

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

**FIFTH SUPPLEMENT
TO
MASTER DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS, AND RESERVATION OF EASEMENTS
FOR
HIDDEN OAKS POD 6 PHASES 1 & 2**

This Fifth Supplement to the Master Declaration of Covenants, Conditions and Restrictions, and Reservation of Easements for the Hidden Oaks Subdivision 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. **WHEREAS**, the Master Declaration of Covenants, Conditions and Restrictions, and Reservation of Easements for the Hidden Oaks Subdivision was recorded in the Office of the County Recorder of Salt Lake County, Utah on July 28, 2020 as Entry No. 13341837 (the “Initial Declaration”) together with the related plat map for the initial phase of the Project in conjunction with Declarant’s development of the Hidden Oaks subdivision (the “Project”).

C. **WHEREAS**, the related Plat Map for Hidden Oaks subdivision has also been recorded in the office of the County Recorder of Salt Lake County, Utah.

D. **WHEREAS**, Declarant is or will be the owner and developer of certain real property located in Salt Lake County, Utah and described with particularity on Exhibit “A” attached hereto and incorporated herein by reference (the “Hidden Oaks Pod 6 Phases 1 & 2”).

E. **WHEREAS**, Declarant desires to further expand the Project to include Hidden Oaks Pod 6 Phases 1 & 2.

F. **WHEREAS**, Declarant now intends that Hidden Oaks Pod 6 Phases 1 & 2 and the lots thereon shall become part of the Project and subject to the Declaration, as it may be further amended and/or supplemented from time to time.

NOW, THEREFORE, for the reasons recited above, and for the benefit of the Project, the Declarant and the Owners, Declarant hereby executes this Fifth Supplement

to Declaration of Covenants, Conditions and Restrictions, and Reservation of Easements for the Hidden Oaks Subdivision.

SUPPLEMENT TO DECLARATION

1. Supplement to Definitions. Paragraph 1 of the Declaration, entitled “Definitions,” is hereby modified to include the following supplemental definitions:

“Fifth Supplement to Declaration” shall mean and refer to this Fifth Supplement to Declaration of Covenants, Conditions and Restrictions, and Reservation of Easements for Hidden Oaks Subdivision.

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 Hidden Oaks Pod 6 Phases 1 & 2 is set forth in Exhibit A.

3. Annexation. Consistent with the rights and authority reserved to the Declarant to amend the Declaration and to expand the application of the Declaration, the Hidden Oaks Pod 6 Phases 1 & 2 shall be and hereby is annexed into and made part of the Project and made part of the Hidden Oaks Homeowners Association, organized and operating as a Utah nonprofit corporation (the “Association”). Recordation of this Fifth Supplement to Declaration 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 within this phase subject to the Declaration and the functions, powers, rights, duties and jurisdiction of the Association.

4. Description of the Project, as Supplemented by the Fifth Supplement to Declaration. As reflected on the Hidden Oaks Pod 6 Phase 1 Plat twenty-five (25) lots (601-625) and other improvements of a less significant nature are or will be constructed and/or created in the Project. As reflected on the Hidden Oaks Pod 6 Phase 2 Plat fourteen (14) lots (626-639) and other improvements of a less significant nature are or will be constructed and/or created in the Project. The additional Lots in the Hidden Oaks Pod 6 Phases 1 & 2 and the homes constructed thereon shall conform to either the Ivory Homes Catalogue or other Ivory Homes’ product lines, unless approved in writing by the Declarant.

5. Covenants, Conditions and Restrictions to Run with the Land. The Covenants, Conditions and Restrictions for the Hidden Oaks Pod 6 Phases 1 & 2 established by this Fifth Supplement to Declaration are binding on each Owner and assigns and successors in interest to the Unit and are intended to and shall run with the land.

6. Street Tree Plan. The Street Tree Plan attached to the Declaration shall be supplemented by the Street Tree Plan attached as Exhibit “B” to this Fifth Supplement to Declaration.

7. Severability. If any provision, paragraph, sentence, clause, phrase, or word of this instrument should under any circumstance be invalidated, such invalidity shall not affect the validity of the remainder of this instrument, and the application of any such provision, paragraph, sentence, clause, phrase, or word in any other circumstances shall not be affected thereby.

8. Topical Headings and Conflict. The headings appearing in this Fifth Supplement to Declaration are only for convenience of reference and are not intended to define, restrict, or otherwise affect the content, meaning or intent of this instrument or any paragraph or provision hereof. In case any provisions hereof shall conflict with Utah law, Utah law shall be deemed to control.

9. Effective Date. The annexation of the Hidden Oaks Pod 6 Phases 1 & 2 into the Project shall be effective upon recording of this instrument with the Office of Recorder of Salt Lake County, Utah.

[Signature Page to Follow]

IN WITNESS WHEREOF, the undersigned has hereunto set its hand this 27th day of February, 2025.

DECLARANT:
IVORY DEVELOPMENT, LLC.

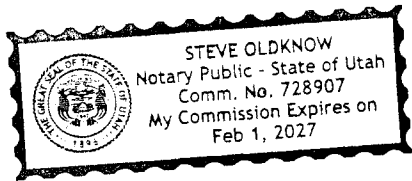
By: [Signature]
Name: Kevin Anglesey
Title: Secretary

STATE OF UTAH)
 ss:
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 27 day of Feb, 2024⁵ by Kevin Anglesey, as Secretary of IVORY DEVELOPMENT, LLC, a Utah limited liability company, personally known to me or proved on the basis of sufficient evidence, and said _____ duly acknowledged to me that said IVORY DEVELOPMENT, LLC executed the same.

[Signature]
NOTARY PUBLIC

My Commission Expires: Feb 01, 2027



**EXHIBIT A
LEGAL DESCRIPTION
HIDDEN OAKS POD 6 PHASES 1 & 2**

All of Hidden Oaks Subdivision Pod 6 Phase 1, according to the official plat thereof as recorded in the Office of the Salt Lake County Recorder on October 25th, 2024 as Entry Number 14305486, including, but not limited to, Lot 601 through Lot 625.

Parcel Nos.: 20-34-251-044 through _____ (for reference purposes only). 20-34-252-006 L007

20-34-250-001 THM 000

20-34-404-009 THM 023

BOUNDARY DESCRIPTION

A part of an entire tract as described in a Quit Claim Deed Entry No. 12971505 of the Official Records of Salt Lake County, located in the NE1/4 and SE1/4 of Section 34, Township 3 South, Range 2 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point on a northerly line of Lot 301 of HIDDEN OAKS POD 4, PHASE 3 SUBDIVISION, according to the official plat thereof recorded September 23, 2021 as Entry No. 13780330 in Book 2021P at Page 239 in the office of the Salt Lake County Recorder, said point located N00°10'55"W 2,290.43 feet along the 1/4 Section line and N89°49'05"E 55.19 feet from the South 1/4 Corner of Section 34, T3S, R2W, SLB&M (Basis of Bearing: N89°53'28"W along the Section line between the South 1/4 Corner and the Southwest Corner of said Section 34); thence N3°28'50"W 228.63; thence North 276.79 feet; thence East 25.15 feet; thence North 99.00 feet; thence East 78.00 feet; thence along the arc of a curve to the right with a radius of 20.00 feet a distance of 31.42 feet through a central angle of 90°00'00" Chord: S45°00'00"E 28.28 feet; thence East 53.00 feet; thence Northeasterly along the arc of a non-tangent curve to the right having a radius of 20.00 feet (radius bears: East) a distance of 31.42 feet through a central angle of 90°00'00" Chord: N45°00'00"E 28.28 feet; thence East 518.13 feet; thence along the arc of a curve to the right with a radius of 20.00 feet a distance of 31.42 feet through a central angle of 90°00'00" Chord: S45°00'00"E 28.28 feet; thence N88°30'22"E 53.02 feet; thence Northeasterly along the arc of a non-tangent curve to the right having a radius of 20.00 feet (radius bears: East) a distance of 29.88 feet through a central angle of 85°36'43" Chord: N42°37'54"E 27.18 feet; thence Easterly along the arc of a non-tangent curve to the left having a radius of 434.00 feet (radius bears: N05°00'44"W) a distance of 91.16 feet through a central angle of 12°02'07" Chord: N79°24'55"E 91.00 feet; thence South 191.03 feet; thence S65°37'45"W 464.66 feet; thence S25°51'51"E 100.36 feet; thence Southwesterly along the arc of a non-tangent curve to the left having a radius of 326.00 feet (radius bears: S27°13'20"E) a distance of 35.76 feet through a central angle of 06°17'07" Chord: S59°56'19"W 35.74 feet; thence N34°26'04"W 102.58 feet; thence S49°47'46"W 77.44 feet; thence S35°29'17"W 71.31 feet to the northerly corner of lot 218 of HIDDEN OAKS POD 4, PH 2 SUBDIVISION, according to the official plat thereof recorded March 02, 2021 as Entry No. 13584157 in Book 2021P at Page 58; thence along said plat the following four (4) courses: (1) N85°17'50"W 32.16 feet; thence (2) S84°42'16"W 81.57 feet; thence (3) S70°21'09"W 81.58 feet; thence (4) S58°45'37"W 83.68 feet to said Lot 301; thence along said Lot 301 S57°45'49"W 59.88 feet to the point of beginning.

Contains: 7.96 acres +/-

All of Hidden Oaks Subdivision Pod 6 Phase 2, according to the official plat thereof as recorded in the Office of the Salt Lake County Recorder on February 20th, 2025 as Entry Number 14349122, including, but not limited to, Lot 626 through Lot 639.

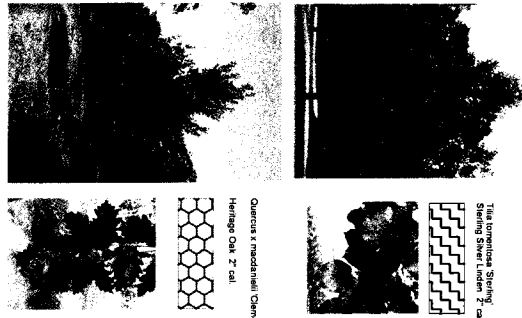
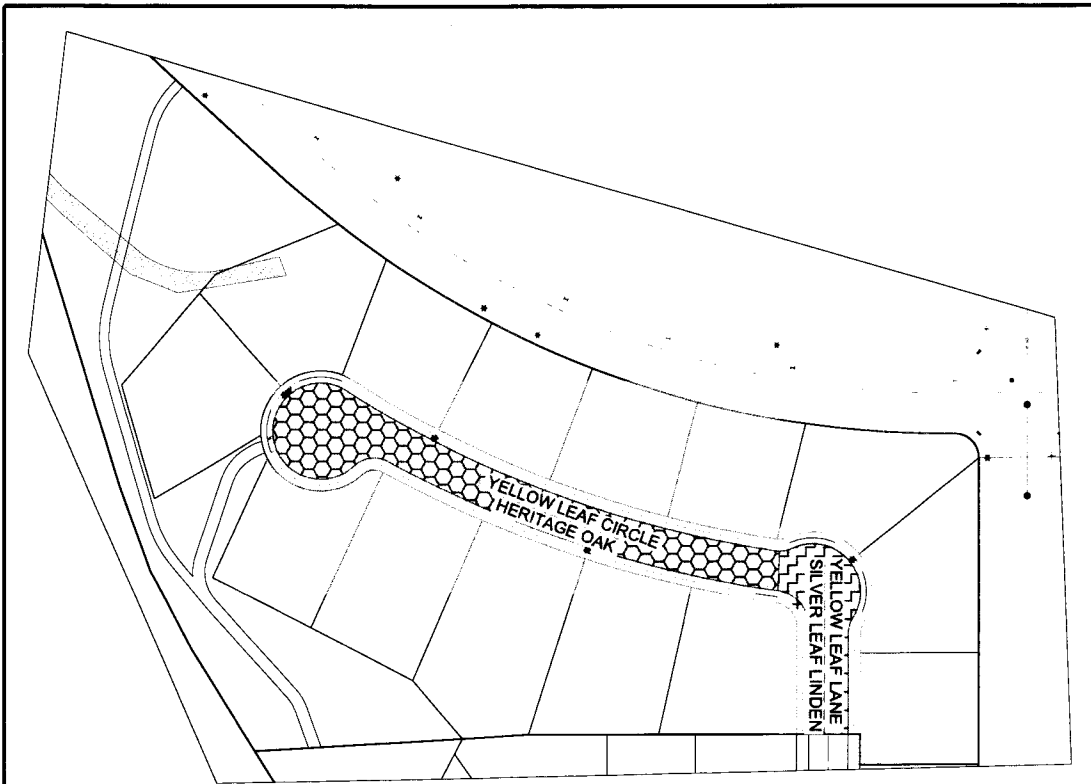
Parcel Nos.: 26-74-261-046 through _____ (for reference purposes only).

BOUNDARY DESCRIPTION

A part of an entire tract as described in a Quit Claim Deed Entry No. 12971505 of the Official Records of Salt Lake County, located in Section 34, Township 3 South, Range 2 West, Salt Lake Base and Meridian, more particularly described as follows:

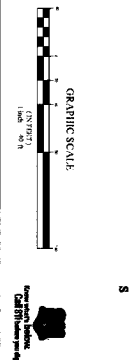
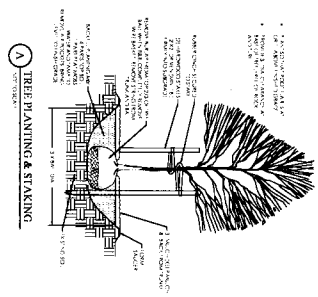
Beginning at a point located on the westerly corner of Parcel A of Hidden Oaks Pod 4, Phase 2 Subdivision, according to the official plat thereof recorded March 02, 2021 as Entry No. 13584157 in Book 2021P at Page 58, said point also being located N89°53'28"W 899.86 feet along the Section line and N0°06'32"E 1697.02 feet from the South Quarter Corner of Section 34, Township 3 South, Range 2 West, Salt Lake Base & Meridian (Basis of Bearing: S89°53'28"E along the Section line between the Southwest Corner and the South 1/4 Corner of said Section 34); thence northeasterly along the arc of a curve to the right having a radius of 566.00 feet a distance of 284.92 feet through a central angle of 28°50'33" Chord N28°03'29"E 281.92 feet; thence N42°28'46"E 487.83 feet; thence northerly along the arc of a curve to the left having a radius of 834.00 feet a distance of 622.30 feet through a central angle of 42°45'07" Chord: N21°06'12"E 607.96 feet to a point of reverse curvature; thence northeasterly along the arc of a curve to the right having a radius of 20.00 feet a distance of 31.51 feet through a central angle of 90°16'21" Chord: N44°51'49"E 28.35 feet; thence East 254.87 feet; thence South 99.00 feet; thence West 25.15 feet; thence South 276.79 feet; thence S03°28'50"E 228.63 feet to the northerly line of Lot 301 of Hidden Oaks Pod 4, Phase 3 Subdivision, according to the official plat thereof recorded September 23, 2021 as Entry No. 13780330 in Book 2021P at Page 239 in the office of the Salt Lake County Recorder; thence along the northerly subdivision line of said plat the following eight (8) courses: (1) S57°45'49"W 99.38 feet; thence (2) S62°06'36"W 73.91 feet; thence (3) S70°12'37"W 72.93 feet; thence (4) S72°54'12"W 322.46 feet; thence (5) S68°42'40"W 106.66 feet; thence (6) S55°27'28"W 157.91 feet; thence (7) S16°06'53"W 96.92 feet; thence (8) S16°42'35"E 100.97 feet to the northerly line of Parcel A of said Hidden Oaks Pod 4, Phase 2 Subdivision; thence along said Parcel A S70°44'45"W 202.32 feet to the point of beginning.

Contains: 7.14 acres±
14 Lots & 1 Parcel



The hexagonal Staking Silver Leaf Linden 2' cal
 Quercus x modional Canyon Heritage Heritage Oak 2' cal

- GENERAL REQUIREMENTS**
1. Street trees initially are to be planted by the homeowner in compliance with this plan.
 2. STREET TREES are to be planted in the parking in front of each lot. They are to be centered between the back of curb and the edge of the driveway.
 3. Two (2) Street Trees are to be planted per lot.
 4. Corner lots shall have two (2) Street Trees on each street facing the lot or a total of four (4) Street Trees on the lot.
 5. Lots on cul-de-sacs have a minimum of two (2) Street Trees at the proper and appropriate spacing.
 6. STREET TREES shall be spaced at approximately 10 feet from the curb and 10 feet from the edge of the lot.
 7. STREET TREES shall be planted 120" (10' feet) from any street intersection. This is to be measured from the point of intersection between the street curb and the sidewalk.
 8. STREET TREES shall be a minimum (2") caliper tree measured 6" above the ground (12" measured from the top of the root ball).
 9. Any damaged or diseased STREET TREES are to be replaced by the homeowner at the sole cost and expense.
 10. Trees to be planted twenty feet from street lights and power poles, and ten feet from hydrants, fire hydrants, and other utility structures.
 11. If driveway or utility locations conflict with the requirements of this plan, the homeowner shall make any required adjustments to the tree location.



REVISION BLOCK	DESCRIPTION
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	
14	
15	
16	
17	
18	
19	
20	
21	
22	
23	
24	
25	
26	
27	
28	
29	
30	
31	
32	
33	
34	
35	
36	
37	
38	
39	
40	
41	
42	
43	
44	
45	
46	
47	
48	
49	
50	

HIDDEN OAKS POD 6 PHASE 2
 HERRIMAN CITY
 STREET TREE PLAN

FOCUS
 ENGINEERING AND SURVEYING, L.L.C.
 400 S. HILL STREET SUITE 200
 MIDVALE, UT 84047 PH: (801) 332-0075
 www.focusurvey.com