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

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RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
06/30/2020 12:59 PM
FEE \$60.00 Pgs: 6
DEP RT REC'D FOR CLINTON CITY

**EIGHTH SUPPLEMENT
TO
AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITONS, AND
RESTRICTIONS
FOR
CRANFIELD ESTATES PRUD NO. 10**

13-351-0223 → 0242

This Eighth Supplement to the Amended and Restated Declaration of Covenants, Conditions and Restrictions, and Reservation of Easements for Cranfield Estates PRUD No 10 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").

RECITALS

A. **WHEREAS**, the Declaration for Covenants, Conditions, and Restrictions, and Reservation of Easements for Cranfield 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 (the "Initial Declaration") together with the related plat map for the initial phase of the Project in conjunction with Declarant's develop of the Cranfield Estates subdivision (the "Project").

B. **WHEREAS**, the Amended and Restated Declaration of Covenants, Conditions and Restrictions, and Reservation of Easements for Cranfield 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 (the "Declaration") to facilitate expansion of the Project.

C. **WHEREAS**, the related Plat Map for Cranfield Estates PRUD No. 2 has also been recorded in the office of the County Recorder of Davis County, Utah

D. **WHEREAS**, the First Supplement to the Amended and Restated Declaration of Covenants, Conditions, and Restrictions, and Reservation of Easements for Cranfield Estates PRUD No. 3 was recorded in the office of the County Recorder of Davis County, Utah together with the related Plat Map for Cranfield Estates PRUD No. 3.

E. **WHEREAS**, the Second Supplement to the Amended and Restated Declaration of Covenants, Conditions, and Restrictions, and Reservation of Easements for Cranfield Estates PRUD No. 4 was recorded in the office of the County Recorder of Davis County together with the related Plat Map for Cranfield Estates PRUD No. 4.

F. **WHEREAS**, the Third Supplement to the Amended and Restated Declaration of Covenants, Conditions and Restrictions, and Reservations of Easements for Cranfield Estates PRUD No. 5 was

recorded in the office of the County Recorder of Davis County together with the related Plat Map for Cranefield Estates PRUD No. 5.

G. **WHEREAS**, the Fourth Supplement to the Amended and Restated Declaration of Covenants, Conditions, and Restrictions, and Reservation of Easements for Cranefield Estates PRUD No. 7 was recorded in the office of the County Recorder of Davis County together with the related Plat Map for Cranefield Estates PRUD No. 7.

H. **WHEREAS**, the Fifth Supplement to the Amended and Restated Declaration of Covenants, Conditions and Restrictions, and Reservation of Easements for Cranefield Estates PRUD No. 8 was recorded in the office of the County Recorder of Davis County together with the related Plat Map for Cranefield Estates PRUD No. 8.

I. **WHEREAS**, the Sixth Supplement to the Amended and Restated Declaration of Covenants, Conditions, and Restrictions, and Reservation of Easements for Clubview at Cranefield Estates No. 2 was recorded in the office of the County Recorder of Davis County together with the related Plat Map for Clubview at Cranefield No. 2.

J. **WHEREAS**, the Seventh Supplement to the Amended and Restated Declaration of Covenants, Conditions, and Restrictions, and Reservation of Easements for Cranefield Estates PRUD No. 9 was recorded in the office of the County Recorder of Davis County together with the related Plat Map for Cranefield Estates PRUD No. 9.

K. **WHEREAS**, Declarant is the record owner of certain real property located in Davis County, Utah and described with particularity on Exhibit "A" attached hereto and incorporated herein by reference (the "Phase 10 Property").

L. **WHEREAS**, Declarant Desires to further expand the Project to include an additional twenty (20) lots Units on the Phase 10 Property.

M. **WHEREAS**, Declarant now intends that the Phase 10 Property and the lots thereon shall become part of the Project and subject to the Declaration, as it may be further amended and/or supplemented from time to time.

NOW, THEREFORE, for the reasons recited above, and for the benefit of the Project, the Declarant and the Owners, Declarant hereby executes this Eighth Supplement to the Declaration of Covenants, Conditions and Restrictions, and Reservation of Easements for Cranefield Estates PRUD No. 10.

SUPPLEMENT TO DECLARATION

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

- “Eighth Supplement to Declaration” shall mean and refer to this Eighth Supplement to Amended and Restated Declaration of Covenants, Conditions and Restrictions, and Reservation of Easements for Cranfeild Estates PRUD No. 10.

- “Phase 10 Plat Map” shall mean and refer to the final plat map of Cranfield Estates PRUD No. 10 of record and on file with the Office of the County Recorder of Davis County, Utah for Phase 10 of the Project recorded contemporaneous with the filing of this Eighth Supplement to 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 10 Property is set forth in Exhibit A.

3. Annexation. Consistent with the rights and authority reserved to the Declarant to develop the Project in phases, the Phase 10 Property shall be and hereby is annexed into and made part of the Project and made part of the Cranfield Estates Homeowners Association, organized and operating as a Utah nonprofit corporation (the “Association”). Recordation of this Eighth Supplement to Declaration, together with the Phase 10 Plat Map, shall constitute and effectuate further expansion of the Project, making the real property described in Exhibit A and every Owner and Occupant of a lot thereon subject the Declaration and the functions, powers, rights, duties and jurisdiction of the Association.

4. Description of the Project, as Supplemented by the Eighth Supplement to Declaration. As reflected on the Phase 10 Plat Map, twenty (20) new lots (Lots Nos. 223-242) and other improvements of a less significant nature are or will be constructed and/or created in the Project on the Phase 10 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 twenty-two (22) Lots. Phase 7 has twenty-nine (29) Lots. Phase 8 has seventeen (17) Lots. Clubview at Cranfield 2 has twenty-nine (29) Lots. Phase 9 has sixteen (16) Lots. Upon the recordation of the Cranfield Estates PRUD No. 10 Plat Map and this Eighth Supplement to Declaration, the total number of Lots in the Project will be Two Hundred and Sixty-Eight (268) Lots. The additional Lots in Phase 10 and the homes constructed thereon shall be substantially similar in construction, design, and quality as the Lots and homes in other phases of the Project.

5. Additional Covenants. The Phase 10 Property and the Lots thereon are subject to the Street Tree Plan for Phase 10 attached hereto as Exhibit B. Owners of Lots in Phase 10 shall be responsible to install and maintain trees and other landscaping in accordance with the Street Tree Plan.

6. Covenants, Conditions and Restrictions to Run with the Land. The Covenants, Conditions and Restrictions for the Phase 10 Property established by this

Eighth Supplement to Declaration are binding on each Owner and assigns and successors in interest to the Unit and are intended to and shall run with the land.

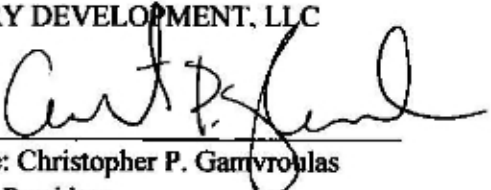
7. Severability. If any provision, paragraph, sentence, clause, phrase, or word of this instrument should under any circumstance be invalidated, such invalidity shall not affect the validity of the remainder of this instrument, and the application of any such provision, paragraph, sentence, clause, phrase,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

8. Topical Headings and Conflict. The headings appearing in this Eighth Supplement to Declaration are only for convenience of reference and are not intended to define, restrict, or otherwise affect the content, meaning or intent of this instrument or any paragraph of provision hereof. In case any provisions hereof shall conflict with Utah law, Utah law shall be deemed to control.

9. Effective Date. The annexation of the Phase 10 Property into the Project shall be effective upon recording of this instrument and the Phase 10 Plat Map with the Office of Recorder of Davis County, Utah.

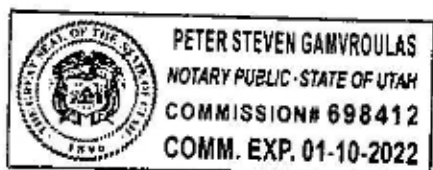
IN WITNESS WHEREOF, the undersigned has hereunto set its hand this 12TH day of MAY, 2020.

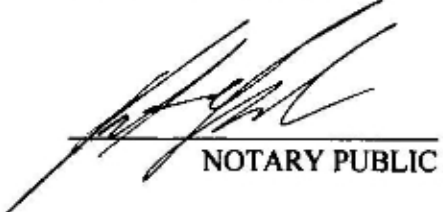
DECLARANT:
IVORY DEVELOPMENT, LLC

By: 
Name: Christopher P. Gamvroulas
Title: President

STATE OF UTAH)
 ss:
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 12TH day of MAY, 2020 by Christopher P. Gamvroulas, as President of IVORY DEVELOPMENT, LLC, a Utah limited liability company, personally known to me or proved on the basis of sufficient evidence, and Christopher P. Gamvroulas duly acknowledged to me that said IVORY DEVELOPMENT, LLC executed the same.




NOTARY PUBLIC

My Commission Expires:
01-10-2022

EXHIBIT A
LEGAL DESCRIPTION
CRANEFIELD ESTATE PRUD NO. 10

The real property referred to in the foregoing instrument as the Phase 10 Property is located in Davis County, Utah and is described more particularly as follows:

CraneField Estates PRUD No. 10, Lots 223 through 242, inclusive, as shown on the official plat thereof of record and on file with the Office of Recorder for Davis County, Utah Recorded on 6-30-, 2020 as Entry No. 3266141

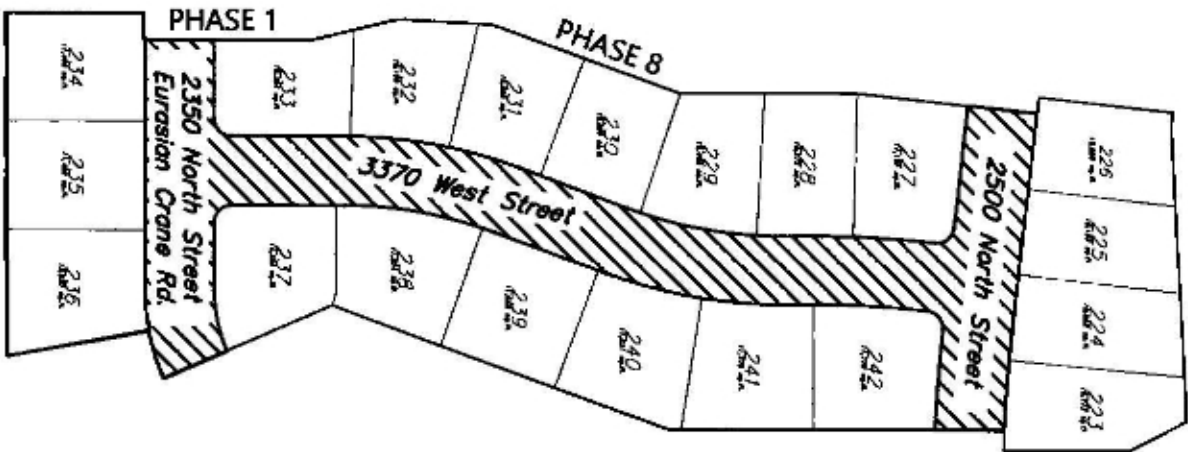
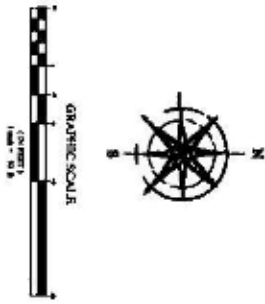
Lots:

Exhibit B

- Approved Tree Species**
- Prunus virginiana 'Canada Red'
 - CANADA RED CHOKECHERRY
 - Acer ginnala
 - AMUR MAPLE
 - Acer negundo 'Sensation'
 - SENSATION BOX ELDER

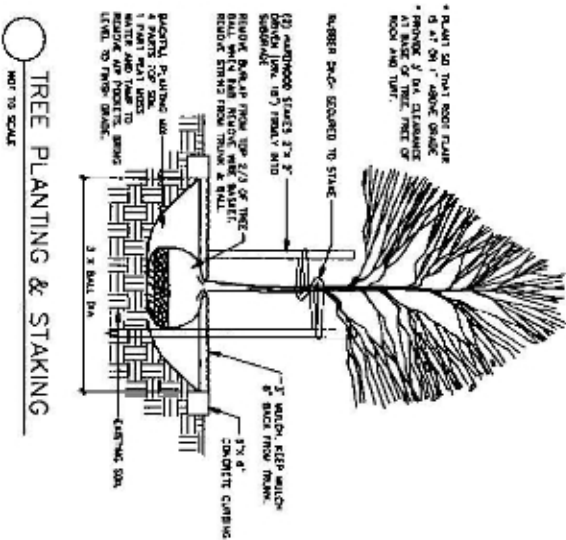
Legend

Street trees to be planted in parkstrips of streets with hatch symbol. See Landscape Notes for details on spacing & location.



LANDSCAPE NOTES:

1. STREET TREES ARE TO BE LOCATED AT APPROXIMATELY 40 FEET ON CENTER AND AS SHOWN ON THE PLAN.
- AT STREET CORNERS, TREES ARE LOCATED 30 FEET FROM INTERSECTION OF CENTER LINES PROJECTED THROUGH PARK STRIPS.
- TREES ARE TO BE LOCATED 30 FEET FROM A STREET LIGHT LOCATED AT AN INTERSECTION.
- STREET TREES ARE ALWAYS LOCATED 30 ON EITHER SIDE OF A STREET LIGHT. BETWEEN TWO STREET LIGHTS, TREES ARE TO BE EQUALLY SPACED. THIS MEANS THAT AN EQUAL SPACING MAY BE MORE OR LESS THAN 40 FEET.
2. STREET TREES IN FRONT OF EACH LOT ARE TO BE INSTALLED BY THE HOMEOWNER IN COMPLIANCE WITH THIS PLAN.
3. IF DRIVEWAY OR UTILITIES CONFLICT WITH THE STREET TREE'S PLACEMENT, IT MAY BE ELIMINATED OR MAY REQUIRE ADJUSTMENT TO THE TREE LOCATION.
4. STREET TREES SHALL BE CENTERED IN THE PARKSTRIP BETWEEN THE SIDEWALK AND CURB.
5. ALL PARKSTRIPS ARE TO BE PLANTED WITH LAWN - EITHER SEED OR SOIL IS ACCEPTABLE. PLANTING IS THE RESPONSIBILITY OF THE HOMEOWNER AND IS TO BE MAINTAINED BY THE HOMEOWNER.



TREE PLANTING & STAKING
NOT TO SCALE

LOT	DATE	STATUS
223		
224		
225		
226		
227		
228		
229		
230		
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232		
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234		
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243		
244		

CRANEFIELD ESTATES PH. 10
CLINTON, DAVIS COUNTY
STREET TREE PLAN

