

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

ENT 108462:2020 PG 1 of 5
Jeffery Smith
Utah County Recorder
2020 Jul 28 11:24 AM FEE 168.00 BY SM
RECORDED FOR Cottonwood Title Insurance Agency, Inc.
ELECTRONICALLY RECORDED

**SUPPLEMENT TO MASTER DECLARATION
OF COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR HOLBROOK FARMS
PLAT C, PHASE 1
IN
LEHI, UTAH**

This Supplement to Master Declaration of Covenants, Conditions, and Restrictions for Holbrook Farms Plat C, Phase 1, 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 970 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 Farms Plat C, Phase 1 Property”);

WHEREAS, Declarant desires to develop the Holbrook Farms Plat C, Phase 1 Property to include additional Units and other improvements of a less significant nature;

WHEREAS, a final plat for the Holbrook Farms Plat C, Phase 1 Property has been recorded with the County Recorder for Utah County, Utah on January 15, 2020 as Entry No. 5341:2020; and

WHEREAS, Declarant now intends that this Holbrook Farms Plat C, Phase 1 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 Farms Plat C, Phase 1 Property is more fully described in Exhibit "A" hereto. The Holbrook Farms Plat C, Phase 1 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 Farms Plat C, Phase 1 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 C, Phase 1 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 Project, as Supplemented by this 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). The Holbrook Farms Plat B, Phase 5 Plat added an additional 11 Units (Lots 501 through 511). The Holbrook Farms Plat B, Phase 6 Plat added an additional 26 Units (Lots 2601 through 2626). The Holbrook Farms Plat B, Phase 4 Plat added an additional 57 Units (Lots 401 through 457). The Holbrook Farms Plat F added an additional 94 Units (Lots 6001 through 6094). The Holbrook Farms Plat C, Phase 1 Plat added an additional 69 Units (Lots 3101 through 3169), and upon recording of this Supplement to Master Declaration, the total number of Units in the Project will be 787 Units.

4. Benefitted Common Area. Consistent with the Master Declaration, the Holbrook Farms Plat C, Phase 1 Property includes certain Benefitted Common Area that is or will be owned, administered and maintained by the Master Association, specifically, the private roads and Parcels A through E. Consistent with the rights and authority reserved to the Declarant in the Master Declaration, said Common Area is hereby designated as Benefitted Common Area primarily for the use and benefit of the Owners of the Lots established by the Holbrook Farms Plat C, Phase 1 Plat. Benefitted Common Area Expenses, as defined in the Master Declaration, may be assessed to the Unit Owners in Holbrook Farms Plat C, Phase 1.

5. Service Areas. The Holbrook Farms Plat C, Phase 1 Property includes detached single-family homes Lots and attached townhome Lots. Different services may be provided by the Holbrook Farms Master Association for each distinct type of housing. To facilitate the equitable allocation of the expenses of any such service to the Lots and the Owners primarily benefitting therefrom, Declarant hereby establishes a distinct Service Area for the attached townhome Lots in the Holbrook Farms Plat C, Phase 1 Property to be known as the “Scandi Townhomes” (Lots 3101 through 3125, 3130 through 3140), and a distinct Service Area for the single-family homes Lots in the Holbrook Farms Plat C, Phase 1 Property to be known as the “Scandi Cottages” (Lots 3126 through 3129, 3141 through 3169).

6. Dedication of Private Roads. Consistent with the Master Declaration, the private roads identified on the Holbrook Farms Plat C, Phase 1 Plat shall be and hereby are dedicated to the Master Association as part of the Benefitted Common Area within the Holbrook Farms Plat C, Phase 1 Property. Upon recording of this instrument, the Master Association shall have authority over and sole responsibility for the operation, maintenance, repair, and replacement of the private roads as owner thereof.

7. 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]

Dated this 17TH day of JULY, 2020.

IVORY DEVELOPMENT, LLC

By: *Christopher P. Gamvroulas*
Christopher P. Gamvroulas

Its: President

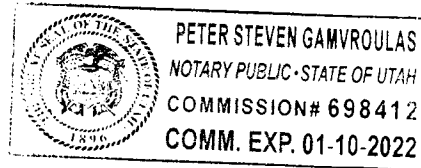
STATE OF UTAH)
COUNTY OF SALT LAKE) ss

On this 17TH day of JULY, 2020, personally appeared before me Christopher P. Gamvroulas, whose identity is personally known to me, or proven on the basis of satisfactory evidence and who by me duly sworn/affirmed, did say that he/she is the duly authorized representative of the corporation and that said document was signed by him/her on behalf of said corporation with all necessary authority, and acknowledged to me that said corporation executed the same.

Peter Steven Gamvroulas
Notary Public

My commission expires:

01-10-2022



**EXHIBIT A
LEGAL DESCRIPTION**

Holbrook Farms Plat C, Phase 1, Lots 3101 through 3169, 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 15, 2020 as Entry No. 5341:2020, and appurtenant Common Area and Facilities.

Parcel Nos. 41:955:0101 through 41:955:0169 and Parcels A through E.