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GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
IVORY DEV
BY: CRP, DEPUTY - MI 5 P.

WHEN RECORDED RETURN TO:
Ivory Development, LLC
Christopher P. Gamvroulas
978 East Woodoak Lane
Salt Lake City, UT 84117
(801) 747-7440

**SECOND SUPPLEMENT TO THE
AMENDED AND RESTATED DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS, AND RESERVATION OF EASEMENTS
FOR
ECHO RIDGE SUBDIVISION PHASE 4**

This Second Supplement to the Amended and Restated Declaration of Covenants, Conditions and Restrictions, and Reservation of Easements for Echo Ridge Subdivision Phase 4 is made and executed by Ivory Development, LLC., a Utah limited liability company, of 978 East Woodoak Lane, Salt Lake City, UT 84117 (the "Declarant").

RECITALS

A. The First Restated Declaration of Covenants, Conditions and Restrictions, and Reservation of Easements for All Phases of Echo Ridge Subdivision was recorded in the office of the County Recorder of Salt Lake County, Utah on December 10, 2012 as Entry No. 11532173 in Book 10086 at Pages 157-166 of the official records (the "First Restated Declaration").

B. The related Plat Maps for Echo Ridge Subdivision Phases 1 and 2 have also been recorded in the office of the County Recorder of Salt Lake County, Utah.

C. The Amended and Restated Declaration of Covenants, Conditions and Restrictions, and Reservation of Easements for Echo Ridge Phases 1 and 2 and First Supplemental Declaration for Phase 3 was recorded in the office of the County Recorder of Salt Lake County, Utah on 1/22/14 as Entry No. 11793713 in Book 2014 P at Pages 13 of the official records (collectively "Declaration").

D. The related Plat Map for Echo Ridge Subdivision Phase 3 has also been recorded in the office of the County Recorder of Salt Lake County.

E. The 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" attached hereto and incorporated herein by this reference (the "Phase 4 Property").

F. Declarant reserved the unilateral right and now desires to expand Echo Ridge Subdivision and to annex additional land to the Project.

AGREEMENT

NOW, THEREFORE, for the reasons recited above, and for the benefit of Echo Ridge Subdivision and all of the Lot Owners, Declarant hereby executes this Second Supplement to the Amended and Restated Declaration of Covenants, Conditions and Restrictions, and Reservation of Easements for Echo Ridge Subdivision (the "Second Supplement") for the purpose of annexing the Phase 3 Property.

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

a. **Second Supplemental Declaration** shall mean and refer to this Second Supplement to the Declaration of Covenants, Conditions and Restrictions for Echo Ridge Subdivision Phase 4.

b. **Phase 4 Map** shall mean and refer to the Final Plat of Phase 4 of the Project, prepared and certified to by Dennis K. Withers, a duly registered Utah Land Surveyor holding Certificate No. 8135190, and filed for record in the Office of the County Recorder of Salt Lake County, Utah concurrently with the filing of this Second Supplemental Declaration.

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

2. **Legal Description.** The legal description for the Phase 4 Property is set forth with particularity in Exhibit A-4 attached hereto and incorporated herein by this reference.

3. **Annexation.** Declarant hereby declares that the Phase 4 Property is hereby annexed and the recordation of this Second Supplement and the Final Plat constitutes and effectuates the expansion of Echo Ridge Subdivision so that it includes the Phase 4 Property.

4. **Description of Property and Total Number of Units Revised.** As shown on the Phase 4 Map, twenty-seven (27) new Lots, Numbers 401-427 and other improvements of a less significant nature are or will be constructed and/or created in the Project on the Phase 4 Property. Phase 1 has twenty-one (21) Lots. Phase 2 has twenty-four (24) Lots. Phase 3 has twenty-seven (27) Lots. Upon the recordation of the Phase 4 Map and this Second Supplemental Declaration, the total number of Lots/Units in the Project will be one hundred (100) Lots. 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 single earlier Phases.

5. **Severability.** If any provision, paragraph, sentence, clause, phrase, or word of this Second Supplement should under any circumstance be invalidated, such

invalidity shall not affect the validity of the remainder of the Second Supplement, and the application of any such provision, paragraph, sentence, clause, phrase, or word in any other circumstances shall not be affected thereby.

6. **Topical Headings and Conflict.** The headings appearing at the beginning of the paragraphs of this Second Supplement are only for convenience of reference and are not intended to describe, interpret, define or otherwise affect the content, meaning or intent of this Second Supplement of any paragraph or provision hereof. In case any provisions hereof shall conflict with Utah law, Utah law shall be deemed to control.

7. **Effective Date.** This annexation shall take effect upon the recording of this instrument and the Final Plat in the office of the County Recorder of Salt Lake County, Utah.

IN WITNESS WHEREOF, the undersigned has hereunto set its hand this 22nd day of April, 2015.

DECLARANT:
IVORY DEVELOPMENT, LLC.

By: _____

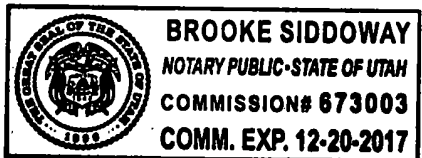
Name: Christopher P. Gamvroulas

Title: President

ACKNOWLEDGMENT

STATE OF UTAH)
 SS:
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 27th day ^{April}~~January~~, 2014⁵ by Christopher P. Gamvroulas, as President of IVORY DEVELOPMENT, LLC, a Utah limited liability company, and said Christopher P. Gamvroulas duly acknowledged to me that said IVORY DEVELOPMENT, LLC executed the same.



Brooke Siddoway

NOTARY PUBLIC

EXHIBIT "A-4"

LEGAL DESCRIPTION

The Property referred to in the foregoing document as the Phase 4 Property is located in Salt Lake County, Utah and is described more particularly as follows:

BEGINNING AT THE SOUTHWEST CORNER OF ECHO RIDGE PHASE 3 SUBDIVISION, SAID SOUTHWEST CORNER BEING SOUTH 89° 48' 14" EAST, ALONG THE SECTION LINE, A DISTANCE OF 20.72 FEET, TO THE NORTHWEST CORNER OF BINGHAM BUSINESS PARK PHASE 1, RECORDED IN BOOK 99P, AT PAGE 93, OF PLATS AND THE NORTH EAST CORNER OF SAID ENTIRE TRACT; THENCE SOUTH 01° 07' 48" WEST, ALONG THE WESTERLY LINE OF SAID BINGHAM BUSINESS PARK PHASE 1, AND THE EASTERLY LINES OF ECHO RIDGE SUBDIVISIONS PHASES 1 & 2, A DISTANCE OF 1310.63 FEET, TO THE SOUTHEAST CORNER OF SAID ECHO RIDGE SUBDIVISION PHASE 2 AND THE SOUTHEAST CORNER OF SAID ENTIRE TRACT; THENCE SOUTH 87° 57' 35" WEST, ALONG THE SOUTH LINES OF SAID ECHO RIDGE PHASE 2 & SAID ENTIRE TRACT, A DISTANCE OF 51.25 FEET; THENCE NORTH 89° 48' 00" WEST, ALONG SAID SOUTH LINES, A DISTANCE OF 973.05 FEET, FROM THE NORTHEAST CORNER OF SAID SECTION 10, AND THE POINT OF BEGINNING FOR THIS DESCRIPTION; AND RUNNING THENCE NORTH 89° 48' 00" WEST, ALONG THE NORTH LINE OF PARCEL # 3A RWK SUBDIVISION AMENDED (PROTECTION STRIP), A DISTANCE OF 319.36 FEET, TO THE WEST LINE OF SAID ENTIRE TRACT THENCE NORTH 01° 05' 44" EAST, ALONG SAID WEST LINE, A DISTANCE OF 1227.92 FEET; THENCE SOUTH 89° 48' 00" EAST, A DISTANCE OF 164.12 FEET; THENCE SOUTH 03° 11' 24" WEST, A DISTANCE OF 6.40 FEET, TO THE BEGINNING OF A CURVE; THENCE SOUTHEASTERLY ALONG THE ARC OF 15.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 92° 59' 24", A DISTANCE OF 24.34 FEET, THE LONG CHORD OF WHICH BEARS SOUTH 43° 18' 18" EAST, A DISTANCE OF 21.76 FEET; THENCE SOUTH 89° 48' 00" EAST, A DISTANCE OF 176.24 FEET, TO THE BEGINNING OF A CURVE; THENCE NORTHEASTERLY ALONG THE ARC OF A 15.00 FOOT CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 87° 00' 36", A DISTANCE OF 22.78 FEET, THE LONG CHORD OF WHICH BEARS NORTH 46° 41' 42" EAST, A DISTANCE OF 20.65 FEET; THENCE NORTH 03° 11' 24" EAST, A DISTANCE OF 9.21 FEET; THENCE SOUTH 89° 42' 24" EAST, A DISTANCE OF 42.05 FEET; THENCE SOUTH 03° 11' 24" WEST, A DISTANCE OF 85.11 FEET; THENCE SOUTH 89° 42' 24" EAST, A DISTANCE OF 118.94 FEET TO THE WEST LINE OF SAID ECHO RIDGE PHASE 3 SUBDIVISION; THENCE ALONG SAID WEST LINE THE FOLLOWING EIGHT (8) COURSES; (1) SOUTH 00° 01' 47" EAST, A DISTANCE OF 81.47 FEET (2) SOUTH 88° 39' 56" WEST, A DISTANCE OF 123.75 FEET (3) SOUTH 80° 59' 55" WEST, A DISTANCE OF 42.97 FEET (4) NORTH 89° 48' 00" WEST, A DISTANCE OF 103.12 FEET (5) SOUTH 03° 10' 41" WEST, A DISTANCE OF 108.17 FEET (6) SOUTH 01° 07' 48" WEST, A DISTANCE OF 777.58 FEET (7) THENCE SOUTH 89° 48' 00" EAST, A DISTANCE OF 60.18 FEET; (8) SOUTH 00° 12' 00" WEST, A DISTANCE OF 168.60 FEET, TO THE POINT OF BEGINNING.