

When Recorded Return To:  
Ivory Development, LLC  
978 E. Woodoak Lane  
Salt Lake City, Utah 84117

ENT 1007:2024 PG 1 of 4  
ANDREA ALLEN  
UTAH COUNTY RECORDER  
2024 Jan 05 03:14 PM FEE 40.00 BY KR  
RECORDED FOR Cottonwood Title Insurance  
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**SUPPLEMENT TO MASTER DECLARATION  
OF COVENANTS, CONDITIONS, AND RESTRICTIONS  
FOR  
HOLBROOK PLACE PHASE 10  
IN  
LEHI, UTAH**

This Supplement to Master Declaration of Covenants, Conditions, and Restrictions for Holbrook Place Phase 10, located in Lehi, Utah County, Utah, is made and executed by Ivory Development, LLC, a Utah limited liability company (“Declarant”) with a registered address of 978 E. Woodoak Lane, Salt Lake City, Utah 84117.

**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 Declarant’s recording of a Supplement to Declaration;

**WHEREAS**, Declarant is the record fee owner of certain real property located in Utah County, Utah more specifically described in Exhibit “A” hereto and incorporated herein by this reference (the “Holbrook Place Phase 10 Property”);

**WHEREAS**, Declarant desires to develop the Holbrook Place Phase 10 Property to include additional Units and other improvements of a less significant nature;

**WHEREAS**, a final plat for the Holbrook Place Phase 10 Property has been recorded with the County Recorder for Utah County, Utah on January 4<sup>th</sup>, 2024 as Entry No. 547:2022.

**WHEREAS**, Declarant now intends that this Holbrook Place Phase 10 Property shall be subject to and burdened and benefitted by the Master Declaration.

### **SUPPLEMENT TO DECLARATION**

**NOW, THEREFORE**, for the reason recited above, and for the benefit of the Project and the Owners therein, Declarant hereby executes this Supplement to the Master Declaration of Covenants, Conditions, and Restrictions, and Reservation of Easements for Holbrook Farms (this "Supplement to Master Declaration").

1. Legal Description. The real property defined herein as the Holbrook Place Phase 10 Property is more fully described in Exhibit "A" hereto. The Holbrook Place Phase 10 Property shall be and hereby is submitted to the provisions of the Master Declaration. Said land and the 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 Holbrook Place Phase 10 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 Place Phase 10 Property subject to the powers, rights, duties, functions, and jurisdiction of the Holbrook Farms Master Association (the "Master Association") and Master Association Design Guidelines.

3. Description of the Property, as Supplemented by the Supplement to Master Declaration. As shown on the Holbrook Place Phase 10 plat, there are or will be created an additional ten (10) Units.

4. Covenants, Conditions and Restrictions Run with the Land. This Supplement to Declaration 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.

[Signature page to follow]



**EXHIBIT A  
LEGAL DESCRIPTION**

Holbrook Place Phase 10, Lots 1001 through 1010, inclusive, as shown on the official subdivision final plat on file and of record with the County Recorder for Utah County, Utah recorded on January 4<sup>th</sup>, 2024 as Entry No. 547:2024.

Parcel Nos. 00-120-1001 through 00-120-1010.