

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

**ELEVENTH SUPPLEMENT TO MASTER DECLARATION  
OF COVENANTS, CONDITIONS, AND RESTRICTIONS  
FOR  
HOLBROOK FARMS  
PLAT B, PHASE 5  
IN  
LEHI, UTAH**

This Eleventh Supplement to the Master Declaration of Covenants, Conditions, and Restrictions, and Reservation of Easements for Holbrook Farms Plat B, Phase 5, located in Lehi, Utah, is made and executed by Boyer Holbrook Residential, L.C. (“Boyer Holbrook Residential”), a Utah limited liability company, with a registered address of 101 South 200 East, Suite 200, Salt Lake City, Utah 84111.

**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 Holbrook Farms development project (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**, Ivory Development, LLC and Boyer Holbrook Farm, L.C., collectively, as Declarant, as provided in the Master Declaration, have assigned certain declarant rights to Boyer Holbrook Residential in connection with the development of the Project pursuant to an Assignment Agreement consistent with the rights and authority granted in the Master Declaration.

**WHEREAS**, Boyer Holbrook Residential 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 Plat B, Phase 5 Property”);

**WHEREAS**, Boyer Holbrook Residential, as assignee of Declarant rights for Plat B, Phase 5 of the Project desires to develop the Holbrook Farms Plat B, Phase 5 Property to include additional Lots and other improvements of a less significant nature;

**WHEREAS**, a final plat for the Holbrook Farms Plat B, Phase 5 has been or will be recorded with the County Recorder for Utah County, Utah; and

**WHEREAS**, Boyer Holbrook Residential now intends that this Holbrook Farms Plat B, Phase 5 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, Boyer Holbrook Residential hereby executes this Eleventh Supplement to the Master Declaration of Covenants, Conditions, and Restrictions, and Reservation of Easements for Holbrook Farms. Unless otherwise defined herein, capitalized terms are defined in the Master Declaration.

1. Legal Description. The real property defined herein as the Holbrook Farms Plat B, Phase 5 Property is more fully described in Exhibit “A” hereto. The Holbrook Farms Plat B, Phase 3 Property shall be and hereby is submitted to the provisions of the Master Declaration. Said land and the Lots 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 and its assigns in the Master Declaration, the Holbrook Farms Plat B, Phase 5 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 Plat B, Phase 5 Property subject to the powers, rights, duties, functions, and jurisdiction of the Holbrook Farms Master Association (the “Master Association”), the Master Association’s Design Review Board, and the Master Association Design Guidelines.

3. Description of the Project, as Supplemented by the Eighth Supplement to Master Declaration. The initial plat(s) for Holbrook Farms Plat A Phases 1, 2 and 7, collectively, included 119 Units. The Holbrook Farms Plat A, Phase 6A Plat, as amended, added an additional 20 Units (Lots 601 through 620). The Holbrook Farms Plat A, Phase 4 Plat added an additional 52 Units (Lots 401 through 452). The Holbrook Farms Plat A, Phase 8 Plat added an additional 55 Units (Lots 801 through 855). The Holbrook Farms Plat A, Phase 5A Plat added an additional 19 Units (Lots 501 through 519). The Holbrook Farms Plat A, Phase 6B Plat added an additional 6 Units (Lots 621 through 626). The Holbrook Farms Plat B, Phase 1 Plat added an additional 51 Units (Lots 101 through 151). The Holbrook Farms Plat A, Phase 3 Plat added an additional 18 Units (Lots 301 through 318). The Holbrook Farms Plat B, Phase 3 Plat added an additional 76 Units (Lots 301 through 376). The Holbrook Farms Plat A, Phase 9 Plat added an additional 41 Units (Lots 901 through 941). The Holbrook Farms Plat B, Phase 2 Plat added an additional 73 Units (Lots 201 through 273). Upon recording of the Holbrook Farms Plat B, Phase 5 Plat (Lots 501 through 511) and this Eleventh Supplement to Master Declaration, the total number of Units in the Project will be 541 Units.

4. No Common Area. The Holbrook Farms Plat B, Phase 5 Property does not include any Common Area owned, administered, or maintained by the Master Association.

5. Covenants, Conditions and Restrictions Run with the Land. This Eleventh Supplement to the Master Declaration of Covenants, Conditions, and Restrictions, and Reservation of Easements for Holbrook Farms and the Terms and Conditions established herein are binding on each 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]



**EXHIBIT A**

**LEGAL DESCRIPTION**

Holbrook Farms Plat B, Phase 5, Lots 501 through 511, inclusive, as shown on the official subdivision final plat on file and of record with the County Recorder for Utah County, Utah recorded on November 6, 2018 as Entry No. 2018;106147, and improvements and appurtenances as shown thereon. 41:915:0501 through 0511.