

WHEN RECORDED RETURN TO:  
IVORY HOMES DEVELOPMENT, LLC  
Brad Mackay  
978 E. Woodoak Lane  
Salt Lake City, Utah 84117  
(801) 268-0700

44-205-0301 thru -0309

**SECOND SUPPLEMENT  
TO THE DECLARATION OF COVENANTS, CONDITIONS,  
AND RESTRICTIONS, AND RESERVATION OF EASEMENTS  
FOR  
KENSINGTON PLACE, P.R.D. PLAT C  
A SUBDIVISION OF SINGLE FAMILY RESIDENCES**

This Second Supplement to the Declaration of Covenants, Conditions and Restrictions, and Reservation of Easements for Kensington Place P.R.D. Plat C, is made and executed by IVORY HOMES DEVELOPMENT, LLC., a Utah limited liability company, of 978 E. Woodoak Lane, Salt Lake City, Utah 84117 (hereinafter referred to as "Declarant").

**RECITALS**

Whereas, the Declaration of Covenants, Conditions and Restrictions, and Reservation of Easements for Kensington Place P.R.D. was recorded in the office of the County Recorder of Utah County, Utah on April 20, 2011 as Entry No. 30411:2011 at Pages 1-20 of the Official Records of the County Recorder of Utah County, Utah (the "Declaration").

Whereas, the related Map for Plat A of the Project has also been recorded in the office of the County Recorder of Utah County, Utah.

Whereas, the First Supplement to the Declaration of Covenants, Conditions and Restrictions, and Reservation of Easements for Kensington Place P.R.D. was recorded in the office of the County Recorder of Utah County, Utah on February 26, 2013, as Entry No. 18499:2013 at Pages NA of the Official Records of the County Recorder of Utah County, Utah (the "Declaration").

Whereas, the related Map for Plat B of the Project has also been recorded in the office of the County Recorder of Utah County, Utah.

Whereas, under Article 2, Section 4 of the Declaration, Declarant reserved the unilateral right to expand the Project to annex additional land and expand the application of the Declaration.

Whereas, Declarant is the fee simple owner of record of that certain real property located in Utah County, Utah and described with particularity on Exhibit "A-3" attached hereto and incorporated herein by this reference (the "Plat C Property").

Whereas, Declarant desires to expand the planned residential development by creating on the Plat C Property additional Lots and other improvements of a less significant nature.

Whereas, Declarant now intends that the Plat C Property shall become subject to the Declaration.

**NOW, THEREFORE**, for the reasons recited above, and for the benefit of the Project and the Lot Owners thereof, Declarant hereby executes this Second Supplement to the Declaration of Covenants, Conditions and Restrictions, and Reservation of Easements for Kensington Place P.R.D. Plat C.

1. **Supplement to Definitions.** Article I of the Declaration, entitled "Definitions," is hereby modified to include the following supplemental definitions:

- A. **Second Supplemental Declaration** shall mean and refer to this Second Supplement to the Declaration of Covenants, Conditions and Restrictions, and Reservation of Easements for Kensington Place P.R.D. Plat C.
- D. **Plat C Map** shall mean and refer to the Map of Plat C of the Project, prepared and certified to by Brad Llewelyn, a duly registered Utah Land Surveyor holding Certificate No. 4938735, and filed for record in the Office of the County Recorder of Utah County, Utah concurrently with the filing of this Second Supplemental Declaration.
- E. **Subdivision** shall mean and refer to the planned community development known as Kensington Place P.R.D. Plat A and Plat C, as it may be amended or expanded from time to time.

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

2. **Legal Description.** The real property described in Exhibit A-3 is hereby submitted to the provisions of the Declaration and said land shall be held, transferred, sold, conveyed and occupied subject to the provisions of the Declaration as it may be supplemented or amended from time to time.

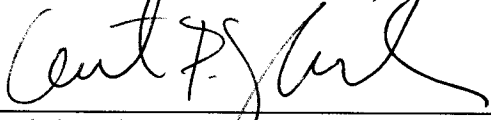
3. **Annexation.** Declarant hereby declares that the Plat C Property shall be annexed to and become subject to the Declaration, which, upon recordation of this First Supplemental Declaration, shall constitute and effectuate the expansion of the Project, making the real property described in Exhibit A-3 subject to this Declaration.

4. **Description of Property and Total Number of Lots Revised.** As shown on the Plat C Map, nineteen (19) new Lots, numbering 301 through 319, inclusive, and other improvements of a less significant nature are or will be constructed and/or created in the Project on the Plat C Property. The additional Lots (and the homes to be constructed therein) are or will be substantially similar in construction, design and quality to the Lots and homes in the prior Phase.

5. **Effective Date.** The effective date of this Second Supplemental Declaration and the Plat C Map shall be the date on which said instruments are filed for record in the Office of the County Recorder of Utah County, Utah.

Dated the 13 day of February, 2013.

DEVELOPER:  
IVORY HOMES DEVELOPMENT, LLC.

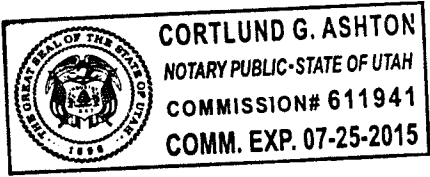
By:   
Name: Christopher P. Gamvroulas  
Title: President

**ACKNOWLEDGMENT**

STATE OF UTAH                     )  
  ss:  
COUNTY OF SALT LAKE         )

The foregoing instrument was acknowledged before me this 13 day February, 2013 by Christopher P. Gamvroulas, the President of IVORY HOMES DEVELOPMENT, LLC., a Utah limited liability company, and said Christopher P. Gamvroulas duly acknowledged to me that said IVORY HOMES DEVELOPMENT, LLC. executed the same.

  
NOTARY PUBLIC



**EXHIBIT "A"<sup>3</sup>**  
**LEGAL DESCRIPTION**

The Property referred to in the foregoing document as the Plat C Property is located in Utah County, Utah and is described more particularly as follows:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 115 OF KENSINGTON PLACE PLAT "A" PLANNED RESIDENTIAL DEVELOPMENT SAID POINT LOCATED N89°51'15" E, 1176.36 FEET ALONG THE SECTION LINE AND NORTH 00°08'45" WEST, 674.90 FEET FROM THE SOUTH WEST CORNER OF SECTION 7, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN AND RUNNING THENCE THE BOUNDARY OF SAID SUBDIVISION THE FOLLOWING (8) COURSES 1) NORTH 176.00 FEET; 2) WEST 19.07 FEET; 3) NORTH 120.00 FEET; 4) WEST 64.77 FEET; 5) NORTH 37°15'53" WEST 56.00 FEET; 6) SOUTH 52°44'07" WEST 56.47 FEET; 7) NORTH 37°15'53" WEST 135.61 FEET; 8) NORTH 51°07'03" EAST 271.27 FEET; THENCE SOUTH 89°11'50" EAST 164.91 FEET; THENCE SOUTH 89°44'50" EAST 2.30 FEET; THENCE NORTH 02°21'10" EAST 12.40 FEET; THENCE SOUTH 89°02'01" EAST 342.04 FEET; THENCE SOUTH 01°18'32" EAST 600.02 FEET TO THE NORTHEAST CORNER OF LOT 205 KENSINGTON PLACE PLAT "B" PLANNED RESIDENTIAL DEVELOPMENT THENCE ALONG THE BOUNDARY OF SAID SUBDIVISION THE FOLLOWING (3) COURSES 1) SOUTH 89°19'15" WEST 128.11 FEET; 2) NORTH 00°40'45" WEST 12.50 FEET; 3) WEST 361.52 FEET TO THE POINT OF BEGINNING

CONTAINS: 7.661 ACRES