

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

14042008 B: 11385 P: 3098 Total Pages: 7
11/14/2022 03:38 PM By: tpham Fees: \$146.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.
1996 EAST 6400 SOUTH SUITE 120 SALT LAKE CITY, UT 84121

**FIRST SUPPLEMENT
TO
MASTER DECLARATION OF
COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR
GABLER'S GROVE
FOR
Phases 2 & 3**

This supplement to Master Declaration of Covenants, Conditions, and Restrictions for Gabler's Grove (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 Gabler's Grove with the Office of Recorder for Salt Lake County, Utah on March 18, 2021 as Entry No. 13601697 (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 Magna, Salt Lake County, Utah, more fully described herein (the "Property" or "Gabler's Grove Phases 2 & 3").

D. Declarant desires to further expand the Project to include an additional sixty-two (62) 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 Gabler's Grove for Gabler's Grove Phases 2 & 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:

- “Gabler’s Grove Phases 2 & 3 Plats” 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 Gabler’s Grove 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 Gabler’s Grove Phase 3 Plat, 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.

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:

Gabler's Grove Subdivision, Phase 2, Lots 201 through 222, inclusive as shown on the official subdivision final plat on file and of record ith the Office of Recorder for Salt Lake County, Utah Recorded on May 26th, 2021 as Entry No. 13674305, and improvements and appurtenances as shown thereon.

Parcel Numbers:

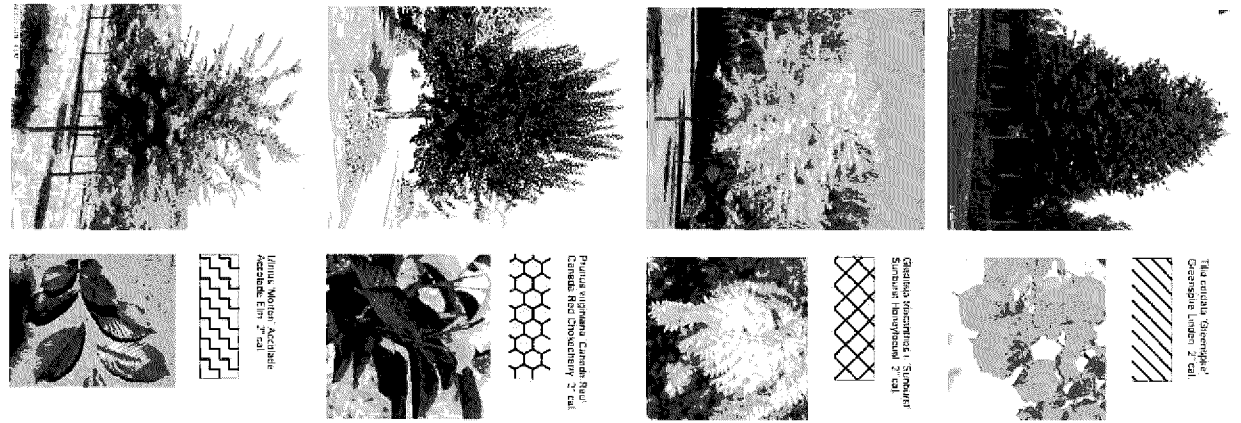
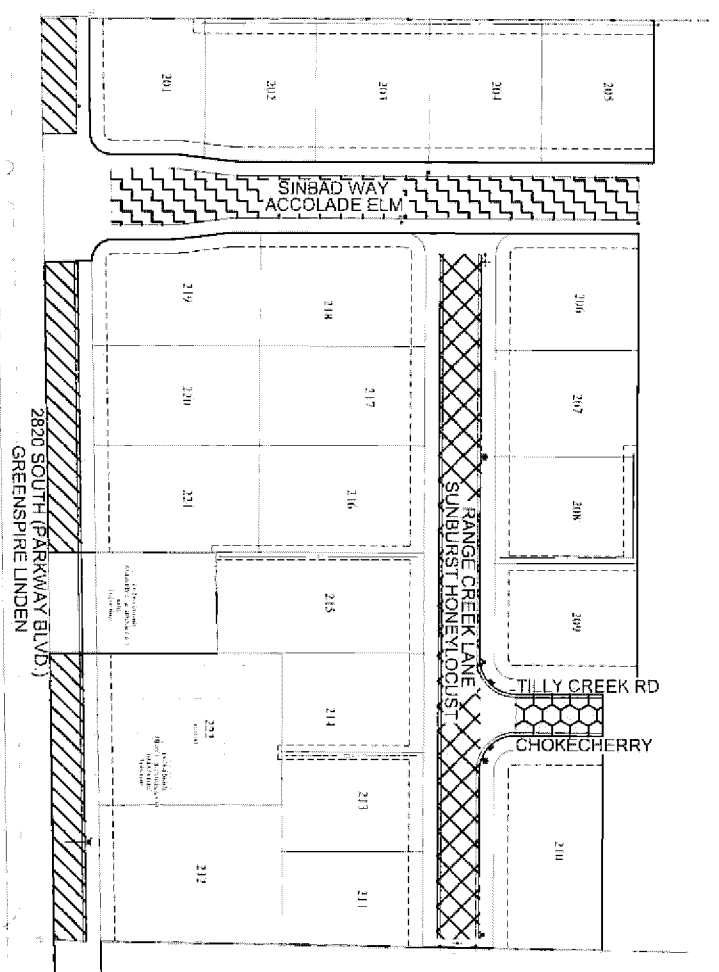
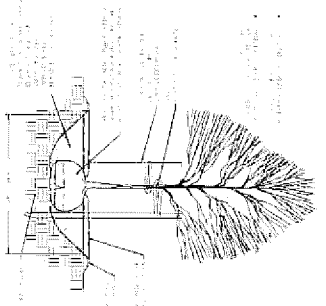
Gabler's Grove Subdivision, Phase 3, Lots 301 through 340 and Parcel A, inclusive as shown on the official subdivision final plat on file and of record ith the Office of Recorder for Salt Lake County, Utah Recorded on January 25th, 2022 as Entry No. 13876572, and improvements and appurtenances as shown thereon.

Parcel Numbers:

EXHIBIT B

- GENERAL REQUIREMENTS**
- 1. Street Trees are to be planted by the Developer.
 - 2. STREET TREES are to be planted in the sidewalk in front of each lot. They are to be planted between the back of curb and the edge of the sidewalk.
 - 3. Two (2) Street Trees are to be planted per lot.
 - 4. Corner lots shall have two (2) Street Trees on each street forming the corner. A total of four (4) Street Trees in total cases, one shall be two different varieties of trees. Consult the Street Tree Plan for details.
 - 5. Lots on odd side shall have a narrower frontage and may not in all cases accommodate two Street Trees. Follow the guidelines on paragraph below and provide Street Trees at the proper and appropriate spacing.
 - 6. STREET TREES shall be spaced at approximately thirty (30) feet on corner lots, the trees shall be thirty (30) feet from a street line in front of an adjoining lot.
 - 7. STREET TREES shall be planted twenty (20) feet from any street intersection. This is to be measured from the point of intersection between the street and the sidewalk.
 - 8. STREET TREES shall be a minimum (2") caliper in size when planted. Caliper is the diameter of the stem measured twelve (12) inches above the top of the root ball.
 - 9. Any planting of developer STREET TREES are to be subject to the requirements of the site plan and applicable laws, codes, and regulations.
 - 10. Trees to be planted twenty feet from street light and power poles, but not less than five (5) feet from driveway, and five feet from utility meters.
 - 11. If any utility lines are in conflict with the street tree placement, it may be adjusted or may require adjustment to the tree location.

TREE PLANTING & SPACING



The central 'greenspire' Greenspire Linden 2" cal.
 Umbrella 'greenspire' Greenspire Linden 2" cal.
 Chokecherry 1" Sunburst Sunburst Honeylocust 2" cal.
 Prunella virginiana, Cornus rugosa, Cornus, Nandina, Chokecherry 2" cal.
 Umbrella 'Western Accolade' Accolade Elm 2" cal.

<p>GABLERS GROVE PHASE 2 MAGNA TOWNSHIP STREET TREE PLAN</p>	<p>FOCUS ENGINEERING AND SURVEYING, LLC 2025 10th Street, Suite 100 Boulder, CO 80502 www.FocusSurvey.com</p>
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Subdivision Name
GABLER'S GROVE SUBDIVISION PHASE 2

Dedication Type: SUBDIVISION **Subdivision Completion Status** • Completed
Entry Number: 13674305 **Plat Book:** 2021P **Plat Page:** 138 **Recorded Date:** 5/26/2021 **Recorded Time:** 09:30 AM
Requesting Party: IVORY DEVELOPMENT LLC

Active Parcel Numbers Found: 22

Parcel Number	Lot/Unit	Val	Bldg/Bldg	Val	Type	Property Location	City	Zip Code
14281040110000	LOT	205				2744 S SINBAD WY	MAGNA	84044
14281040120000	LOT	204				2758 S SINBAD WY	MAGNA	84044
14281040130000	LOT	203				2770 S SINBAD WY	MAGNA	84044
14281040140000	LOT	202				2782 S SINBAD WY	MAGNA	84044
14281040150000	LOT	201				2794 S SINBAD WY	MAGNA	84044
14281260480000	LOT	206				7818 W RANGE CREEK LN	MAGNA	84044
14281260490000	LOT	207				7802 W RANGE CREEK LN	MAGNA	84044
14281260500000	LOT	208				7790 W RANGE CREEK LN	MAGNA	84044
14281260510000	LOT	209				7776 W RANGE CREEK LN	MAGNA	84044
14281260520000	LOT	218				7817 W RANGE CREEK LN	MAGNA	84044
14281260530000	LOT	217				7803 W RANGE CREEK LN	MAGNA	84044
14281260540000	LOT	216				7791 W RANGE CREEK LN	MAGNA	84044
14281260550000	LOT	215				7779 W RANGE CREEK LN	MAGNA	84044
14281260560000	LOT	214				7767 W RANGE CREEK LN	MAGNA	84044
14281260570000	LOT	213				7753 W RANGE CREEK LN	MAGNA	84044
14281260580000	LOT	211				7739 W RANGE CREEK LN	MAGNA	84044
14281260590000	LOT	219				7816 W 2820 S	MAGNA	84044
14281260600000	LOT	220				7804 W 2820 S	MAGNA	84044
14281260610000	LOT	221				7792 W 2820 S	MAGNA	84044
14281260620000	LOT	222				7744 W 2820 S	MAGNA	84044
14281260630000	LOT	212				7740 W 2820 S	MAGNA	84044
14281310050000	LOT	210				2749 S TILLY CREEK RD	MAGNA	84044

Subdivision Name
GABLER'S GROVE SUBDIVISION PHASE 3

Dedication Type: SUBDIVISION Subdivision Completion Status • Completed
 Entry Number: 13876572 Plat Book: 2022P Plat Page: 037 Recorded Date: 1/25/2022 Recorded Time: 03:02:16 PM
 Requesting Party: IVORY DEVELOPMENT LLC

Active Parcel Numbers Found: 41

Parcel Number	Lot/Unit	Val	Blck/Bldg	Val	Type	Property Location	City	Zip Code
14213510610000	LOT	301				2636 S SINBAD WY	MAGNA	84044
14213510620000	LOT	302				2640 S SINBAD WY	MAGNA	84044
14213510630000	LOT	303				2646 S SINBAD WY	MAGNA	84044
14213510640000	LOT	304				2654 S SINBAD WY	MAGNA	84044
14213820010000	LOT	340				7827 W CONGER RD	MAGNA	84044
14213820020000	LOT	339				7819 W CONGER RD	MAGNA	84044
14213820030000	LOT	338				7813 W CONGER RD	MAGNA	84044
14213820040000	LOT	337				7809 W CONGER RD	MAGNA	84044
14213820050000	LOT	336				7803 W CONGER RD	MAGNA	84044
14213820060000	LOT	335				7795 W CONGER RD	MAGNA	84044
14213820070000	LOT	334				7791 W CONGER RD	MAGNA	84044
14213820080000	LOT	333				7785 W CONGER RD	MAGNA	84044
14213820090000	LOT	332				7779 W CONGER RD	MAGNA	84044
14213820100000	LOT	305				7830 W KING TOP RD	MAGNA	84044
14213820110000	LOT	306				7824 W KING TOP RD	MAGNA	84044
14213820120000	LOT	307				7816 W KING TOP RD	MAGNA	84044
14213820130000	LOT	308				7810 W KING TOP RD	MAGNA	84044
14213820140000	LOT	309				7804 W KING TOP RD	MAGNA	84044
14213820150000	LOT	310				7796 W KING TOP RD	MAGNA	84044
14213820160000	LOT	311				7790 W KING TOP RD	MAGNA	84044
14213820170000	LOT	312				7782 W KING TOP RD	MAGNA	84044
14213820180000	LOT	313				7776 W KING TOP RD	MAGNA	84044
14213830010000	LOT	331				7759 W CONGER RD	MAGNA	84044
14213830020000	LOT	330				7753 W CONGER RD	MAGNA	84044
14213830030000	LOT	329				7747 W CONGER RD	MAGNA	84044
14213830040000	LOT	328				7741 W CONGER RD	MAGNA	84044
14213830050000	LOT	327				7735 W CONGER RD	MAGNA	84044
14213830060000	LOT	326				7729 W CONGER RD	MAGNA	84044
14213830070000	LOT	325				7723 W CONGER RD	MAGNA	84044
14213830080000	LOT	324				7717 W CONGER RD	MAGNA	84044
14213830090000	LOT	323				7711 W CONGER RD	MAGNA	84044
14213830100000	PARCEL	A				7694 W KING TOP RD	MAGNA	84044
14213830110000	LOT	314				7756 W KING TOP RD	MAGNA	84044
14213830120000	LOT	315				7750 W KING TOP RD	MAGNA	84044
14213830130000	LOT	316				7744 W KING TOP RD	MAGNA	84044
14213830140000	LOT	317				7738 W KING TOP RD	MAGNA	84044
14213830150000	LOT	318				7732 W KING TOP RD	MAGNA	84044
14213830160000	LOT	319				7728 W KING TOP RD	MAGNA	84044
14213830170000	LOT	320				7722 W KING TOP RD	MAGNA	84044
14213830180000	LOT	321				7716 W KING TOP RD	MAGNA	84044
14213830190000	LOT	322				7710 W KING TOP RD	MAGNA	84044