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GARY W. OTT  
RECORDER, SALT LAKE COUNTY, UTAH  
MERIDIAN TITLE  
64 E WINCHESTER #100  
MURRAY UT 84107  
BY: ZJM, DEPUTY - WI 5 P.

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 THE VILLAS AT PEPPERWOOD CREEK NEIGHBORHOOD**

This First Supplement to the Declaration of Covenants, Conditions and Restrictions for The Villas at Pepperwood Creek Neighborhood, is made and executed by LEGACY COMMUNITIES, LLC., a Utah limited liability company, of 5320 South 900 East, Suite 250, Salt Lake City, Utah 84117 (hereinafter referred to as "Declarant").

**RECITALS**

Whereas, the Declaration of Covenants, Conditions and Restrictions for The Villas at Pepperwood Creek Neighborhood, a planned community development, was recorded in the office of the County Recorder of Salt Lake County, Utah on June 20, 2007 as Entry No. 10139524 at Pages 8774 through 8806 of the Official Records of the County Recorder of Salt Lake County, Utah (the "Declaration").

Whereas, the related Map for Plats 2, 4, and 6 of the Project has also been recorded in the office of the County Recorder of Salt Lake County, Utah.

Whereas, under Section 17 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 Salt Lake County, Utah and described with particularity on Exhibit "A-2" attached hereto and incorporated herein by this reference (the "Phases 2, 4, and 6 Property").

Whereas, Declarant desires to expand the planned community development by creating on the Phases 2, 4 and 6 Property additional Lots, Common Area and other improvements of a less significant nature.

Whereas, Declarant now intends that the Phases 2, 4, and 6 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 The Villas at Pepperwood Creek Neighborhood.

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 The Villas at Pepperwood Creek Neighborhood.
- D. **Phases 2, 4, and 6 Maps** shall mean and refer to the Final Plat Maps of Phases 2, 4, and 6 of the Project, prepared and certified to by a duly registered Utah Land Surveyor, and filed for record in the Office of the County Recorder of Salt Lake County, Utah concurrently with the filing of this First Supplemental Declaration.
- E. **Subdivision** shall mean and refer to the planned community development known as The Villas at Pepperwood Creek Neighborhood and Phases 2, 4, and 6 Plats, 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.

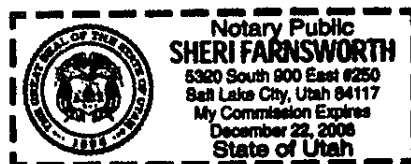
3. **Annexation.** Declarant hereby declares that the Phases 2, 4, and 6 Property shall be annexed to and become subject to the Declaration, which, upon recordation of this First Supplemental Declaration, shall constitute and effectuate the expansion of the Project, making the real property described in Exhibit A-2 subject to this Declaration and the functions, powers, rights, duties and jurisdiction of the Association and the Architectural Review Committee (the "ARC").

4. **Description of Property and Total Number of Lots Revised.** As shown on the Phase 2 Map - five (5) new Lots, Numbers 201-205; Phase 4 Map - seven (7) new Lots, Numbers 406-412; Phase 6 Map - six (6) new Lots, Numbers 601-606, Common Area, and other improvements of a less significant nature are or will be constructed and/or created in the Project



The foregoing instrument was acknowledged before me this 27<sup>th</sup> day November, 2007 by David L. Evans, the Manager of Legacy Communities, LLC., a Utah limited liability company, and said David L. Evans duly acknowledged to me that said Legacy Communities, LLC. executed the same.

*Sheri Farnsworth*  
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NOTARY PUBLIC  
Residing at: *Salt Lake City*  
My Commission Expires: *12/22/08*



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

The Property referred to in the foregoing document as Phases 2, 4 and 6 of The Villas at Pepperwood Creek Neighborhood Property is located in Salt Lake County, Utah and is described more particularly as follows:

All of Lots 201 to 205, inclusive, of Pepperwood Creek Phase 2,  
and  
All of Lots 406 to 412, inclusive, of the Pepperwood Creek Phase 4  
and  
All of Lots 601 to 606, inclusive, of the Pepperwood Creek Phase 6

According to the official plats thereof.

28-14-452-026	28-14-378-017
28-14-452-025	28-14-378-016
28-14-452-024	28-14-378-015
28-14-452-023	28-14-378-014
28-14-452-022	28-14-378-013
	28-14-378-012
	28-14-378-011

28-14-451-006