

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

**SUPPLEMENT TO MASTER DECLARATION
OF COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR
HOLBROOK FARMS
PLAT B, PHASE 6
IN
LEHI, UTAH**

This Supplement to the Master Declaration of Covenants, Conditions, and Restrictions, and Reservation of Easements for Holbrook Farms Plat B, Phase 6, located in Lehi, Utah, is made and executed by Ivory Development, LLC, a Utah limited liability company (“Declarant”) with a registered address of 970 E. Woodoak Lane, Salt Lake City, Utah 84117.

RECITALS

WHEREAS, that certain Master Declaration of Covenants, Conditions, and Restrictions, and Reservation of Easements for Holbrook Farms was recorded with the County Recorder for Utah County, Utah on March 3, 2017, as Entry No. 21346:2017 (the “Master Declaration”) for the Holbrook Farms development project (the “Project”);

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;

WHEREAS, the Master Declaration further provides that said phases and/or additional land may be made subject to additional restrictions, conditions or covenants imposed on a Unit or Owner as part of a discrete phase or neighborhood developed within the Project (collectively, “Additional Covenants”) by the Declarant’s recording of a Supplement to Declaration;

WHEREAS, Declarant is the record fee owner of certain real property located in Utah County, Utah more specifically described in Exhibit “A” hereinto and incorporated herein by this reference (the “Holbrook Farms Plat B, Phase 6 Property”);

WHEREAS, Declarant desires to develop the Holbrook Farms Plat B, Phase 6 Property to include additional Lots and other improvements of a less significant nature;

WHEREAS, a final plat for the Holbrook Farms Plat B, Phase 6 has been recorded with the County Recorder for Utah County, Utah on February 20, 2019 as Entry No. 2019:13947 (the “Holbrook Farms Plat B, Phase 6 Plat”); and

WHEREAS, Declarant now intends that this Holbrook Farms Plat B, Phase 6 Property shall be subject to and burdened and benefitted 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 Supplement to the Master Declaration of Covenants, Conditions, and Restrictions, and Reservation of Easements for Holbrook Farms (this "Supplement to Master Declaration"). Unless otherwise defined herein, capitalized terms are defined in the Master Declaration.

1. Legal Description. The real property defined herein as the Holbrook Farms Plat B, Phase 6 Property is more fully described in Exhibit "A" hereto.

2. Annexation. Consistent with the rights and authority reserved to Declarant in the Master Declaration, the Holbrook Farms Plat B, Phase 6 Property shall be and hereby is annexed into the Project and made subject to the Master Declaration, which, upon recordation of this instrument shall constitute and effectuate the expansion of the Project making the Holbrook Farms Plat B, Phase 6 Property subject to the powers, rights, duties, functions, and jurisdiction of the Holbrook Farms Master Association (the "Master Association"). Said land and the Lots 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 Supplement to Master Declaration. The initial plat(s) for Holbrook Farms Plat A Phases 1, 2 and 7, collectively, included 119 Units. The Holbrook Farms Plat A, Phase 6A Plat, as amended, added an additional 20 Units (Lots 601 through 620). The Holbrook Farms Plat A, Phase 4 Plat added an additional 52 Units (Lots 401 through 452). The Holbrook Farms Plat A, Phase 8 Plat added an additional 55 Units (Lots 801 through 855). The Holbrook Farms Plat A, Phase 5A Plat added an additional 19 Units (Lots 501 through 519). The Holbrook Farms Plat A, Phase 6B Plat added an additional 6 Units (Lots 621 through 626). The Holbrook Farms Plat B, Phase 1 Plat added an additional 51 Units (Lots 101 through 151). The Holbrook Farms Plat A, Phase 3 Plat added an additional 18 Units (Lots 301 through 318). The Holbrook Farms Plat B, Phase 3 Plat added an additional 76 Units (Lots 301 through 376). The Holbrook Farms Plat A, Phase 9 Plat added an additional 41 Units (Lots 901 through 941). The Holbrook Farms Plat B, Phase 2 Plat added an additional 73 Units (Lots 201 through 273). The Holbrook Farms Plat B, Phase 5 Plat added an additional 11 Units (Lots 501 through 511). The Holbrook Farms Plat B, Phase 6 Plat added an additional 26 Units (Lots 2601 through 26) and upon recording of this Supplement to Master Declaration, the total number of Units in the Project will be 567 Units.

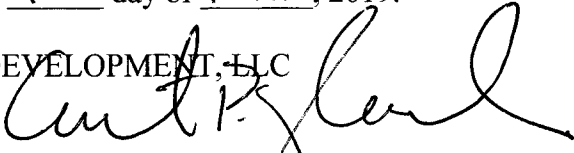
4. Benefitted Common Area. The Holbrook Farms Plat B, Phase 6 Property includes certain Common Area that is or will be owned, administered and/or maintained by the Master Association, specifically, the private roadway and Parcel A identified on the Plat B, Phase 6 Plat. Consistent with the rights and 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 Plat B, Phase 6 Plat. Benefitted Common Area Expenses, as defined in the Master Declaration, may be assessed to the Owners in Holbrook Farms Plat B Phase 6.

5. Service Area. Further consistent with the Master Declaration, a distinct Service Area for the Holbrook Farms Plat B, Phase 6 Property, Lots 2601 through 2626, inclusive, shall be and hereby is established.

6. Covenants, Conditions and Restrictions Run with the Land. This 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.

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Signature page to follow]

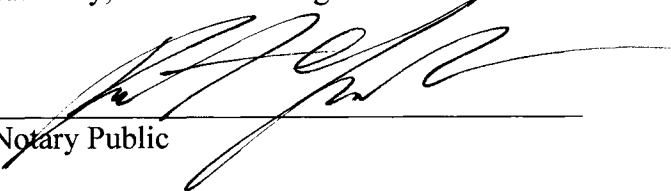
Dated this 11TH day of MARCH, 2019.

IVORY DEVELOPMENT, LLC
By: 
Christopher P. Gamvroulas

Its: PRESIDENT
President

STATE OF UTAH)
)ss
COUNTY OF SALT LAKE)

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.


Notary Public

My commission expires: 01-10-2022

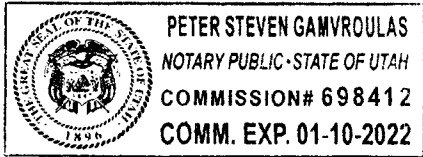


EXHIBIT A

LEGAL DESCRIPTION

Holbrook Farms Plat B, Phase 6, Lots 2601 through 2626, inclusive, as shown on the official subdivision final plat on file and of record with the County Recorder for Utah County, Utah recorded on February 20, 2019 as Entry No. 2019:13947, and improvements and appurtenances as shown thereon. 41:922:2601 through 2626.