

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

**SUPPLEMENT
TO
MASTER DECLARATION OF
COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR
GABLER’S GROVE
FOR
Phase 5 Single Family and Phase 6 Townhomes**

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 Phase 5 and 6”).
- D. Declarant desires to further expand the Project to include an additional fifty-four (54) townhome lots and twenty-four (24) single family lots for a total of seventy-eight (78) 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 5 and 6.

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 5 and 6 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 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 Phases 5 and 6 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. Benefitted Service Areas. Gabler’s Grove Phases 5 and 6 Property include certain services that are or will be administered and maintained by the Master Association. Consistent with the rights and authority reserved to the Declarant in the Master Declaration, Gabler’s Grove Phase 6 Townhome Lots hereby designated as a Townhome Benefitted Service Area. Gabler’s Grove Phase 5 Lots 611 through 616 are hereby annexed into the Gabler’s Grove Collection Service Area. Gabler’s Grove Phase 5 Lots 593 through 610 are hereby annexed into the Gabler’s Grove Trail Cottage Service Area. Benefitted Service Area Expenses, as defined in the Master Declaration, may be assessed to Owners in said Lots.

5. Gabler’s Grove Phase 6 Townhome Service Area. Consistent with the Master Declaration, a distinct Service Area for Gabler’s Grove Townhomes Phase 6 inclusive shall be and hereby is established.

6. 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 17TH day of DECEMBER, 2024.

DECLARANT:
IVORY DEVELOPMENT, LLC.

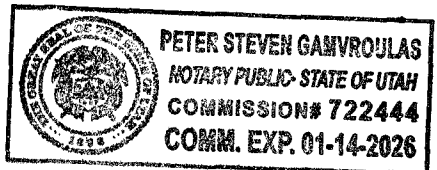
By: [Signature]
Name: KEVIN ANGLESEY
Title: SECRETARY

STATE OF UTAH)
 SS:
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 17TH day of DECEMBER, 2024 by KEVIN ANGLESEY, SECRETARY of IVORY DEVELOPMENT, LLC, a Utah limited liability company, and who duly acknowledged to me that said IVORY DEVELOPMENT, LLC executed the same.

[Signature]
NOTARY PUBLIC

My Commission Expires: 01-14-2026



**EXHIBIT A
LEGAL DESCRIPTION**

GABLER'S GROVE PHASE 5 SINGLE FAMILY AND TOWNHOME PHASE 6

The real property and lots subject to the foregoing SUPPLEMENTAL NOTICE OF REINVESTMENT FEE COVENANT FOR GABLER'S GROVE PHASE 5 SINGLE FAMILY AND TOWNHOME PHASE 6 are located in Magna Township in Salt Lake County, Utah and described more fully as follows:

Gabler's Grove Subdivision Phase 5 Legal Description

Gabler's Grove Subdivision, Phase 5, Lots 593 through 616, inclusive as shown on the official subdivision final plat on file and of record with the Office of Recorder for Salt Lake County, Utah Recorded on September 3rd, 2024 as Entry No. 14283601, and improvements and other appurtenances as shown thereon.

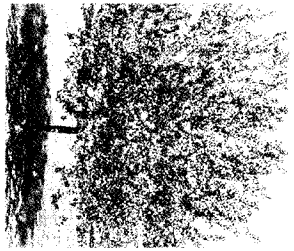
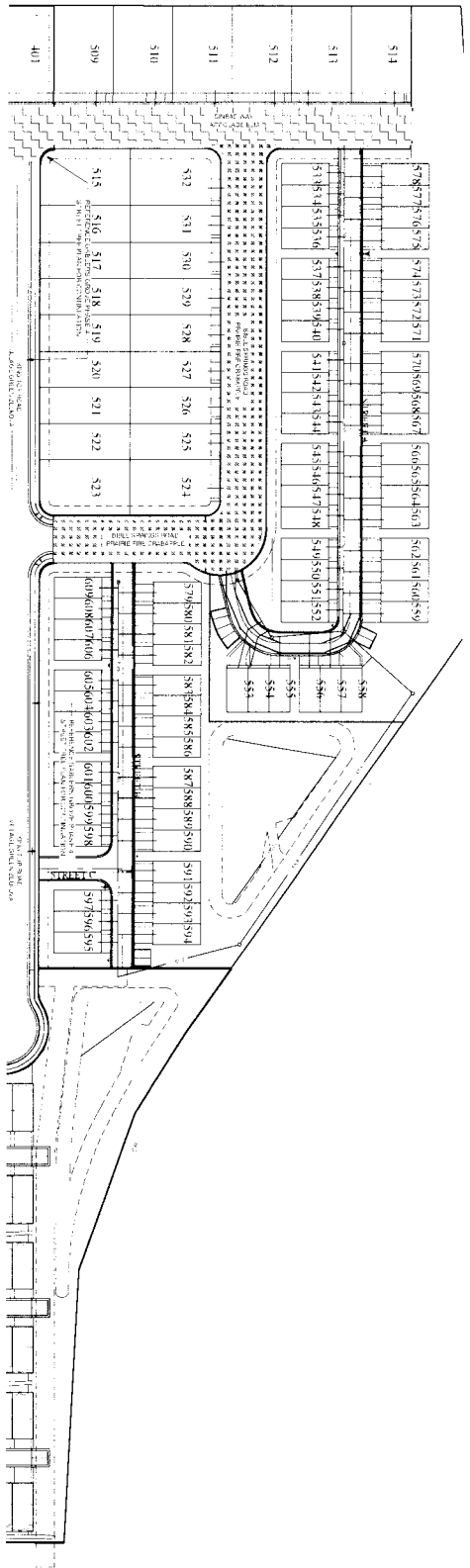
Parcel Numbers: 14.21.307.001 thru 019
14.21.351.009 thru 074

Gabler's Grove Townhomes, Phase 6 Legal Description

Gabler's Grove Townhomes, Phase 6, Lots 539 through 592, and Parcel A and Parcel B, inclusive as shown on the official subdivision final plat on file and of record with the Office of Recorder for Salt Lake County, Utah Recorded on November 21st, 2024 as Entry No. 14316330, and improvements and other appurtenances as shown thereon.

Parcel Numbers: 14.21.376.103 thru 156
14.21.376.102

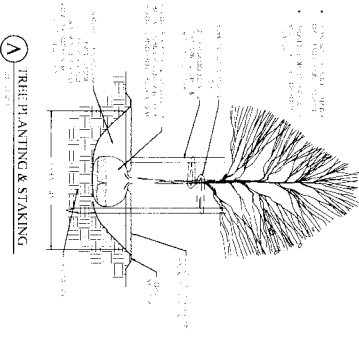
EXHIBIT B
STREET TREE PLANTING PLAN



Red Oak
White Oak
Black Oak
Chestnut Oak
Shumway Oak
Red Elm



Ohio Yellow Ash
Red Elm
Alder
Cottonwood
Black Birch



- GENERAL REQUIREMENTS:**
1. STREET TREES ARE TO BE PLANTED IN THE FOLLOWING ORDER:
 2. STREET TREES ARE TO BE PLANTED IN A "FRANK" SYMMETRY OF LOCATION - ONE TREE ARE TO BE CENTERED BETWEEN THE BACK OF CURB AND THE TOP OF THE SIDEWALK.
 3. A MINIMUM OF ONE TREE TO BE PLANTED FOR EVERY 30' STREET WIDTH PER SIDE OF STREET.
 4. STREET TREES SHALL BE PLANTED WITHIN THE HOW AND STREET INTERSECTION 7'-6" TO 8'-6" APART, FROM THE POINT OF INTERSECTION BETWEEN THE SIDEWALK AND THE SIDEWALK.
 5. STREET TREES SHALL BE A MINIMUM OF 10" CALIBER IN DIA. PLANTED TO CLEAR 8'-6" DIAMETER OF THE TRUNK MEASURED 12" INCHES ABOVE THE TOP OF THE ROOT BALL.
 6. ANY DAMAGE TO OR DESTRUCTION OF STREET TREES ARE TO BE REPAIRED BY THE HOMEOWNER AT THE SOLE COST AND EXPENSE.
 7. TREES TO BE PLANTED IMMEDIATELY FROM THE STREET CORNER AND POWER POLES. STREET TREES SHALL BE PLANTED IN THE CORNER OF THE INTERSECTION BETWEEN THE SIDEWALK AND THE SIDEWALK.
 8. IF A NEW WALK OR CURB CHECKS OUT CONFLICT WITH THE STREET TREE PLACEMENT, IT MAY BE NECESSARY TO REMOVE THE TREE TO THE TREE CORNER.



REV.	DATE	DESCRIPTION
1	07/16/2025	ISSUE FOR PERMIT
2	07/16/2025	ISSUE FOR PERMIT
3	07/16/2025	ISSUE FOR PERMIT
4	07/16/2025	ISSUE FOR PERMIT
5	07/16/2025	ISSUE FOR PERMIT
6	07/16/2025	ISSUE FOR PERMIT
7	07/16/2025	ISSUE FOR PERMIT
8	07/16/2025	ISSUE FOR PERMIT
9	07/16/2025	ISSUE FOR PERMIT
10	07/16/2025	ISSUE FOR PERMIT

GABLERS GROVE PHASE 5

MAGNA TOWNSHIP

STREET TREE PLAN



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