

WHEN RECORDED RETURN TO:
Ivory Development, LLC
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(801) 747-7440

**SUPPLEMENT
TO
MASTER DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS
FOR
HOLBROOK FARMS
(Holbrook Farms Plat C Phase 2A, Holbrook Place Phase 4, Holbrook Place Phase
7, Holbrook Farms Plat A Phase 10, Holbrook Farms Plat H Phase 1, Holbrook
Farms Plat B Phase 7, Holbrook Farms Plat A Phase 12)**

This Supplement to Master Declaration of Covenants, Conditions and Restrictions for Holbrook Farms is made and executed by Ivory Development, LLC, a Utah limited liability company, of 978 East Woodoak Lane, Salt Lake City, UT 84117 (“Declarant”).

RECITALS

A. **WHEREAS**, that certain Master Declaration of Covenants, Conditions and Restrictions, and Reservation of Easements for Holbrook Farms was recorded in the Office of the County Recorder of Utah County, Utah on March 3, 2017 as Entry No. 21346:2017 (the “Master Declaration”), together with the related plat maps, for development of the Holbrook Farms subdivision as a master-planned residential community (the “Project”).

B. **WHEREAS**, the Master Declaration reserves to Declarant the right and authority to unilaterally expand the Project in accordance with the Master Declaration.

D. **WHEREAS**, Declarant is a record owner of certain real property located in Lehi, Utah, more fully described herein (the “Property”).

E. **WHEREAS**, Declarant desires to further expand the Project to include an additional two hundred twenty (220) Units and other improvements of a less significant nature on the Property.

F. **WHEREAS**, Declarant now intends that the Property and the Units 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 the Owners, Declarant hereby executes this Supplement to the Master Declaration of Covenants, Conditions and Restrictions for Holbrook Farms.

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:

- “Supplement to Master Declaration” shall be and hereby is modified to include to Supplement to the Master Declaration of Covenants, Conditions and Restrictions, and Reservation of Easements for Holbrook Farms.
- “Holbrook Farms Plat C Phase 2A” shall mean and refer to the final plat map of Property that has been recorded with the Office of the County Recorder of Utah County, Utah.
- “Holbrook Place Phase 4” shall mean and refer to the final plat map of Property that has been recorded with the Office of the County Recorder of Utah County, Utah.
- “Holbrook Place Phase 7” shall mean and refer to the final plat map of Property that has been recorded with the Office of County Recorder of Utah County, Utah.
- “Holbrook Farms Plat A Phase 10” shall mean and refer to the final plat map of Property that has been recorded with the Office of County Recorder of Utah County, Utah.
- “Holbrook Farms Plat H Phase 1” shall mean and refer to the final plat map of Property that has been recorded with the Office of County Recorder of Utah County, Utah.
- “Holbrook Farms Plat B Phase 7” shall mean and refer to the final plat map of Property that has been recorded with the Office of County Recorder of Utah County, Utah.
- “Holbrook Farms Plat A Phase 12” shall mean and refer to the final plat map of Property that has been recorded with the Office of County Recorder of Utah County, Utah.

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

2. Legal Description. The real property referred to herein as the Property is more fully described in the attached Exhibit A

3. 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 Holbrook Farms Master Association, which is organized and operating as a Utah nonprofit corporation (the "Master Association"). Recordation of this Supplement to Master Declaration, together with Holbrook Farms Plat C Phase 2A, Holbrook Place Phase 4, Holbrook Place Phase 7, Holbrook Farms Plat A Phase 10, Holbrook Farms Plat H Phase 1, Holbrook Farms Plat B Phase 7, Holbrook Farms Plat A Phase 12 shall constitute and effectuate further expansion of the Project, making the real property described in Exhibit A and every Owner and Occupant of a Unit thereon subject to the Master Declaration and the functions, powers, rights, duties and jurisdiction of the Master Association.

4. Benefitted Common Area. Consistent with the Master Declaration, Holbrook Farms Plat C Phase 2A and Holbrook Farms Plat B Phase 7 include certain Benefitted Common Area. Benefitted Common Area Expenses may be assessed to the Owners of Units developed on the Property.

5. Service Area. Further consistent with the Master Declaration, a distinct Service Areas have been created for Holbrook Farms Plat C Phase 2A and Holbrook Farms Plat B Phase 7. The Master Association may assume, *inter alia*, responsibility for maintenance of all or some of the service and/or landscaping for the Units in Holbrook Farms Plat C Phase 2A and Holbrook Farms Plat B Phase 7. The costs for such maintenance may be assessed as Service Area Assessments.

6. Description of the Property, as Supplemented by the Supplement to Master Declaration. As shown on Holbrook Farms Plat C Phase 2A, Holbrook Place Phase 4, Holbrook Place Phase 7, Holbrook Farms Plat A Phase 10, Holbrook Farms Plat H Phase 1, Holbrook Farms Plat B Phase 7, Holbrook Farms Plat A Phase 12 there are or will be created an additional two hundred and twenty (220) Units. Parcel A through C on the Holbrook Farms Plat C Phase 2A have been owned and maintained by the Master Association as Benefitted Common Area and include dedicated utility and drainage easements. Parcel A on Holbrook Farms Plat H Phase 1 has been owned and maintained by the Master Association as Common Area.

7. Covenants, Conditions and Restrictions to Run with the Land. The Covenants, Conditions and Restrictions for Holbrook Farms Plat C Phase 2A, Holbrook Place Phase 4, Holbrook Place Phase 7, Holbrook Farms Plat A Phase 10, Holbrook Farms Plat H Phase 1, Holbrook Farms Plat B Phase 7, and Holbrook Farms Plat A Phase 12 Property established by this Supplement to Master Declaration are intended to and shall be binding on the Units, their Owners and their successors in interest and are intended to and shall run with the land.

EXHIBIT "A"
LEGAL DESCRIPTION

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

Holbrook Farms Plat C Phase 2A, all lots, inclusive, as shown on the official subdivision plat on file and of record in the Office of Recorder for Utah County, Utah and recorded on October 8th, 2021, as Entry No. 173432:2021 and all appurtenant Common Area shown thereon.

3201 through 3207 and Parcel A through C

Holbrook Place Phase 4, all lots, inclusive, as shown on the official subdivision plat on file and of record in the Office of Recorder for Utah County, Utah and recorded on October 20th, 2020, as Entry No. 163122:2020 and all appurtenant Common Area shown thereon.

401 through 429

Holbrook Place Phase 7, all lots, inclusive, as shown on the official subdivision plat on file and of record in the Office of Recorder for Utah County, Utah and recorded on June 28th, 2021, as Entry No. 115441:2021 and all appurtenant Common Area shown thereon.

701 through 719

Holbrook Farms Plat A Phase 10, all lots, inclusive, as shown on the official subdivision plat on file and of record in the Office of Recorder for Utah County, Utah and recorded on March 21st, 2019, as Entry No. 23180:2019 and all appurtenant Common Area shown thereon.

1001 through 1029

Holbrook Farms Plat H Phase 1, all lots, inclusive, as shown on the official subdivision plat on file and of record in the Office of Recorder for Utah County, Utah and recorded on January 26th, 2021, as Entry No. 13118:2021 and all appurtenant Common Area shown thereon.

8001 through 8038 and Parcel A

Holbrook Farms Plat B Phase 7, all lots, inclusive, as shown on the official subdivision plat on file and of record in the Office of Recorder for Utah County, Utah and recorded on January 26th, 2021, as Entry No. 13119:2021 and all appurtenant Common Area shown thereon.

2701 through 2750

Holbrook Farms Plat A Phase 12, all lots, inclusive, as shown on the official subdivision plat on file and of record in the Office of Recorder for Utah County, Utah and recorded on August 27th 2021, as Entry No. 149782:2021 and all appurtenant Common Area shown thereon.

1201 through 1218