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

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03/28/2014 02:18 PM \$26.00  
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GARY W. OTT  
RECORDER, SALT LAKE COUNTY, UTAH  
IVORY DEVELOPMENT  
978 E WOODOAK LN  
SALT LAKE CITY UTAH 84117  
BY: LHP, DEPUTY - WI 8 P.

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

**TENTH SUPPLEMENT TO THE  
DECLARATION OF PROTECTIVE COVENANTS  
FOR IVORY CROSSING PHASE 11,  
A Utah Planned Unit Development**

This Tenth Supplement to the Declaration of Protective Covenants for Ivory Crossing Phase 11, 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 September 30, 2011 as Entry No. 11252445 in Book 9954 at Pages 2102-2109 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 Seventh Supplement to the Declaration of Protective Covenants for Ivory Crossing Phase 8, 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 Page 4466 of the Official Records (the "Seventh Supplement").

Whereas, the related Plat Map for Phase 8 of the Project has also been recorded in the office of the County Recorder of Salt Lake County, Utah.

Whereas, the Eighth Supplement to the Declaration of Protective Covenants for Ivory Crossing Phase 9, a planned residential development, was recorded in the office of the County

Recorder of Salt Lake County, Utah on July 31, 2012 as Entry No. 11440458 in Book 2012P at Page 108 of the Official Records (the "Eighth Supplement").

Whereas, the related Plat Map for Phase 9 of the Project has also been recorded in the office of the County Recorder of Salt Lake County, Utah.

Whereas, the Ninth Supplement to the Declaration of Protective Covenants for Ivory Crossing Phase 10, a planned residential development, was recorded in the office of the County Recorder of Salt Lake County, Utah on January 31, 2013 as Entry No. 11567864 in Book 10103 at Pages 5124-5131 of the Official Records (the "Ninth Supplement").

Whereas, the related Plat Map for Phase 10 of the Project has also been recorded in the office of the County Recorder of Salt Lake County, Utah.

Whereas, under Article III, Section 41 of the Declaration, Declarant has the right to expand the Project and annex additional land.

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-11" attached hereto and incorporated herein by this reference (the "Phase 11 Property").

Whereas, Declarant now intends that the Phase 11 Property as described herein and the Plat Map for Phase 11 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 Tenth Supplement to the Declaration of Protective Covenants for Ivory Crossing Phase 11.

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

a. **Phase 11 Map** shall mean and refer to the Plat Map of Phase 11 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 Tenth Supplemental Declaration.

b. **Tenth Supplemental Declaration** shall mean and refer to this Tenth Supplement to the Declaration of Protective Covenants for Ivory Crossing Phase 11.

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-11 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 from time to time.

3. **Annexation.** Declarant hereby declares that the Phase 11 Property shall be annexed to and become subject to the Declaration, which, upon recordation of this Tenth Supplemental Declaration, shall constitute and effectuate the expansion of the Project, making the real property described in Exhibit A-11 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 Lots and Percentages of Ownership Interest Revised.** As shown on the Phase 11 Map, twenty-two (22) new Lots, Numbers 1101-1122, and other improvements of a less significant nature are or will be constructed and/or created in the Project on the Phase 11 Property. Upon the recordation of the Phase 11 Map and this Tenth Supplemental Declaration, the total number of Lots in the Project will be 339. 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 Phases. Upon recordation of the Phase 11 Map and Tenth Supplemental Declaration, the percentage of ownership interest for each Lot will be 1/339. 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.

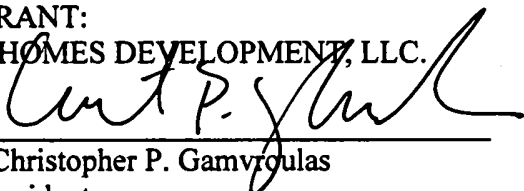
5. **Conflict.** In the event of any conflict, inconsistency or incongruity between the provisions of the Declaration, as supplemented or , and the Tenth Supplement, the latter shall in all respects govern and control.

6. **Severance.** If any provision of this Tenth Supplemental Declaration is held to be illegal, invalid, or unenforceable under any present or future law, then that provision will be fully severable. This Tenth 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 Tenth 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 Tenth Supplemental Declaration. Furthermore, in lieu of each such illegal, invalid, or unenforceable provision, there will be added automatically, as a part of this Tenth 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 Tenth Supplemental Declaration and the Phase 11 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 19 day of December, 2013.

DECLARANT:  
IVORY HOMES DEVELOPMENT, LLC.

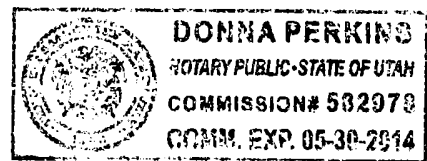
By:   
Name: Christopher P. Gamvroulas  
Title: President

**ACKNOWLEDGMENT**

STATE OF UTAH                    )  
  ss:  
COUNTY OF SALT LAKE    )

The foregoing instrument was acknowledged before me this 19 day December, 2013 by Christopher P. Gamvroulas, the President 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-11"**  
**LEGAL DESCRIPTION**

The Property referred to in the foregoing document as the Ivory Crossing Phase 11 Property is located in Salt Lake County, Utah and is described more particularly as follows:

LOCATED IN THE NORTHEAST QUARTER OF SECTION 20 & THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN

BEGINNING AT THE NORTHWEST CORNER OF LOT 1013 IVORY CROSSING PHASE 10 PUD SUBDIVISION SAID POINT ALSO BEING N89°44'58"W 574.20 FEET FROM THE NORTHWEST CORNER OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING ON THE SOUTH LINE OF THE RECORDED CHATEAU FLAT SUBDIVISION; THENCE ALONG SAID IVORY CROSSING 10 SUBDIVISION THE FOLLOWING 5) COURSES, 1) S16°12'23"E 68.91 FEET; 2) S11°37'45"E 241.69 FEET; 3) S03°16'14"E 55.00 FEET; 4) N86°43'46" 34.71 FEET; 5) S05°08'07"E 108.55 FEET TO THE SOUTHWEST CORNER OF LOT 1016 IVORY CROSSING PHASE 10 PUD SUBDIVISION AND THE NORTH PROPERTY LINE OF LOT 609 IVORY CROSSING PHASE PHASE 6 PUD SUBDIVISION; THENCE ALONG THE NORTH LINE OF SAID PHASE 6 SUBDIVISION THE FOLLOWING 6) COURSES; 1) S79°14'14"W 14.95 FEET; 2) S84°17'11"W 95.02 FEET; 3) N87°13'52"W 95.00 FEET; 4) S76°19'22"W 86.00 FEET; 5) S74°00'39"W 67.42 FEET; 6) S56°51'14"W 7.12 FEET TO THE COMMON BACK LOT CORNER OF IVORY CROSSING PHASE 6 PUD LOT 606, AND LOT 905 OF IVORY CROSSING PHASE 9 PUD; THENCE ALONG THE BOUNDARY LINE OF SAID IVORY CROSSING PHASE 9 PUD THE FOLLOWING 5) COURSES; 1) N32°03'16"W 114.52 FEET; 2) N31°28'05"W 55.00 FEET; 3) SOUTHWESTERLY 46.36 FEET ALONG THE ARC OF A 477.15 TO THE LEFT (CHORD BEARS S55°44'10"W 46.34 FEET); 4) N58°48'23"W 144.29 FEET; 5) N74°26'56"W 207.50 FEET; THENCE N00°01'37"E 284.57 FEET; THENCE S89°44'58"E 746.83 FEET TO THE POINT OF BEGINNING

CONTAINS: 7.76 ACRES

**EXHIBIT "B"**  
**Copy of Plat Map for Phase 11 of the Project**

# Ivory Crossing No. 11 P.U.D.

## LOCATED IN THE NORTHEAST QUARTER OF SECTION 20 AND THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

**SURVYOR'S CERTIFICATE**

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND PLACED IN THE RECORDS OF THE PUBLIC RECORDS OF THE COUNTY OF SALT LAKE COUNTY, UTAH.

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND PLACED IN THE RECORDS OF THE PUBLIC RECORDS OF THE COUNTY OF SALT LAKE COUNTY, UTAH.

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND PLACED IN THE RECORDS OF THE PUBLIC RECORDS OF THE COUNTY OF SALT LAKE COUNTY, UTAH.



**BOUNDARY DESCRIPTION**

LOCATED IN THE NORTHEAST QUARTER OF SECTION 20 & THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, THE PROPERTY DESCRIBED IN THIS INSTRUMENT IS BOUNDARY DESCRIBED AS FOLLOWS:

... (Detailed boundary description text) ...

**OWNERS' DECLARATION**

WE, THE UNDERSIGNED, HAVE BEEN THE INSTRUMENTARY AGENTS OF THE INSTRUMENT TO BE RECORDED IN THIS COUNTY AND WE HEREBY CERTIFY THAT WE HAVE READ THE INSTRUMENT AND WE BELIEVE THE CONTENTS THEREOF TO BE TRUE AND CORRECT.

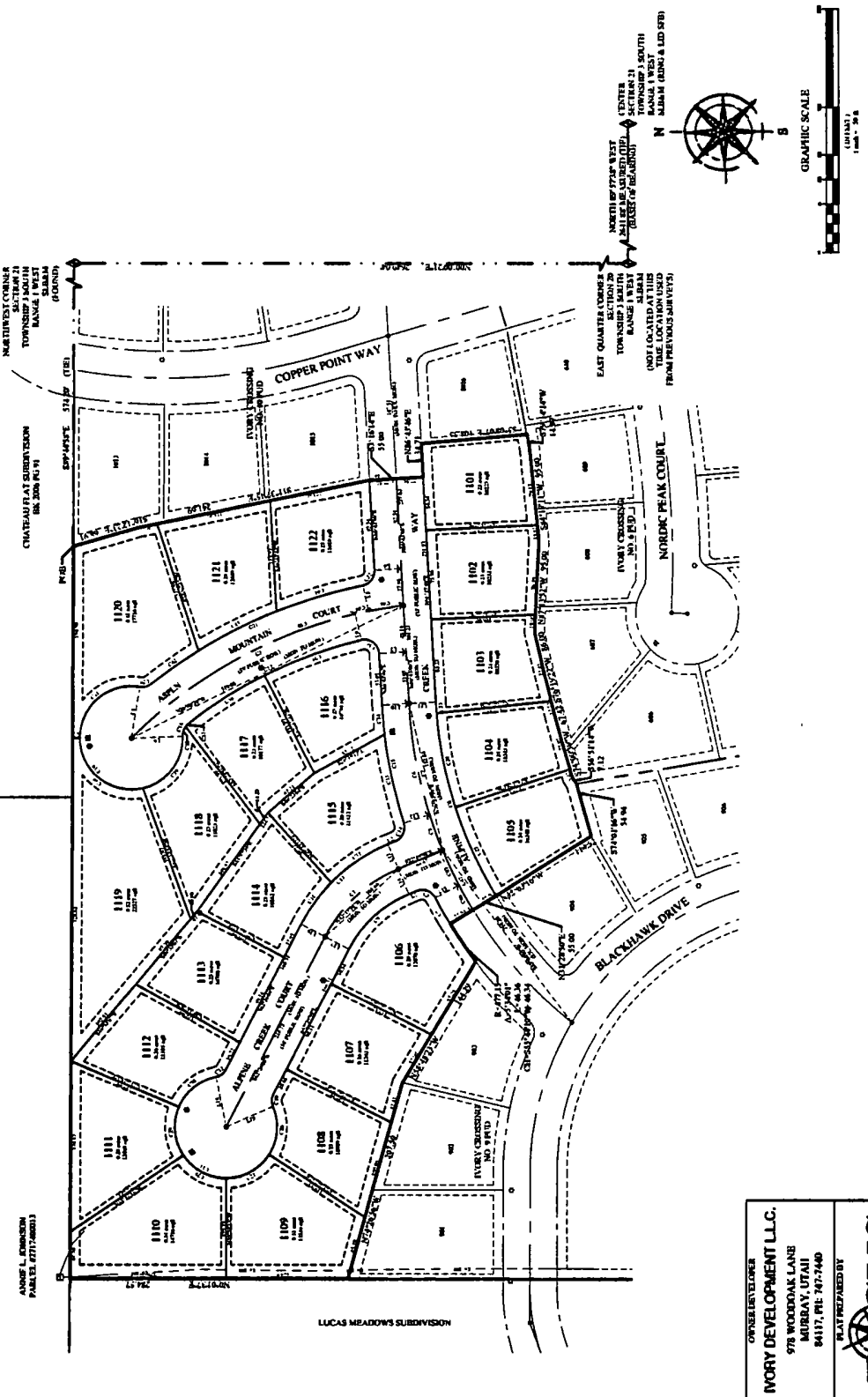
**LIMITED LIABILITY ACKNOWLEDGEMENT**

THE UNDERSIGNED HEREBY ACKNOWLEDGE THAT THE INSTRUMENT TO BE RECORDED IN THIS COUNTY IS THE PROPERTY OF THE UNDERSIGNED AND NOT THE PROPERTY OF ANY OTHER PARTY.

**IVORY CROSSING NO. 11 P.U.D.**

... (Additional project information) ...

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- PROPERTY CORNER
- PROPERTY CENTERLINE
- PROPERTY CENTERLINE
- PROPERTY CENTERLINE
- PROPERTY CENTERLINE
- PROPERTY CENTERLINE
- PROPERTY CENTERLINE
- PROPERTY CENTERLINE



**PLAT PREPARED BY**

**IVORY DEVELOPMENT L.L.C.**  
978 WOODDAK LANE  
MURRAY, UTAH  
84117, P.O. 747-7440

**FOCUS ENGINEERING AND SURVEYING, LLC**  
502 WEST 2ND SOUTH  
SALT LAKE CITY, UTAH 84111  
PHONE: (801) 532-6075

**SECTION 20**

**SECTION 21**

**TOWNSHIP 3 SOUTH**

**RANGE 1 WEST**

- POOR COPY -  
CO. RECORDER