

WHEN RECORDED, RETURN TO:
Little Valley Southeast 11, LLC
5124 South 2050 East
Salt Lake City, UT 84117

11735310
10/2/2013 2:45:00 PM \$12.00
Book - 10182 Pg - 5655-5656
Gary W. Ott
Recorder, Salt Lake County, UT
METRO NATIONAL TITLE
BY: eCASH, DEPUTY - EF 2 P.

PARTIAL TERMINATION OF AMENDED AND RESTATED DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS AND BYLAWS
FOR IVORY HIGHLANDS, P.U.D. PHASE 10 OPEN AREA
Parcel ID No. 21-21-103-002-0000

THIS PARTIAL TERMINATION OF AMENDED AND RESTATED DECLARATION is made
by the undersigned Association.

RECITALS

- A. Real property in West Jordan City, Salt Lake County, State of Utah, known as Ivory Highlands, P.U.D., according to official plat thereof on file with the Salt Lake County Recorder's Office, State of Utah, was subjected to an Amended and Restated Declaration of Covenants, Conditions, and Restrictions recorded November 6, 2007, as Entry No. 10267705, Book 9534, Pages 1752-1816, in the Salt Lake County Recorder's Office, Utah ("Declaration");
- B. Under Declaration Article III, Section 10(f), the Management Committee is authorized to sell the common area parcel shown on the Phase 10 plat map as "Open Area" and specifically identified as Parcel ID No. 21-21-103-002-0000 ("Phase 10 Open Area"). The Management Committee has elected to sell the Phase 10 Open Area. As a condition of the sale, the Declaration with respect to the Phase 10 Open Area is to be terminated and the Phase 10 Open Area is to be withdrawn from Ivory Highlands, P.U.D.;
- C. This termination shall be effective only against the property allowed to be sold under the Declaration, as described in Exhibit "A" to this Partial Termination;
- D. This termination shall not have any effect on the continued enforceability and validity of the remainder of the property described in the Declaration, any amendment or supplement thereto;
- E. The undersigned is the President of the Association and certifies that the management committee obtained the necessary votes approving the sale of the Phase 10 Open Area and to terminate the Declaration with respect to the Phase 10 Open Area;

NOW THEREFORE, the Declaration is hereby terminated and all property described in Exhibit "A" hereto is released from its terms and effect and is withdrawn from Ivory Highlands, P.U.D. The recitals are made part of this termination.

IN WITNESS WHEREOF, the President of the Association has executed this instrument.

****SIGNATURES AND ACKNOWLEDGEMENTS TO FOLLOW****
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IVORY HIGHLANDS PUD PROPERTY OWNERS ASSOCIATION



By: Dave Lamb as its President

STATE OF UTAH)
 :ss.
County of Salt Lake)

On this 30 day of September 2013, personally appeared before me Dave Lamb, who being by me duly sworn, did say that he is the President for Ivory Highlands PUD Property Owners Association, that he has been authorized to execute this partial termination on behalf of the Association, and did certify that the Management Committee authorized this termination as part of the sale of the Phase 10 Open Area.

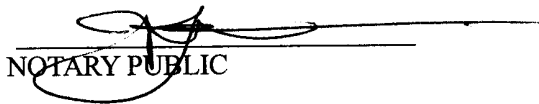
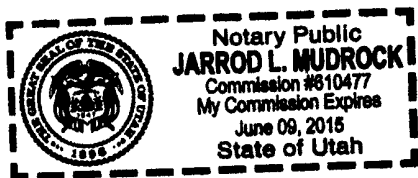

NOTARY PUBLIC

EXHIBIT "A"
LEGAL DESCRIPTION

Boundary description of "Open Area" as shown on Ivory Highlands Subdivision Phase 10:

Beginning at the Northeast corner of Ivory Highlands Subdivision Phase 10, on file with the office of the Salt Lake County Recorder, said point also being South 89°56'22" East 920.35 feet and South 00°03'38" West 40.00 feet from the Northwest corner of Section 21, Township 2 South, Range 1 West, Salt Lake Base and Meridian and running thence South 00°06'35" West along the Easterly line of said subdivision 352.08 feet to the Northeast corner of Lot 1001 of said plat; thence North 89°53'25" West 87.48 feet to the Northwest corner of said Lot 1001 and East line of Cisco Ridge Road, and point of a 175.00 foot radius curve to the right; thence along said curve a distance of 40.42 feet through a central angle of 13°13'57" (chord bears North 28°32'01" East 40.33 feet) to the point of a 225.00 radius reverse curve to the left; thence along said curve a distance of 137.60 feet through a central angle of 35°02'25" (chord bears North 17°37'47" East 135.47 feet); thence North 00°06'35" East 172.42 feet to a point on a 15.00 foot radius curve to the right; thence along said curve a distance of 23.55 feet through a central angle of 89°57'03" (chord bears North 45°05'36" East 21.20 feet) to the Southerly right-of-way line of 6200 South Street; thence South 89°56'22" East along said Southerly right-of-way line 12.51 to the point of beginning.

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