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RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
07/12/2019 09:25 AM  
FEE \$89.00 Pgs: 4  
DEPT REC'D FOR CLINTON CITY CORP  
ORATION

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

**SUPPLEMENT TO DECLARATION  
OF COVENANTS, CONDITIONS, AND RESTRICTIONS  
FOR  
MONARCH MEADOWS SUBDIVISION**

14-563 - 0201 - 0234

This Supplement to the Declaration of Covenants, Conditions, and Restrictions for Monarch Meadows Subdivision located in Davis County, Utah, is made and executed by Ivory Development, LLC, a Utah limited liability company ("Declarant") with a registered address of 978 E. Woodoak Lane, Salt Lake City, Utah 84117.

**RECITALS**

**WHEREAS**, that certain Declaration of Covenants, Conditions, and Restrictions for Monarch Meadows Subdivision was recorded with the County Recorder for Davis County, Utah on March 14, 2019, as Entry No. 3148146, Book 7219, beginning at Page 635 (the "Declaration") for the Monarch Meadows Subdivision development project (the "Project");

**WHEREAS**, the 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 Declaration by Declarant's recording of a plat map and a Supplement to Declaration;

**WHEREAS**, Declarant is the record fee owner of certain real property located in Davis County, Utah more specifically described in Exhibit "A" hereinto and incorporated herein by this reference (the "Monarch Meadows Phase 2 Property");

**WHEREAS**, Declarant desires to develop the Monarch Meadows Phase 2 Property to include additional Lots and other improvements of a less significant nature;

**WHEREAS**, a final plat for the Monarch Meadows Phase 2 Property (the "Monarch Meadows Phase 2 Plat") has been or will be recorded with the County Recorder for Davis County, Utah; and

**WHEREAS**, Declarant now intends that this Monarch Meadows Phase 2 Property and the Lots thereon shall be subject to and burdened and benefitted by the 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 Declaration of

Covenants, Conditions, and Restrictions for Monarch Meadows Subdivision (this "Supplement to Declaration").

1. Legal Description. The real property defined herein as the Monarch Meadows Phase 2 Property is more fully described in Exhibit "A" hereto.

2. Annexation. Consistent with the rights and authority reserved to Declarant in the Declaration, the Monarch Meadows Phase 2 Property shall be and hereby is annexed into the Project and made subject to the Declaration, which, upon recordation of this instrument and the Monarch Meadows Phase 2 Plat, shall constitute and effectuate the expansion of the Project making the Monarch Meadows Phase 2 Property and the Lots and Homes constructed thereon subject to the powers, rights, duties, functions, and jurisdiction of the Monarch Meadows Homeowners Association (the "Association"). The Monarch Meadows Phase 2 Property and the Lots and Homes thereon shall be held, transferred, sold, conveyed and occupied subject to the provisions of the Declaration, as it may be further supplemented or amended from time to time.

3. Description of the Project, as Supplemented by this Supplement to Declaration. The initial plat for Monarch Meadows Subdivision Phase 1 included five (5) Lots (101-R, 102-R, 103, 104, and 105). Upon recording of the Monarch Meadows Phase 2 Plat (Lots 201 through 234) and this Supplement to Declaration, the total number of Lots in the Project will be two hundred thirty- nine (239).

4. All Covenants, Conditions and Restrictions Run with the Land. This Supplement to Declaration and the Terms and Conditions therein and in this instrument are binding on each Owner and their successors in interest and assigns and are intended to and shall run with the land.



**EXHIBIT A**

**LEGAL DESCRIPTION**

Monarch Meadows Phase 2, Lots 201 through 234, inclusive, as shown on the official subdivision final plat on file and of record with the County Recorder for Davis County, Utah recorded on 7/2/2019 as Entry No. 3172125 and all improvements and appurtenances as shown thereon.

Parcel Nos.: