


WHEN RECORDED RETURN TO:  
Ivory Development, LLC  
Christopher P. Gamvroulas  
978 East Woodoak Lane  
Salt Lake City, UT 84117  
(801) 747-7440

E 3114800 B 7090 P 2135-2139  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
08/31/2018 04:36 PM  
FEE \$47.00 Pgs: 5  
DEP RT REC'D FOR CLINTON CITY

**FOURTH SUPPLEMENT TO THE  
AMENDED AND RESTATED DECLARATION OF COVENANTS,  
CONDITIONS AND RESTRICTIONS, AND RESERVATION OF EASEMENTS  
FOR  
CRANEFIELD ESTATES PRUD NO. 7** 

This Fourth Supplement to the Amended and Restated Declaration of Covenants, Conditions and Restrictions, and Reservation of Easements for Cranefield Estates PRUD No. 7 is made and executed by Ivory Development, LLC, a Utah limited liability company, of 978 East Woodoak Lane, Salt Lake City, UT 84117 (the "Declarant").

13-333-0161 thru 0189

**RECITALS**

A. The Declaration of Covenants, Conditions and Restrictions, and Reservation of Easements for Cranefield Estates PRUD No. 1 was recorded in the office of the County Recorder of Davis County, Utah on October 12, 2007 as Entry No. 2312956 in Book 4387 at Pages 40-108 of the official records (the "Initial Declaration").

B. The related Plat Map for Cranefield Estates PRUD No. 1 has also been recorded in the office of the County Recorder of Davis County, Utah (the "Phase 1 Final Plat").

C. The Amended and Restated Declaration of Covenants, Conditions and Restrictions, and Reservation of Easements for Cranefield Estates PRUD No. 1 - 1st Amendment was recorded in the office of the County Recorder of Davis County, Utah on May 30, 2008 as Entry No. 2369147 in Book 4544 at Pages 1020-1098 of the official records (the "Declaration").

D. The related Plat Map for Cranefield Estates PRUD No. 2 has also been recorded in the office of the County Recorder of Davis County, Utah (the "Phase 2 Final Plat").

E. The First Supplement to the Amended and Restated Declaration of Covenants, Conditions and Restrictions, and Reservation of Easements for Cranefield Estates PRUD No. 3 was recorded in the office of the County Recorder of Davis County, Utah on May 6, 2013.

F. The related Plat Map for Cranefield Estates PRUD No. 3 has also been recorded in the office of the County Recorder of Davis County, Utah (the "Phase 3 Final Plat").

G. The Second Supplement to the Amended and Restated Declaration of Covenants, Conditions and Restrictions, and Reservation of Easements for Cranefield Estates PRUD No. 4 was recorded in the office of the County Recorder of Davis County.

H. The related Plat Map for Cranefield Estates PRUD No. 4 has also been recorded in the office of the County Recorder of Davis County, Utah (the "Phase 4 Final Plat").

I. The Third Supplement to the Amended and Restated Declaration of Covenants, Conditions and Restrictions, and Reservation of Easements for Cranefield Estates PRUD No. 5 was recorded in the office of the County Recorder of Davis County.

J. The related Plat Map for Cranefield Estates PRUD No. 5 has also been recorded in the office of the County Recorder of Davis County, Utah (the "Phase 5 Final Plat").

K. The Declarant is the fee simple owner of record of that certain real property located in Davis County, Utah and described with particularity on Exhibit "A" attached hereto and incorporated herein by this reference (the "Phase 7 Property").

L. Declarant reserved the unilateral right and now desires to expand Cranefield Estates and to annex additional land to the Project.

**NOW, THEREFORE**, for the reasons recited above, and for the benefit of Cranefield Estates and all of the Lot Owners, Declarant hereby executes this First Supplement to the Amended and Restated Declaration of Covenants, Conditions and Restrictions, and Reservation of Easements for Cranefield Estates PRUD No. 7 (the "Forth Supplement") for the purpose of annexing the Phase 7 Property.

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

a. **Fourth Supplemental Declaration** shall mean and refer to this Fourth Supplement to the Declaration of Covenants, Conditions and Restrictions for Cranefield Estates No. 7.

b. **Phase 7 Map** shall mean and refer to the Final Plat of Phase 7 of the Project, prepared and certified to by Andy Hubbard, a duly registered Utah Land Surveyor holding Certificate No. 6242920, and filed for record in the Office of the County Recorder of Davis County, Utah concurrently with the filing of this Second Supplemental Declaration.

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

2. **Legal Description.** The legal description for the Phase 7 Property is set forth with particularity in Exhibit A-3 attached hereto and incorporated herein by this reference.

3. **Annexation.** Declarant hereby declares that the Phase 7 Property is hereby annexed and the recordation of this First Supplement and the Final Plat constitutes and effectuates the expansion of Cranefield Estates so that it includes the Phase 7 Property.

4. **Description of Property and Total Number of Units Revised.** As shown on the Phase 7 Map, twenty nine (29) new Lots, Numbers 161 through 189 and other improvements of a less significant nature are or will be constructed and/or created in the Project on the Phase 7 Property. Phase 1 has sixty eight (68) Lots. Phase 2 has twenty eight (28) Lots. Phase 3 has twenty one (21) Lots. Phase 4 has eighteen (18) Lots. Phase 5 has eighteen (22) Lots. Upon the recordation of the Phase 7 Map and this Fourth Supplemental Declaration, the total number of Lots/Units in the Project will be two hundred and forty six (246) Lots. 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 single earlier Phases.

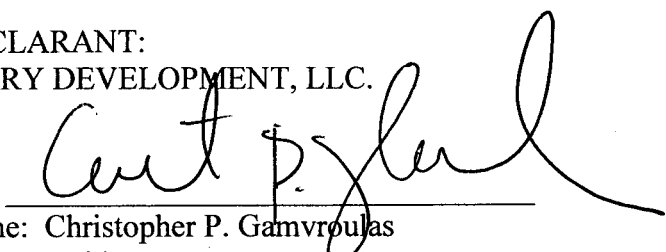
5. **Severability.** If any provision, paragraph, sentence, clause, phrase, or word of this Second Supplement should under any circumstance be invalidated, such invalidity shall not affect the validity of the remainder of the Forth Supplement, and the application of any such provision, paragraph, sentence, clause, phrase, or word in any other circumstances shall not be affected thereby.

6. **Topical Headings and Conflict.** The headings appearing at the beginning of the paragraphs of this Forth Supplement are only for convenience of reference and are not intended to describe, interpret, define or otherwise affect the content, meaning or intent of this Forth Supplement of any paragraph or provision hereof. In case any provisions hereof shall conflict with Utah law, Utah law shall be deemed to control.

7. **Effective Date.** This annexation shall take effect upon the recording of this instrument and the Final Plat in the office of the County Recorder of Davis County, Utah.

IN WITNESS WHEREOF, the undersigned has hereunto set its hand this 14<sup>TH</sup> day of AUGUST, 2018.

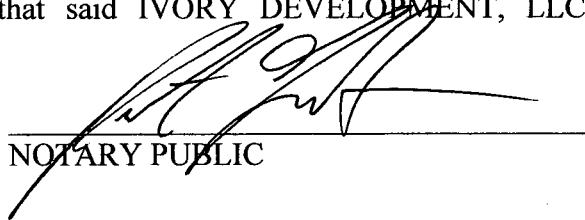
DECLARANT:  
IVORY DEVELOPMENT, LLC.

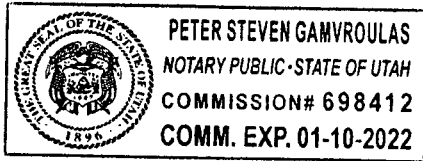
By:   
Name: Christopher P. Gamvroulas  
Title: President

**ACKNOWLEDGMENT**

STATE OF UTAH                    )  
  SS:  
COUNTY OF SALT LAKE    )

The foregoing instrument was acknowledged before me this 14<sup>TH</sup> day of AUGUST, 2018 by Christopher P. Gamvroulas, as President of IVORY DEVELOPMENT, LLC, a Utah limited liability company, and said Christopher P. Gamvroulas duly acknowledged to me that said IVORY DEVELOPMENT, LLC executed the same.

  
\_\_\_\_\_  
NOTARY PUBLIC



**EXHIBIT "A-3"**

**LEGAL DESCRIPTION**

The Property referred to in the foregoing document as the Phase 7 Property is located in Davis County, Utah and is described more particularly as follows:

**BOUNDARY DESCRIPTION**

*A part of the Southeast Quarter of Section 20, Township 5 North, Range 2 West, Salt Lake Base and Meridian, Clinton City, Davis County, Utah:*

*Beginning on the Easterly Line of the Cranefield Golf Course, said point being 1633.33 feet North 0°16'03" East along the Section Line and 105.07 feet North 89°43'57" West from the South Quarter Corner of said Section 20; and running thence along the Easterly and Southerly Lines of said Cranefield Golf Course the following five (5) courses: (1) North 15°57'30" East 76.42 feet, (2) North 49°55'52" East 165.26 feet, (3) South 80°57'23" East 165.16 feet, (4) South 86°17'59" East 414.95 feet and (5) North 86°49'36" East 23.81 feet; thence South 3°22'27" East 120.27 feet; thence South 0°25'57" West 60.12 feet; thence South 3°04'48" East 117.70 feet; thence North 82°28'22" East 456.31 feet; thence South 9°18'56" East 269.29 feet; thence South 82°07'38" West 118.94 feet to a non-tangent curve; thence Southeasterly along the arc of a 790.10 foot Radius curve to the right a distance of 11.71 feet (Delta equals 0°50'57" and Long Chord bears South 0°25'29" East 11.71 feet); thence due South 9.85 feet; thence due West 183.43 feet; thence South 7°31'38" East 43.61 feet; thence South 87°05'41" West 257.03 feet; thence North 84°28'31" West 215.88 feet to the Easterly Line of Cranefield Estates PRUD No. 3; thence along said Easterly and Northerly Lines the following six (6) courses: (1) North 3°55'37" East 178.21 feet, (2) North 86°04'23" West 37.60 feet, (3) North 3°55'37" East 115.00 feet, (4) North 86°04'23" West 295.21 feet, (5) North 3°55'37" East 18.88 feet and (6) North 86°04'23" West 60.00 feet; thence North 3°55'37" East 85.40 feet to a non-tangent curve; thence Northwesterly along the arc of a 15.00 foot Radius curve to the left a distance of 4.96 feet (Delta equals 18°57'41" and Long Chord bears North 5°33'13" West 4.94 feet; thence North 80°50'05" West 126.81 feet to the Easterly Line of said Cranefield Golf Course and the Point of Beginning.*

*Contains or 9.665 Acres*