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Gary W. Ott  
Recorder, Salt Lake County, UT  
COTTONWOOD TITLE  
BY: eCASH, DEPUTY - EF 10 P.

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

**SIXTH SUPPLEMENT TO THE  
DECLARATION OF PROTECTIVE COVENANTS  
FOR BELLEVUE PLATS 6B, 7A AND 7B**

This Sixth Supplement to the Declaration of Protective Covenants for Bellevue Plats 6B, 7A and 7B, is made and executed by IVORY 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 Bellevue Phase 1, a planned residential development, was recorded in the office of the County Recorder of Salt Lake County, Utah on August 6, 2004 as Entry No. 9140466 in Book 9023 at Pages 4303-4319 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 Bellevue Phase 2, a planned residential development, was recorded in the office of the County Recorder of Salt Lake County, Utah on April 4, 2005 as Entry No. 9339482 in Book 9113 at Pages 8295-9425 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 Bellevue Phase 3, a planned residential development, was recorded in the office of the County Recorder of Salt Lake County, Utah on January 30, 2006 as Entry No. 9623178 in Book 9248 at Pages 9418-9425 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 Bellevue Phase 4, a planned residential development, was recorded in the office of the County Recorder of Salt Lake County, Utah on August 24, 2006 as Entry No. 9822954 in Book 9340 at Pages 6412-6428 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 Bellevue Phase 5, a planned residential development, was recorded in the office of the County Recorder of Salt Lake County, Utah on June 20, 2007 as Entry No. 10139168 in Book 9480 at Pages 7946-7950 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 Bellevue Phase 6, a planned residential development, was recorded in the office of the County Recorder of Salt Lake County, Utah on May 17, 2010 as Entry No. 10953336 in Book 9826 at Pages 100-105 of the Official Records (the "Sixth Supplement").

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

Whereas, under Section 3 of the Declaration, Declarant reserved the unilateral right to expand the planned residential development 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 Exhibits "A-6B," "A-7A" and "A-7B" attached hereto and incorporated herein by this reference (referred to individually as the "Plat 6B Property," "Plat 7A Property" and/or the "Plat 7B Property" and collectively as the "Plats 6B, 7A and 7B Properties").

Whereas, Declarant desires to expand the planned residential development by creating on the Plats 6B, 7A and 7B Properties additional Lots and other improvements of a less significant nature.

Whereas, Declarant now intends that the Plats 6B, 7A and 7B Properties 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 Sixth Supplement to the Declaration of Protective Covenants for Bellevue Phase 7B.

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

a. **Plat 6B Map** shall mean and refer to the Plat Map of Phase 6B 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 heretofore filed or filed concurrently with the filing of this Sixth Supplemental Declaration.

b. **Plat 7A Map** shall mean and refer to the Plat Map of Phase 7A 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 heretofore filed or filed concurrently with the filing of this Sixth Supplemental Declaration.

c. **Plat 7B Map** shall mean and refer to the Plat Map of Phase 7B 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 Sixth Supplemental Declaration.

d. **Sixth Supplemental Declaration** shall mean and refer to this Sixth Supplement to the Declaration of Protective Covenants for Bellevue Plats 6B, 7A and 7B.

Except as otherwise herein provided, the definition of terms contained in the Declaration are incorporated herein by this reference.

3. **Legal Description.** The real property described in Exhibits A-6B, A-7A and A-7B are 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 and recorded plats as they may be supplemented or amended from time to time.

4. **Annexation.** Declarant hereby declares that the Plats 6B, 7A and 7B Properties are or shall be annexed to and become subject to the Declaration, which, upon recordation of said plats and/or this Sixth Supplemental Declaration, whichever first occurred, shall constitute and effectuate the expansion of the Project, making the real property described in Exhibits A-6B, A-7A and A-7B subject to this Declaration and the functions, powers, rights, duties and jurisdiction of the Association and the Architectural Review Committee.

**5. Description of Plats 6B, 7A and 7B Properties and Total Number of Lots Revised.**

a. As shown on the Plat 6B Map, 23 new Lots, Numbers 621-643, inclusive, and other improvements of a less significant nature are or will be constructed and/or created in the Project on the Plat 6B Property. Upon the recordation of the Plat 6B Map and this Sixth Supplemental Declaration, the total number of Lots in the Project will be 278. 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.

b. As shown on the Plat 7A Map, 34 new Lots, Numbers 701-734, inclusive, and other improvements of a less significant nature are or will be constructed and/or created in the Project on the Plat 7A Property. Upon the recordation of the Plat 7A Map and this Sixth Supplemental Declaration, the total number of Lots in the Project will be 301. 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.

c. As shown on the Plat 7B Map, 36 new Lots, Numbers 735-770, inclusive, and other improvements of a less significant nature are or will be constructed and/or created in the Project on the Plat 7B Property. Upon the recordation of the Plat 7B Map and this Sixth Supplemental Declaration, the total number of Lots in the Project will be 337. 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.

d. The following is a summary of the number of Lots per phase:

Phase 1 = 52 Lots  
Phase 2 = 28 Lots  
Phase 3 = 52 Lots  
Phase 4 = 56 Lots  
Phase 5 = 36 Lots  
Phase 6a = 20 Lots  
Phase 6b = 23 Lots  
Phase 7a = 34 Lots  
Phase 7b = 36 Lots

TOTAL = 337 Lots.

6. **Street Trees.** Landscaping shall include the planting of trees in accordance with the Street Tree Planting Plan, a copy of which is attached hereto, marked Exhibit "B" and incorporated herein by this reference.

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



**EXHIBIT "A-6B"**  
**LEGAL DESCRIPTION**

The Property referred to in the foregoing document as the Bellevue Plat 6B Property is located in Salt Lake County, Utah and is described more particularly as follows:

Bellevue Phase 6B, Lots 621-643, inclusive, as shown on the official plat thereof on file and of record in the office of the Salt Lake County Recorder; and All appurtenant Common Area and Facilities as shown on the official plats on file and of record in the office of the Salt Lake County Recorder.

28-31-481-008-0000  
28-31-481-009-0000  
28-31-481-010-0000  
28-31-481-011-0000  
28-31-481-012-0000  
28-31-481-013-0000  
28-31-481-014-0000  
28-31-481-015-0000  
28-32-352-002-0000  
28-32-352-003-0000  
28-32-351-019-0000  
28-32-351-018-0000  
28-32-351-017-0000  
28-32-351-016-0000  
28-32-351-015-0000  
28-32-351-014-0000  
28-32-351-013-0000  
28-32-351-012-0000  
28-32-351-011-0000  
28-32-351-020-0000  
28-31-478-007-0000  
28-31-478-006-0000  
28-31-478-005-0000

**EXHIBIT "A-7A"**  
**LEGAL DESCRIPTION**

The Property referred to in the foregoing document as the Bellevue Plat 7A Property is located in Salt Lake County, Utah and is described more particularly as follows:

Bellevue Phase 7A, Lots 701-734, inclusive, as shown on the official plat thereof on file and of record in the office of the Salt Lake County Recorder; and All appurtenant Common Area and Facilities as shown on the official plats on file and of record in the office of the Salt Lake County Recorder.

28-32-351-022-0000  
28-32-351-023-0000  
28-32-351-024-0000  
28-32-351-025-0000  
28-32-351-026-0000  
28-32-351-027-0000  
28-32-351-028-0000  
28-32-351-029-0000  
28-32-351-030-0000  
28-32-351-031-0000  
28-32-351-032-0000  
28-32-351-033-0000  
28-32-351-034-0000  
28-32-351-035-0000  
28-32-351-036-0000  
28-32-351-037-0000  
28-32-351-038-0000  
28-32-351-039-0000  
28-32-352-004-0000  
28-32-352-005-0000  
28-32-352-007-0000  
28-32-352-008-0000  
28-32-352-009-0000  
28-32-352-010-0000  
28-32-352-011-0000  
28-32-352-012-0000  
28-32-352-013-0000  
28-32-353-006-0000  
28-32-353-005-0000  
28-32-353-004-0000  
28-32-353-003-0000  
28-32-353-002-0000  
28-32-353-001-0000  
28-32-303-002-0000

**EXHIBIT "A-7B"**  
**LEGAL DESCRIPTION**

The Property referred to in the foregoing document as the Bellevue Plat 7B Property is located in Salt Lake County, Utah and is described more particularly as follows:


Bellevue Phase 7B, Lots 735-770, inclusive, as shown on the official plat thereof on file and of record in the office of the Salt Lake County Recorder; and All appurtenant Common Area and Facilities as shown on the official plats on file and of record in the office of the Salt Lake County Recorder.

28-32-354-004-0000  
28-32-354-003-0000  
28-32-354-002-0000  
28-32-354-001-0000  
28-32-303-008-0000  
28-32-303-007-0000  
28-32-303-005-0000  
28-32-303-004-0000  
28-32-303-009-0000  
28-32-303-010-0000  
28-32-303-011-0000  
28-32-303-013-0000  
28-32-303-014-0000  
28-32-303-015-0000  
28-32-352-014-0000  
28-32-352-015-0000  
28-32-352-016-0000  
28-32-352-017-0000  
28-32-352-018-0000  
28-32-353-022-0000  
28-32-353-021-0000  
28-32-353-020-0000  
28-32-353-019-0000  
28-32-353-018-0000  
28-32-353-017-0000  
28-32-353-016-0000  
28-32-353-015-0000  
28-32-353-014-0000  
28-32-353-013-0000  
28-32-304-004-0000  
28-32-304-003-0000  
28-32-304-001-0000  
28-32-304-022-0000  
28-32-353-009-0000  
28-32-353-010-0000  
28-32-353-011-0000  
28-32-353-012-0000





EXHIBIT B  
 IVORY HOMES AT  
**BELLEVUE PHASE 7B**  
 Draper, Utah

-  Bireana Plum
-  Spring Snow Crabapple

