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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
03/07/2023 03:31 PM
FEE \$68.00 Pgs: 7
DEP RT REC'D FOR CLINTON CITY

**TWELFTH SUPPLEMENT
TO
AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITONS, AND
RESTRICTIONS**

13-369-1101 →
1424

**FOR
CRANEFIELD ESTATES PRUD NO. 14** D

This Twelfth Supplement to the Amended and Restated Declaration of Covenants, Conditions and Restrictions, and Reservation of Easements for Cranefield Estates PRUD No 14 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 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 (the "Initial Declaration") together with the related plat map for the initial phase of the Project in conjunction with Declarant's develop of the Cranefield Estates subdivision (the "Project").

B. **WHEREAS**, 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 (the "Declaration") to facilitate expansion of the Project.

C. **WHEREAS**, 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

D. **WHEREAS**, 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 together with the related Plat Map for Cranefield 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 Cranefield Estates PRUD No. 4 was recorded in the office of the County Recorder of Davis County together with the related Plat Map for Cranefield 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 Cranefield 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**, the Eighth Supplement to the Amended and Restated Declaration of Covenants, Conditions, and Restrictions and Reservation of Easements for Cranefield Estates PRUD No. 10 was recorded in the office of the County Recorder of Davis County together with the related Plat Map for Cranefield Estates PRUD No. 10.

L. **WHEREAS**, the Ninth Supplement to the Amended and Restated Declaration of Covenants, Conditions, and Restrictions and Reservation of Easements for Cranefield Estates PRUD No. 11 was recorded in the office of the County Recorder of Davis County together with the related Plat Map for Cranefield Estates PRUD No. 11.

M. **WHEREAS**, the Tenth Supplement to the Amended and Restated Declaration of Covenants, Conditions, and Restrictions and Reservation of Easements for Cranefield Estates PRUD No. 12 was recorded in the office of the County Recorder of Davis County together with the related Plat Map for Cranefield Estates PRUD No. 12.

N. **WHEREAS**, the Eleventh Supplement to the Amended and Restated Declaration of Covenants, Conditions, and Restrictions and Reservation of Easements for Cranefield Estates PRUD No. 13 was recorded in the office of the County Recorder of Davis County together with the related Plat Map for Cranefield Estates PRUD No. 13.

O. **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 14 Property").

P. **WHEREAS**, Declarant Desires to further expand the Project to include an additional twenty-two (22) lots Units on the Phase 14 Property.

Q. **WHEREAS**, Declarant now intends that the Phase 14 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 Twelfth Supplement to the Declaration of Covenants, Conditions and Restrictions, and Reservation of Easements for Cranfield Estates PRUD No. 14.

SUPPLEMENT TO DECLARATION

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

- "Twelfth Supplement to Declaration" shall mean and refer to this Twelfth Supplement to Amended and Restated Declaration of Covenants, Conditions and Restrictions, and Reservation of Easements for Cranfield Estates PRUD No. 14.

- "Phase 14 Plat Map" shall mean and refer to the final plat map of Cranfield Estates PRUD No. 14 of record and on file with the Office of the County Recorder of Davis County, Utah for Phase 14 of the Project recorded contemporaneous with the filing of this Twelfth 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 14 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 14 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 Twelfth Supplement to Declaration, together with the Phase 14 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 Twelfth Supplement to Declaration.** As reflected on the Phase 14 Plat Map, twenty-two (22) new lots (Lots Nos. 1401-1422) and other improvements of a less significant nature are or will be constructed and/or created in the Project on the Phase 14 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 Cranefield 2 has twenty-nine (29) Lots. Phase 9 has sixteen (16) Lots. Phase 10 has twenty (20) Lots. Phase 11 has thirty-two (32) Lots. Phase 12 has Thirty-Eight (38) Lots. Phase 13 has seventeen (17) Lots. Upon the recordation of the Cranefield Estates PRUD No. 14 Plat Map and this Twelfth Supplement to Declaration, the total number of Lots in the Project will be Three Hundred Seventy-One (371) Lots. The additional Lots in Phase 14 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 14 Property and the Lots thereon are subject to the Street Tree Plan for Phase 14 attached hereto as Exhibit B. Owners of Lots in Phase 14 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 14 Property established by this Twelfth 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 Twelfth 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 14 Property into the Project shall be effective upon recording of this instrument and the Phase 14 Plat Map with the Office of Recorder of Davis County, Utah.

IN WITNESS WHEREOF, the undersigned has hereunto set its hand this 16th day of JANUARY, 2023.

DECLARANT:
IVORY DEVELOPMENT, LLC

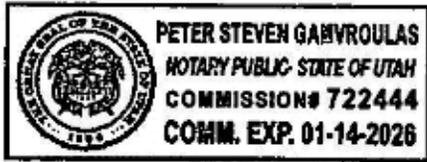
By: [Signature]
Name: CHRISTOPHER P. GAMBROULAS
Title: PRESIDENT

STATE OF UTAH)
 ss:
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 16th day of JANUARY, 2023 by CHRISTOPHER P. GAMBROULAS, 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. GAMBROULAS duly acknowledged to me that said IVORY DEVELOPMENT, LLC executed the same.

[Signature]
NOTARY PUBLIC

My Commission Expires: 01-14-2026



**EXHIBIT A
LEGAL DESCRIPTION
CRANEFIELD ESTATE PRUD NO. 14**

The real property referred to in the foregoing instrument as the Phase 14 Property is located in Davis County, Utah and is described more particularly as follows:

BOUNDARY DESCRIPTION

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; CLINTON CITY, DAVIS COUNTY, UTAH, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT BEING S89°59'15"E 1126.54 FEET ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER AND N00°00'00"E 370.00 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 20; AND RUNNING THENCE N00°00'00"E 146.02 FEET; THENCE N04°54'46"E 60.22 FEET; THENCE N00°00'45"E 112.54 FEET; THENCE S89°59'15"E 89.00 FEET; THENCE N00°00'45"E 156.00 FEET; THENCE N89°59'15"W 89.00 FEET; THENCE N00°00'45"E 112.44 FEET; THENCE N04°24'38"W 60.18 FEET; THENCE N00°00'45"E 125.00 FEET; THENCE S89°59'15"E 37.58 FEET; THENCE N03°05'05"W 90.22 FEET; THENCE N78°04'15"E 183.70 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 366.01 FEET, A DISTANCE OF 35.02 FEET, A CHORD DIRECTION OF N14°40'21"W AND A CHORD DISTANCE OF 35.01 FEET; THENCE N17°03'58"W 3.08 FEET; THENCE N72°56'02"E 134.37 FEET; THENCE S01°20'39"W 38.62 FEET; THENCE S00°00'00"W 200.44 FEET; THENCE N90°00'00"E 120.00 FEET; THENCE N84°45'45"E 60.25 FEET; THENCE N90°00'00"E 112.00 FEET; THENCE N00°00'00"E 89.50 FEET; THENCE S90°00'00"E 118.35 FEET; THENCE S00°00'45"W 195.40 FEET; THENCE N89°59'15"W 140.09 FEET; THENCE S00°00'45"W 380.00 FEET; THENCE N89°59'15"W 66.00 FEET; THENCE S00°00'45"W 264.00 FEET; THENCE N89°59'15"W 330.00 FEET; THENCE N00°00'45"E 7.00 FEET; THENCE N89°59'15"W 204.96 FEET TO THE POINT OF BEGINNING.
CONTAINS 11.28 ACRES IN AREA, 22 LOTS AND 2 PARCELS
ROTATE BEARINGS 0°20'40" CLOCKWISE TO ACHIEVE NAD 83 DATUM BEARINGS.

Lots:

EXHIBIT B
PHASE 14 STREET TREE PLAN



AMUR MAPLE



SENSATION
BOX ELDER



CANADA RED
CHOKECHERRY

TREE SPECIES LIST

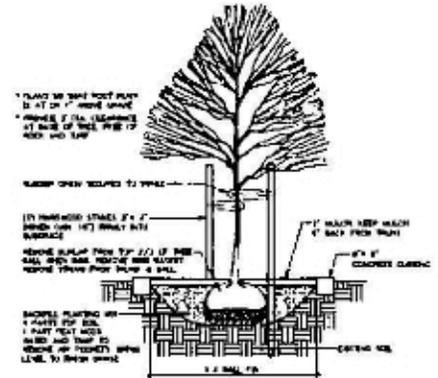
Prunus virginiana 'Canada Red'
CANADA RED CHOKECHERRY

Acer ginnala
AMUR MAPLE

Acer negundo 'Sensation'
SENSATION BOX ELDER

LANDSCAPE NOTES:

1. Street trees are to be located at approximately 40 feet on center.
 - Street trees are to be located 30 feet from corners of intersections
 - Trees are to be located 30 feet from any streetlight
2. Street trees in front of each lot are to be installed by the homebuyer in compliance with this plan
3. If driveways or utilities conflict with the street tree placement, the homeowner may apply through the HOA to eliminate a tree or adjust its placement
4. Street trees shall be centered in the parkstrip between the sidewalk and the curb
5. All parkstrips are to be planted with sod or an HOA approved waterwise plan. Any waterwise parkstrip must include an approved ground cover and drip irrigated plantings covering at least 50% of the parkstrip area.
6. Homeowners may only select street tree species from the approved list herein



TREE PLANTING & STAKING
NOT TO SCALE