

WHEN RECORDED RETURN TO:  
IVORY HOMES DEVELOPMENT, LLC  
Brad Mackay  
3340 North Center Street  
Lehi City, Utah 84043  
(801) 407-6800

**FIRST SUPPLEMENT TO THE  
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS  
FOR CLUBVIEW AT IVORY RIDGE PLAT B**

This First Supplement to the Declaration of Covenants, Conditions and Restrictions for Clubview at Ivory Ridge Plat B, is made and executed by IVORY HOMES DEVELOPMENT, LLC., a Utah limited liability company, of 978 E. Woodoak Lane, Salt Lake City, Utah 84117 (hereinafter referred to as "Declarant").

**RECITALS**

Whereas, the Declaration of Covenants, Conditions and Restrictions for Clubview at Ivory Ridge Plat A, a planned community development, was recorded in the office of the County Recorder of Utah County, Utah on November 21, 2006 as Entry No. 156311:2006 at Pages 1 of 69 of the Official Records of the County Recorder of Utah County, Utah (the "Declaration").

Whereas, the related Map for Plat A of the Project has also been recorded in the office of the County Recorder of Utah County, Utah.

Whereas, under Article III, Section 47 of the Declaration, Declarant reserved the unilateral right to expand the Project to annex additional land and expand the application of the Declaration.

Whereas, Declarant is the fee simple owner of record of that certain real property located in Utah County, Utah and described with particularity on Exhibit "A-2" attached hereto and incorporated herein by this reference (the "Plat B Property").

Whereas, Declarant desires to expand the planned community development by creating on the Plat B Property additional Lots, Common Area and other improvements of a less significant nature.

Whereas, Declarant now intends that the Plat B Property shall become subject to the Declaration.

**NOW, THEREFORE**, for the reasons recited above, and for the benefit of the Project and the Lot Owners thereof, Declarant hereby executes this First Supplement to the Declaration of Covenants, Conditions and Restrictions for Clubview at Ivory Ridge Plat B.

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 First Supplement to the Declaration of Covenants, Conditions and Restrictions for Clubview at Ivory Ridge Plat B.
- D. **Plat B Map** shall mean and refer to the Map of Plat B of the Project, prepared and certified to by Dennis P. Carlisle, a duly registered Utah Land Surveyor holding Certificate No. 172675, and filed for record in the Office of the County Recorder of Utah County, Utah concurrently with the filing of this First Supplemental Declaration.
- E. **Subdivision** shall mean and refer to the planned community development known as Clubview at Ivory Ridge Plat A and Plat B, as it may be amended or expanded from time to time.

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-2 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 Plat B 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-2 subject to this Declaration and the functions, powers, rights, duties and jurisdiction of the Association and the ARC.

4. **Description of Property and Total Number of Lots Revised.** As shown on the Plat B Map, forty-one (41) new Lots, Numbers 201-241, Common Area and other improvements of a less significant nature are or will be constructed and/or created in the Project on the Plat B Property. Upon the recordation of the Plat B Map and this First Supplemental Declaration, the



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

The Property referred to in the foregoing document as the Clubview at Ivory Ridge Plat B Property is located in Utah County, Utah and is described more particularly as follows:

**CLUBVIEW AT IVORY RIDGE PLAT "B"**  
**(A PLANNED COMMUNITY)**

A portion of the NW1/4 of Section 33, Township 4 South, Range 1 East, Salt Lake Base & Meridian, located in Lehi, Utah, more particularly described as follows:

Beginning at a point located S89°57'36"E along the ¼ Section line 1,012.37 feet and North 24.75 feet from the West ¼ Corner of Section 33, T4S, R1E, S.L.B.& M.; thence North 135.23 feet; thence N11°57'24"W 57.24 feet; thence North 110.00 feet; thence East 411.34 feet; thence N70°56'36"E 59.98 feet; thence N53°29'34"E 545.29 feet; thence East 122.76 feet; thence South 22.01 feet; thence East 286.62 feet; thence South 452.10 feet; thence S28°01'00"W 63.43 feet; thence South 116.00 feet; thence N89°57'36"W 1,274.05 feet to the point of beginning.

Contains: 13.90+/- acres