

When Recorded, Return to
Ivory Development, LLC
978 E. Woodoak Lane
Salt Lake City, Utah 84117

**THIRD SUPPLEMENT TO MASTER DECLARATION
OF COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR
BROADVIEW SHORES
PHASE 3B
IN
PROVO, UTAH**

This Third Supplement to the Master Declaration of Covenants, Conditions, and Restrictions for Broadview Shores (the “Project”), located in Provo, Utah, is made and executed by IVORY HOMES DEVELOPMENT, LLC., a Utah limited liability company, with offices located at 978 E. Woodoak Lane, Salt Lake City, Utah 84117 (“Declarant”).

RECITALS

Whereas, that certain Master Declaration of Covenants, Conditions, and Restrictions for Broadview Shores was recorded with the County Recorder for Utah County, Utah on May 25, 2016 as Entry No. 46499:2016 (the “Master Declaration”) for the Project, together with the related plat map for Broadview Shores;

Whereas, the Master Declaration provides that the Project may be developed in phases and additional land may be annexed into and made part of the Project and made subject to the Master Declaration by Declarant’s recording of a Supplement to Declaration, together with the related plat map;

Whereas, Declarant is the record fee owner of certain real property located in Utah County, Utah more specifically described in Exhibit “A” hereto (the “Broadview Shores Phase 3B Property”);

Whereas, Declarant desires to develop the Broadview Shores Phase 3B Property as an additional phase within the Project with additional Lots, common area and common elements, and other improvements of a less significant nature;

Whereas, a final plat map for Broadview Shores PUD Phase 3B was recorded with the County Recorder for Utah County, Utah on February 22, 2019, as Entry No. 2019:14830 (the “Broadview Shores Phase 3B Plat”); and

Whereas, Declarant now intends that the Broadview Shores Phase 3B Property shall be subject to and benefitted and burdened by the Master Declaration.

SUPPLEMENT TO DECLARATION

NOW, THEREFORE, for the reasons recited above, and for the benefit of the Project and the Owners therein, Declarant hereby executes this Third Supplement to the Master Declaration of Covenants, Conditions, and Restrictions for Broadway Shores (this “Second Supplement to Master Declaration”). Unless otherwise defined herein, defined terms contained in the Master Declaration are incorporated herein by this reference.

1. Legal Description. The real property defined herein as the Broadview Shores Phase 3B Property is more fully described in Exhibit “A”
2. Annexation. Consistent with the rights and authority reserved to Declarant in the Master Declaration, the Broadview Shores Phase 3B Property shall be and hereby is annexed into the Project and made subject to the Master Declaration, which, upon recordation of this Second Supplement to Master Declaration, shall constitute and effectuate the expansion of the Project making the Broadview Shores Phase 3B Property subject to the powers, rights, duties, functions and jurisdiction of the Master Association. Said land and the Lots/Units thereon shall be held, transferred, sold, conveyed and occupied subject to the provisions of the Master Declaration, as it may be supplemented and amended from time to time.
3. Description of the Project, As Supplemented by this Third Supplement to Master Declaration. The Broadview Shores Initial Plat included 55 Lots (Lots 101 through 155). The Broadview Shores Phase 2 Plat included 31 additional Lots (Lots 201 through 231). The Broadview Shores Phase 3A Plat includes an additional 31 Lots (Lots 348 through 379). The Broadview Shores Phase 3B Plat includes an additional 47 Lots (Lots 301 through 347) and upon the recordation of this Third Supplement to Master Declaration, the total number of Lots/Units in the Project will be 164 Lots/Units.
4. Benefitted Common Area. The Broadview Shores Phase 3B Property includes certain Common Area that is or will be owned, administered and/or maintained by the Master Association, specifically, Parcel A identified on the Broadview Shores Phase 3B Plat. Consistent with the rights and authority reserved to the Declarant in the Master Declaration, said Common Area is hereby designated as Benefitted Common Area primarily for the use and benefit of the Owners of the Lots established by the Broadview Shores Phase 3B Plat. Benefitted Common Area Expenses, as defined in the Master Declaration, may be assessed to the Owners of the Lots in Broadview Shores Phase 3B Plat (Lots 301 through 347).
5. Service Area. Further consistent with the Master Declaration, a distinct Service Area for the Broadview Shores Phase 3B Plat (Lots 301 through 347), inclusive, shall be and hereby is established.

6. Covenants, Conditions and Restrictions Run with the Land. This Third Supplement to the Master Declaration and the Terms and Conditions established herein are intended to and shall run with the land and are binding on each Owner and his/her/their assigns and successors in interest.

[Remainder of this page intentionally left blank.
Signature page to follow.]

Dated this 11TH day of MARCH, 2019.

IVORY DEVELOPMENT, LLC
By: *Christopher P. Gamvroulas*
Christopher P. Gamvroulas

Its: *CHIEF PRESIDENT*
President

STATE OF UTAH)
COUNTY OF SALT LAKE)ss

On this 11TH, day of MARCH, 2019, personally appeared before me CHRISTOPHER P. GAMVROULAS, whose identity is personally known to me, (proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he is the President of Ivory Development, LLC and that said document was signed by him on behalf of said corporation with all necessary authority, and acknowledged to me that said corporation executed the same.

Peter Steven Gamvroulas
Notary Public

My commission expires: 01-10-2022

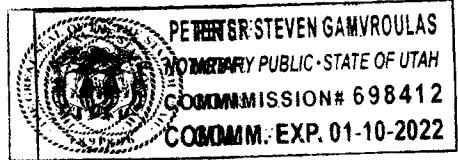


EXHIBIT A

LEGAL DESCRIPTION

Broadview Shores PUD Phase 3B, Lots 301 through 347, inclusive, as shown on the official subdivision final plat on file and of record with the County Recorder for Utah County, Utah recorded on November 29, 2018 as Entry No. 2018:113239, and improvements and appurtenances as shown thereon. 35:739:0301 through 0347 and Parcel A.