

When Recorded Return To:

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

13970292 B: 11348 P: 5358 Total Pages: 6
06/15/2022 11:58 AM By: zjorgensen Fees: \$140.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.
1996 EAST 6400 SOUTH SUITE 120SALT LAKE CITY, UT 84121

**FIRST SUPPLEMENT
TO
MASTER DECLARATION OF
COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR
BIG WILLOW CREEK**

Phase 2 and Phase 3

Parcel Numbers (for reference purposes only):

27-24-353-002, 27-24-381-003, 27-24-303-009, 27-24-304-001, 27-24-304-002, 27-24-328-001,
27-24-353-003, 27-24-353-004, 27-24-356-005 through 27-24-356-016, inclusive, 27-24-381-
004 through 27-24-381-012, inclusive, 27-24-382-001, and 27-24-382-002

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**FIRST SUPPLEMENT
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FOR
BIG WILLOW CREEK**

Phase 2 and Phase 3

This supplement to Master Declaration of Covenants, Conditions, and Restrictions for Big Willow Creek (the "Supplement") is made and executed by Ivory Development, LLC, a Utah limited liability company with an address of 978 E Woodoak Lane, Salt Lake City, Utah 84117 (the "Declarant").

RECITALS

- A. Declarant recorded that certain Master Declaration of Covenants, Conditions, and Restrictions for Big Willow Creek with the Office of Recorder for Salt Lake County, Utah on August 23rd, 2019 as Entry No. 13058680 (the "Master Declaration").
- B. The Master Declaration reserves to the Declarant the right and authority to unilaterally expand the Project in accordance with the Master Declaration.
- C. Declarant is the record owner of certain real property located in Draper City, Salt Lake County, Utah, more fully described herein (the "Property" or "Big Willow Creek Phases 2 and 3").
- D. Declarant desires to further expand the Project to include an additional sixty-six (66) Lots, and other improvements of a less significant nature on the Property.
- E. Declarant now intends that the Property and the Lots thereon shall become part of the Project and subject to the Master Declaration.

NOW, THEREFORE, for the reasons recited above, and for the benefit of the Project, Declarant, and Owners, Declarant hereby executes this Supplement to the Master Declaration of Covenants, Conditions, and Restrictions for Big Willow Creek for Big Willow Creek Phase 2 and Phase 3.

SUPPLEMENT TO MASTER DECLARATION

1. Supplement to Definitions. Article I of the Master Declaration, entitled “Definitions,” shall be and hereby is modified to include the following supplemental definitions:

- “Big Willow Creek Phase 2 Plat” shall mean and refer to the final plat maps of the Property that have been or will be recorded with the Office of County Recorder for Salt Lake County, Utah contemporaneous with the filing of this Supplement to Master Declaration.
- “Big Willow Creek Phase 3 Plat” shall mean and refer to the final plat maps of the Property that have been or will be recorded with the Office of County Recorder for Salt Lake County, Utah contemporaneous with the filing of this Supplement to Master Declaration.

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

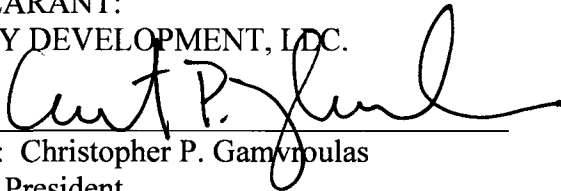
2. Annexation. Consistent with the rights and authority reserved to Declarant in the Master Declaration, the Property shall be and hereby is annexed into the Project and the Big Willow Creek Master Association, which is organized and operating as a Utah nonprofit corporation (the “Master Association”). Recordation of this Supplement to Master Declaration, together with the Big Willow Creek Phase 2 and Phase 3 Plats, shall constitute and effectuate further expansion of the Project, making the real property described in Exhibit A and every Owner and Occupant of a Lot thereon subject to the Master Declaration and the functions, powers, rights, duties, and jurisdiction of the Master Association.

3. Street Tree Plan. The Street Tree plan is further updated to include Exhibit B herein.

4. Covenants, Conditions, and Restrictions to Run with the Land. The Covenants, Conditions and Restrictions for the Property and the Lots thereon established by this Supplement to Master Declaration are intended to and shall be binding on the Lots, the respective Owners and their successors in interest and shall run with the land.

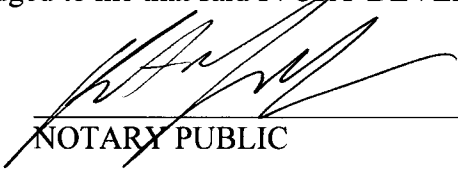
IN WITNESS WHEREOF, the undersigned has hereunto set its hand to this instrument
this 14th day of JUNE, 2022.

DECLARANT:
IVORY DEVELOPMENT, LLC.

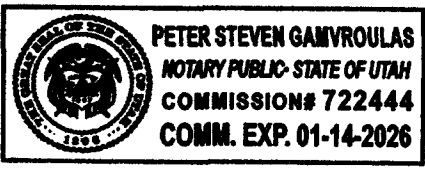
By: 
Name: Christopher P. Gamvroulas
Title: President

STATE OF UTAH)
 ss:
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 14th day of JUNE, 2022 by Christopher P. Gamvroulas, President of IVORY DEVELOPMENT, LLC, a Utah limited liability company, and who duly acknowledged to me that said IVORY DEVELOPMENT, LLC executed the same.


NOTARY PUBLIC

My Commission Expires: 01-14-2026



**EXHIBIT A
LEGAL DESCRIPTION**

The real property referred to in the foregoing instrument is located in Salt Lake County, Utah and is more particularly described as follows:

All of Lots 201 through 229, BIG WILLOW CREEK PHASE 2, according to the official plat thereof recorded January 3, 2022 as Entry No. 13860639 in Book 2022P at Page 4 in the office of the Salt Lake County Recorder.

ALSO:

All of the proposed BIG WILLOW CREEK PHASE 3 Subdivision, being more particularly described as follows:

BOUNDARY DESCRIPTION

A portion of the SW1/4 of Section 24, Township 3 South, Range 1 West, Salt Lake Base & Meridian, located in Draper, Utah, more particularly described as follows:





Beginning at the Southeast corner of BIG WILLOW CREEK PHASE 1B, according to the Official Plat thereof recorded October 17, 2018 as Entry No. 12869206 in Book 2018P at Page 352 in the Office of the Salt Lake County Recorder, located N89°54'32"E along the Section line 1,204.44 feet from the Southwest Corner of Section 24, T3S, R1W, S.L.B.& M.; thence along said plat the following eight (8) courses: 1) Northerly along the arc of a 280.00 feet radius non-tangent curve to the left (radius bears: S88°55'55"W) 72.35 feet through a central angle of 14°48'16" Chord: N08°28'13"W 72.15 feet; 2) thence N15°52'21"W 28.62 feet; 3) along the arc of a curve to the right with a radius of 15.00 feet a distance of 27.69 feet through a central angle of 105°46'53" Chord: N37°01'05"E 23.92 feet; 4) N00°05'28"W 60.00 feet; 5) S89°54'32"W 5.53 feet; 6) along the arc of a curve to the left with a radius of 180.00 feet a distance of 18.15 feet through a central angle of 05°46'34" Chord: S87°01'15"W 18.14 feet to a point of reverse curvature; 7) along the arc of a curve to the right having a radius of 15.00 feet a distance of 20.94 feet through a central angle of 79°59'41" Chord: N55°52'12"W 19.28 feet; 8) N15°52'21"W 109.19 feet; thence N89°54'32"E 365.65 feet; thence N00°05'28"W 115.00 feet; thence N89°54'32"E 8.83 feet; thence N00°05'28"W 59.99 feet; thence N05°00'59"E 846.69 feet; thence N89°53'47"E 5.38 feet; thence N00°06'13"W 60.00 feet; thence N05°00'59"E 124.50 feet; thence N89°53'47"E 284.39 feet to the Northwest Corner of that Real Property described in Deed Book 9810 Page 154 of the Official Records of Salt Lake County; thence along said deed the following two (2) courses: 1) S04°37'28"W 1,055.75 feet; 2) S05°19'59"W 445.21 feet to the Section line; thence S89°54'32"W along the Section line 548.67 feet to the point of beginning.

Contains: 11.91 acres+/-

Parcel Numbers: 27-24-353-002, 27-24-381-003, 27-24-303-009, 27-24-304-001, 27-24-304-002, 27-24-328-001, 27-24-353-003, 27-24-353-004, 27-24-356-005 through 27-24-356-016, inclusive, 27-24-381-004 through 27-24-381-012, inclusive, 27-24-382-001, and 27-24-382-002

EXHIBIT B Phase 2 & 3 Street Tree Plans

TREE LEGEND

- 
Acer pseudoplatanus
Sycamore Maple - (SM)
- 
Celtis occidentalis
Common Hackberry - (CH)
- 
Platanus x acerifolia
London Plane Tree - (LP)
- 
Quercus shumardii
Shumard Oak - (SO)

