

WHEN RECORDED RETURN TO:
IVORY HOMES DEVELOPMENT, LLC.
Christopher P. Gamvroulas
978 E. Woodoak Lane
Salt Lake City, Utah 84117
(801) 268-0700

11252445
09/30/2011 10:07 AM \$29.00
Book - 9954 Pg - 2102-2109
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
IVORY HOMES DEVELOPMENT
978 E WOODOAK LN
SLC UT 84117
BY: ZJM, DEPUTY - WI 8 P.

NOTE TO RECORDER:
RECORD ONLY AGAINST THE PROPERTY
DESCRIBED IN EXHIBIT "A"

**AMENDED SIXTH SUPPLEMENT TO THE
DECLARATION OF PROTECTIVE COVENANTS
FOR IVORY CROSSING PHASE 7,
A Utah Planned Unit Development**

This Amended Sixth Supplement to the Declaration of Protective Covenants for Ivory Crossing Phase 7, a Utah Planned Unit Development, 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 Protective Covenants for Ivory Crossing Phase 1, a planned residential development, was recorded in the office of the County Recorder of Salt Lake County, Utah on August 29, 2003 as Entry No. 8795529 in Book 8872 at Pages 7924-7982 of the Official Records (the "Declaration").

Whereas, the related Plat Map for Phase 1 of the Project has also been recorded in the office of the County Recorder of Salt Lake County, Utah.

Whereas, the First Supplement to the Declaration of Protective Covenants for Ivory Crossing Phase 2, a planned residential development, was recorded in the office of the County Recorder of Salt Lake County, Utah on July 12, 2004 as Entry No. 9117821 in Book 9013 at Pages 1269-1275 of the Official Records (the "First Supplement").

Whereas, the related Plat Map for Phase 2 of the Project has also been recorded in the office of the County Recorder of Salt Lake County, Utah.

Whereas, the Second Supplement to the Declaration of Protective Covenants for Ivory Crossing Phase 3, a planned residential development, was recorded in the office of the County Recorder of Salt Lake County, Utah on May 5, 2005 as Entry No. 9368186 in Book 9127 at Pages 1797-1810 of the Official Records (the "Second Supplement").

Whereas, the related Plat Map for Phase 3 of the Project has also been recorded in the office of the County Recorder of Salt Lake County, Utah.

Whereas, the Third Supplement to the Declaration of Protective Covenants for Ivory Crossing Phase 4, a planned residential development, was recorded in the office of the County Recorder of Salt Lake County, Utah on March 23, 2006 as Entry No. 9671410 in Book 9270 at Pages 3564-3572 of the Official Records (the "Third Supplement").

Whereas, the related Plat Map for Phase 4 of the Project has also been recorded in the office of the County Recorder of Salt Lake County, Utah.

Whereas, the Fourth Supplement to the Declaration of Protective Covenants for Ivory Crossing Phase 5, a planned residential development, was recorded in the office of the County Recorder of Salt Lake County, Utah on May 22, 2007 as Entry No. 10107327 in Book 9467 at Pages 1886-1892 of the Official Records (the "Fourth Supplement").

Whereas, the related Plat Map for Phase 5 of the Project has also been recorded in the office of the County Recorder of Salt Lake County, Utah.

Whereas, the Fifth Supplement to the Declaration of Protective Covenants for Ivory Crossing Phase 6, a planned residential development, was recorded in the office of the County Recorder of Salt Lake County, Utah on March 11, 2011 as Entry No. 11148533 in Book 9910 at Pages 8884-8890 of the Official Records (the "Fifth Supplement").

Whereas, the related Plat Map for Phase 6 of the Project has also been recorded in the office of the County Recorder of Salt Lake County, Utah.

Whereas, the Sixth Supplement to the Declaration of Protective Covenants for Ivory Crossing Phase 7, a planned residential development, was recorded in the office of the County Recorder of Salt Lake County, Utah on August 5, 2011 as Entry No. 11223572 in Book 9941 at Pages 4466-4471 of the Official Records (the "Sixth Supplement").

Whereas, the related Plat Map for Phase 7 of the Project has also been recorded in the office of the County Recorder of Salt Lake County, Utah.

Whereas, the Declarant intends to amend the recorded Plat Map for Phase 7 of the Project and wants to amend the Sixth Supplement to conform to the Amended Plat Map for Phase 7 of the Project, a copy of which is attached hereto, marked Exhibit "B" and incorporated herein by this reference.

Whereas, under Article III, Section 34 of the Declaration, Declarant has the right to amend 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-7" attached hereto and incorporated herein by this reference (the "Phase 7 Property").

Whereas, Declarant now intends that the Phase 7 Property as described herein and the Amended Plat Map for Phase 7 of the Project shall become subject to the Declaration.

NOW, THEREFORE, for the reasons recited above, and for the benefit of the planned residential development and the Lot Owners thereof, Declarant hereby executes this Amended Sixth Supplement to the Declaration of Protective Covenants for Ivory Crossing Phase 7.

1. **Supplement to Definitions.** Article I of the Declaration, entitled "Definitions," is hereby modified to include the following supplemental definitions:

a. **Amended Phase 7 Map** shall mean and refer to the Amended Plat Map of Phase 7 of the Project, prepared and certified to by Brad A. Llewelyn, a duly registered Utah Land Surveyor holding Certificate No. 4938735, and filed for record in the Office of the County Recorder of Salt Lake County, Utah concurrently with the filing of this Amended Sixth Supplemental Declaration.

b. **Amended Sixth Supplemental Declaration** shall mean and refer to this Amended Sixth Supplement to the Declaration of Protective Covenants for Ivory Crossing Phase 7.

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-7 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 Phase 7 Property shall be annexed to and become subject to the Declaration, which, upon recordation of this Amended Sixth Supplemental Declaration, shall constitute and effectuate the expansion of the Project, making the real property described in Exhibit A-7 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 Units and Percentages of Ownership Interest Revised.** As shown on the Phase 7 Map, 6 new Lots, Numbers 701-706, and other improvements of a less significant nature are or will be constructed and/or created in

the Project on the Phase 7 Property. Upon the recordation of the Phase 7 Map and this Amended Sixth Supplemental Declaration, the total number of Lots in the Project will be 273. The additional Lots (and the homes to be constructed therein) are or will be substantially similar in construction, design and quality to the Lots and homes in the prior Phase. Upon recordation of the Phase 7 Map and Amended Sixth Supplemental Declaration, the percentage of ownership interest for each Lot will be 1/273th. The common profits of the property shall be distributed among, the common expenses shall be charged to, and the voting rights shall be available to, the Lot Owners according to their percentages of ownership interest.

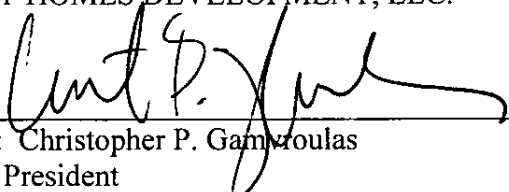
5. **Conflict.** In the event of any conflict, inconsistency or incongruity between the provisions of the Declaration, as supplemented or amended, and the Amended Sixth Supplement, the latter shall in all respects govern and control.

6. **Severance.** If any provision of this Amended Sixth Supplemental Declaration is held to be illegal, invalid, or unenforceable under any present or future law, then that provision will be fully severable. This Amended Sixth Supplemental Declaration will be construed and enforced as if the illegal, invalid, or unenforceable provision had never comprised a part hereof, and the remaining provisions of this Amended Sixth Supplemental Declaration will remain in full force and effect and will not be affected by the illegal, invalid, or unenforceable provision or by its severance from this Amended Sixth Supplemental Declaration. Furthermore, in lieu of each such illegal, invalid, or unenforceable provision, there will be added automatically, as a part of this Amended Sixth Supplemental Declaration, a provision as similar in terms to such illegal, invalid, or unenforceable provision as may be possible and be legal, valid and enforceable.

7. **Effective Date.** The effective date of this Amended Sixth Supplemental Declaration and the Phase 7 Map shall be the date on which said instruments are filed for record in the Office of the County Recorder of Salt Lake County, Utah.

Dated the ____ day of September, 2011.

DECLARANT:
IVORY HOMES DEVELOPMENT, LLC.

By: 
Name: Christopher P. Gamvroulas
Title: President

ACKNOWLEDGMENT

STATE OF UTAH)
 ss:
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 14 day September, 2011 by Christopher P. Gamvroulas, the President of of IVORY HOMES DEVELOPMENT, LLC., a Utah limited liability company, and said Christopher P. Gamvroulas duly acknowledged to me that said IVORY HOMES DEVELOPMENT, LLC. executed the same.



NOTARY PUBLIC



EXHIBIT "A-7"
LEGAL DESCRIPTION

The Property referred to in the foregoing document as the Ivory Crossing Phase 7 Property is located in Salt Lake County, Utah and is described more particularly as follows:

LOCATED IN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN

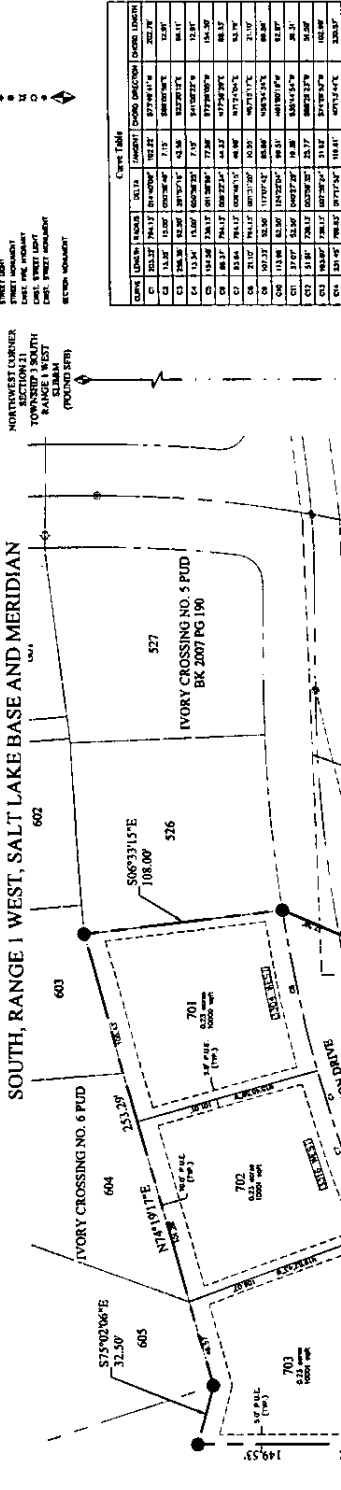
BEGINNING AT THE SOUTHWEST CORNER OF LOT 525 OF IVORY CROSSING NO. 5 P.U.D. AS RECORDED IN THE SALT LAKE COUNTY RECORDER'S OFFICE AS ENTRY #10095134, BOOK 2007P, PAGE 190, SAID POINT ALSO BEING NORTH 89°57'38" WEST, 2641.88 FEET AND NORTH 00°00'21" EAST, 1626.70 FEET AND NORTH 89°59'39" WEST, 502.96 FEET FROM THE CENTER OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE ALONG THE BOUNDARY OF SAID P.U.D. THE FOLLOWING TWO (2) COURSES: 1) SOUTH 79°55'17" WEST, 79.78 FEET; 2) SOUTH 63°17'38" WEST, 178.76 FEET TO THE NORTHWEST CORNER OF LOT 521 OF SAID IVORY CROSSING NO. 5 P.U.D.; THENCE NORTH 49°09'59" WEST, 48.37 FEET; THENCE NORTH 02°32'09" WEST, 82.84 FEET; THENCE NORTH 01°58'19" WEST, 49.35 FEET; THENCE NORTH, 149.53 FEET; THENCE SOUTH 75°02'06" EAST, 32.50 FEET TO THE SOUTHWEST CORNER OF LOT 605 OF IVORY CROSSING NO. 6 P.U.D. AS RECORDED IN THE SALT LAKE COUNTY RECORDER'S OFFICE; THENCE ALONG THE SOUTH BOUNDARY OF SAID IVORY CROSSING NO. 6 P.U.D. NORTH 74°19'17" EAST, 253.29 FEET TO THE NORTHWEST CORNER OF LOT 526 OF SAID IVORY CROSSING NO. 5 P.U.D.; THENCE ALONG THE WEST BOUNDARY OF SAID IVORY CROSSING NO. 5 P.U.D. THE FOLLOWING THREE (3) COURSES: 1) SOUTH 06°33'15" EAST, 108.00 FEET; 2) SOUTH 22°59'31" WEST, 65.69 FEET; 3) SOUTH 09°19'39" EAST, 112.72 FEET TO THE POINT OF BEGINNING.

CONTAINS: 6 LOTS ON 78,664 SQFT OR 1.806 ACRES MORE OR LESS

EXHIBIT "B"
Copy of Amended Plat Map for Phase 7 of the Project

IVORY CROSSING NO. 7 P.U.D.

LOCATED IN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

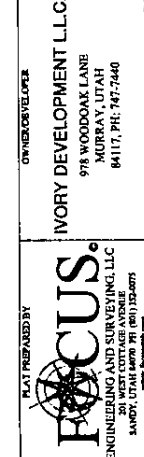
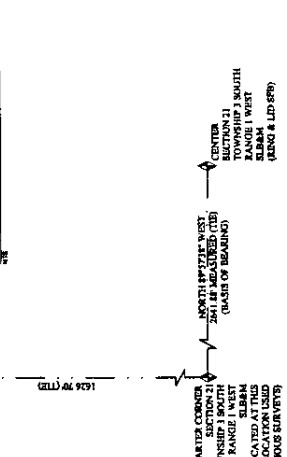
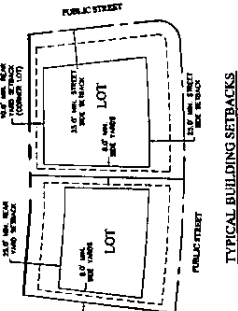


Area Tables

Lot Table				Circuit Table			
Lot #	Area (Ac)	Area (Sq Ft)	Area (Sq Ft)	Circuit #	Length (Feet)	Width (Feet)	Area (Sq Ft)
521	0.12	8290	8290	1	120.00	68.33	8286
522	0.12	8290	8290	2	120.00	68.33	8286
523	0.12	8290	8290	3	120.00	68.33	8286
524	0.12	8290	8290	4	120.00	68.33	8286
525	0.12	8290	8290	5	120.00	68.33	8286
526	0.12	8290	8290	6	120.00	68.33	8286
527	0.12	8290	8290	7	120.00	68.33	8286

Line Table

Line #	Length (Feet)	Bearing	Area (Sq Ft)
1	120.00	N 89° 59' 59" W	11217.2
2	68.33	E 89° 59' 59" W	8286.0
3	120.00	N 00° 00' 00" E	11217.2
4	68.33	E 00° 00' 00" E	8286.0



SURVEYOR'S CERTIFICATE
I, BRUCE A. LARSEN, a duly licensed professional land surveyor under the laws of the State of Utah, hereby certify that I have personally supervised and taken the field measurements for this subdivision and that the bearings and distances shown on this plat are correct and true to the natural objects and monuments shown thereon. My commission expires on 11/15/2025.

LEGAL DESCRIPTION
LOCATED IN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
BEGINNING AT THE SOUTHWEST CORNER OF LOT 527 OF IVORY CROSSING NO. 5 P.U.D. BK. 2007 PG. 190. THENCE SOUTH 0° 00' 00" EAST 100.00 FEET TO A POINT (CORNERS) IN THE SOUTHWEST CORNER OF LOT 527 OF IVORY CROSSING NO. 5 P.U.D. BK. 2007 PG. 190. THENCE SOUTH 89° 59' 59" EAST 120.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.12 ACRES MORE OR LESS.

OWNERS DEDICATION
I, BRUCE A. LARSEN, a duly licensed professional land surveyor under the laws of the State of Utah, hereby certify that I have personally supervised and taken the field measurements for this subdivision and that the bearings and distances shown on this plat are correct and true to the natural objects and monuments shown thereon. My commission expires on 11/15/2025.

LIMITED LIABILITY ACKNOWLEDGMENT
ON THE DAY OF _____ 20____, I, _____, PERSONALLY APPEARED BEFORE ME, _____, a duly licensed professional land surveyor under the laws of the State of Utah, and acknowledged that the contents of this plat are true and correct and that the measurements were taken by me or by a duly licensed professional land surveyor under the laws of the State of Utah. I, _____, do hereby certify that the measurements were taken by me or by a duly licensed professional land surveyor under the laws of the State of Utah. My commission expires on 11/15/2025.

IVORY CROSSING NO. 7 P.U.D.
SOUTH VALLEY SWEEP STREET
SALT LAKE VALLEY SWEEP STREET
SALT LAKE CITY, UTAH 84117
PLAT NO. _____

DATE OF THIS COUNTY OF SALT LAKE, RECORD AND FILED AT _____
BY _____
REC'D _____

GENERAL NOTE: APPROXIMATE BEARING AND DISTANCE TO NEAREST CORNER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. BEARING AND DISTANCE TO NEAREST CORNER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. BEARING AND DISTANCE TO NEAREST CORNER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.

GROUNDWATER NOTE: THIS PLAT SHOWS THE GROUNDWATER TABLE AS DETERMINED BY ME OR BY A DULY LICENSED GROUNDWATER SURVEYOR UNDER THE LAWS OF THE STATE OF UTAH. THE GROUNDWATER TABLE IS SHOWN AS A DASHED LINE WITH A CENTRAL DOTTED LINE. THE GROUNDWATER TABLE IS NOT TO BE USED AS A BASIS FOR DETERMINING THE LOCATION OF ANY PUBLIC UTILITY OR AS A BASIS FOR DETERMINING THE LOCATION OF ANY PUBLIC UTILITY.

TITLE REPORT NOTE: THIS PLAT IS BASED UPON THE TITLE REPORT OF _____, A DULY LICENSED TITLE CURATOR UNDER THE LAWS OF THE STATE OF UTAH. THE TITLE REPORT IS FILED IN THE OFFICE OF THE COUNTY CLERK OF SALT LAKE COUNTY, UTAH, UNDER FILE NO. _____.

PLAT PREPARED BY: FOCUS ENGINEERING AND SURVEYING LLC, 914 WOODDAK LANE, MURRAY, UTAH 84117, PH: 797-7440

OWNER/DEVELOPER: IVORY DEVELOPMENT LLC, 914 WOODDAK LANE, MURRAY, UTAH 84117, PH: 797-7440

OFFICE OF THE CITY ATTORNEY: SALT LAKE CITY, UTAH

COMMUNITY DEVELOPMENT DEPARTMENT: SALT LAKE CITY, UTAH

SOUTH VALLEY SWEEP STREET MEASUREMENT: APPROVED AS TO COM. BY _____

SALT LAKE VALLEY SWEEP STREET MEASUREMENT: APPROVED AS TO COM. BY _____