

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

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

This Second 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 3A Property”);

Whereas, Declarant desires to develop the Broadview Shores Phase 3A 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 3A was recorded with the County Recorder for Utah County, Utah on November 29, 2018, as Entry No. 2018:113239 (the “Broadview Shores Phase 3A Plat”); and

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

## SUPPLEMENT TO DECLARATION

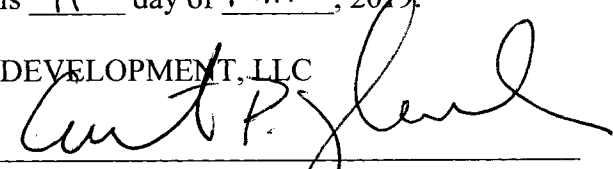
**NOW, THEREFORE**, for the reasons recited above, and for the benefit of the Project and the Owners therein, Declarant hereby executes this Second Supplement to the Master Declaration of Covenants, Conditions, and Restrictions for Broadway Shores (this “Second Supplement to Master Declaration”). Unless 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 3A 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 3A 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 3A 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 Second 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) and upon the recordation of this Second Supplement to Master Declaration, the total number of Lots/Units in the Project will be 117 Lots/Units.
4. No Common Area. The Broadview Shores Phase 3A Plat does not include any common area to be owned, administered and/or maintained by the Master Association.
5. Covenants, Conditions and Restrictions Run with the Land. This Second 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.

[Signature page to follow]

Dated this 11<sup>TH</sup> day of MARCH, 2019.

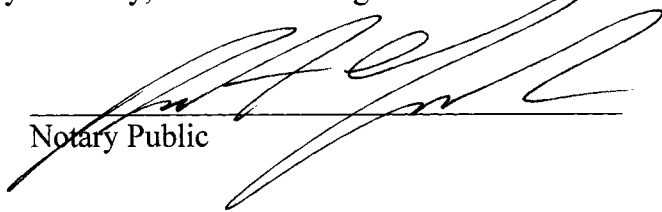
IVORY DEVELOPMENT, LLC

By:   
Christopher P. Gamvroulas

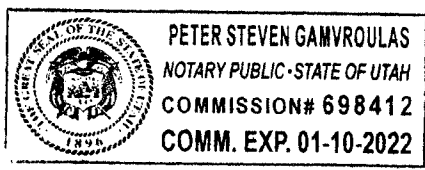
Its: PRESIDENT  
President

STATE OF UTAH )  
 )ss  
COUNTY OF SALT LAKE )

On this 11<sup>TH</sup>, 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**

Broadview Shores PUD Phase 3A, Lots 348 through 379, 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. 35:734:0348 through 0379.