. 10TH STREET, SUITE 100
MUSKOGEE, ALABAMA 36533-1000
PHONE: 205-944-1000
WWW.FOCUS-LLC.COM

EXHIBIT C
LEGAL DESCRIPTION

The real property and Lots referred to in the foregoing Amendment to Fourth and Fifth Supplements to Declaration of Covenants, Conditions and Restrictions, and Reservation of Easements for Cranefield Estates PRUD Nos. 7 and 8 are located in Davis County, Utah and is described more particularly as follows:

Cranefield Estates PRUD No. 7, Lots 161 through 189, inclusive, as shown on the official plat thereof of record and on file with the Office of Recorder for Davis, County, Utah recorded on August 31, 2018 as Entry No. 3114799.

Lot Nos.: 13-333-0161 through 0189.

Cranefield Estates PRUD No. 8, Lots 190 through 206, inclusive, as shown on the official plat thereof of record and on file with the Office of Recorder for Davis, County, Utah recorded on February 6, 2019 as Entry No. 3142011.

Lot Nos.: 13-342-0190 through 0206.