

When Recorded Return To:  
Boyer Ridgeview Commercial, L.C.  
101 S. 200 E, Ste. 200  
Salt Lake City, Utah 84111

ENT 22692 : 2023 PG 1 of 6  
**Andrea Allen**  
**Utah County Recorder**  
2023 Apr 11 04:31 PM FEE 54.00 BY AC  
RECORDED FOR Cottonwood Title Insurance Agency, Inc.  
ELECTRONICALLY RECORDED

**SUPPLEMENT TO MASTER DECLARATION OF  
COVENANTS, CONDITIONS, AND RESTRICTIONS,  
AND RESERVATION OF EASEMENTS  
FOR  
RIDGEVIEW  
PLAT I  
IN  
HIGHLAND, UTAH**

TIN: 51-742-0411 through 51-742-0427

This Supplement to Master Declaration of Covenants, Conditions, and Restrictions and Reservation of Easements for Ridgeview Plat I located in Highland, Utah, is made and executed by Boyer Ridgeview Commercial, L.C., a Utah limited liability company with an address of 101 S. 200 E., Ste. 200, Salt Lake City, Utah 84111 (the "Declarant").

**RECITALS**

**WHEREAS**, that certain Master Declaration of Covenants, Conditions, and Restrictions, and Reservation of Easements for Ridgeview was recorded with the Utah County Recorder on June 22, 2021 as Entry No. 111864:2021 (the "Master Declaration") for the Ridgeview 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 Declarant's recording of a Supplement to Declaration;

**WHEREAS**, Ivory Development, LLC ("Ivory") is the record fee owner of certain real property located in Utah County, Utah more specifically described in Exhibit "A" hereto and incorporated herein by this reference (the "Ridgeview Plat I Property");

**WHEREAS**, Declarant and Ivory desire to develop the Ridgeview Plat I Property to include additional Units and other improvements of a less significant nature;

**WHEREAS**, a final plat for the Ridgeview Plat I Property has been or will be recorded with the Utah County Recorder;

**WHEREAS**, Declarant and Ivory now intend that this Ridgeview Plat I 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 Master Declaration of Covenants, Conditions, and Restrictions, and Reservation of Easements for Ridgeview (the "Supplement to Master Declaration").

1. Legal Description. The real property defined herein as the Ridgeview Plat I Property is more fully described in Exhibit "A" hereto. The Ridgeview Plat I Property shall be and hereby is submitted to the provisions of the Master Declaration. Said land and the Units thereon shall be held, transferred, sold, conveyed, and occupied subject to the provisions of the Master Declaration, as it may be further supplemented or amended from time to time.

2. Annexation. Consistent with the rights and authority reserved to Declarant in the Master Declaration, the Ridgeview Plat I 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 Ridgeview Plat I Property subject to the powers, rights, duties, functions, and jurisdiction of the Ridgeview Master Association (the "Master Association").

3. Common Areas. There are no areas designated as Common Area on the Ridgeview Plat I.

4. Benefitted Neighborhood. Consistent with the Master Declaration, the Ridgeview Plat I Property is hereby designated as a Benefitted Neighborhood.

5. Description of the Project, as Supplemented by this Supplement to Master Declaration. Previous Supplements erroneously identified the number of total Units in the Project. With the recording of Ridgeview Plat I, the total number of Units in Ridgeview is 336.

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

7. Consent to Recording. Ivory, as owner of the Ridgeview Plat I Property, hereby consents to the recording of this Supplement, which consent is evidenced by their signatures below.

*Signature Page Follows*

Dated this 10 day of APRIL, 2023.

BOYER RIDGEVIEW COMMERCIAL, L.C.

By: \_\_\_\_\_

Name: Brian Gochnour  
Manager

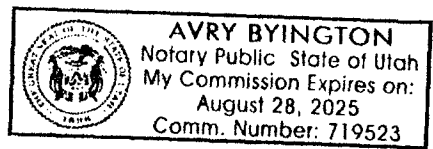
Its: \_\_\_\_\_

STATE OF UTAH )  
 ) ss  
 COUNTY OF Salt Lake )

On this 10th, day of April, 2023, personally appeared before me Brian Gochnour, whose identity is personally known to me, or proven on the basis of satisfactory evidence and who by me duly sworn/affirmed, did say that he/she is the duly authorized representative of the corporation and that said document was signed by him/her on behalf of said corporation with all necessary authority, and acknowledged to me that said corporation executed the same.

Avry Byington  
 Notary Public

My commission expires:  
8/28/2025



IVORY DEVELOPMENT, LLC

By: [Signature]

Name: Kevin Anglesey

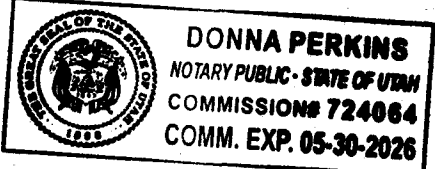
Its: Secretary

STATE OF UTAH )  
COUNTY OF Salt Lake ) ss

On this 29, day of March, 2023, personally appeared before me Kevin Anglesey, whose identity is personally known to me, or proven on the basis of satisfactory evidence and who by me duly sworn/affirmed, did say that he/she is the duly authorized representative of the corporation and that said document was signed by him/her on behalf of said corporation with all necessary authority, and acknowledged to me that said corporation executed the same.

[Signature]  
Notary Public

My commission expires:  
5-30-2026



**EXHIBIT A**  
**LEGAL DESCRIPTION**  
**RIDGEVIEW PLAT I**  
**BOUNDARY DESCRIPTION**

**EXHIBIT A  
LEGAL DESCRIPTION  
RIDGEVIEW PLAT I**

All of Lots 411 through 427, inclusive, RIDGEVIEW PLAT I, according to the official plat thereof recorded March 9, 2023 as Entry No. 14647:2023 in the office of the Utah County Recorder.