E 3539932 B 8314 P 428-430 RICHARD T. MAUGHAN DAVIS COUNTY, UTAH RECORDER 08/11/2023 11:55:50 AM FEE: \$110.00 Pgs: 3 DEP eCASH REC'D FOR: COTTONWOOD TITLE INSURANCE AGENCY, INC.

When Recorded Return To: Ivory Development, LLC Christopher P. Gamvroulas 978 East Woodoak Lane Salt Lake City, UT 84117 (801) 747-7440

15-097-0201 through 0227 15-098-0301 through 0318

SUPPLEMENT TO MASTER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR

ORCHARD RIDGE ESTATES PHASES 2 AND 3

This supplement to Master Declaration of Covenants, Conditions, and Restrictions for Orchard Ridge Estates Phases 2 and 3 (the "Supplement") is made and executed by Ivory Development, LLC, a Utah limited liability company with an address of 970 E Woodoak Lane, Salt Lake City, Utah 84117 (the "Declarant").

RECITALS

- A. Declarant recorded that certain Master Declaration of Covenants, Conditions, and Restrictions for Orchard Ridge Estates Phases 2 and 3 with the Office of Recorder for Davis County, Utah on January 24, 2022 as Entry No. 3451948 (the "Master Declaration").
- B. The Master Declaration reserves to the Declarant the right, until the expiration of the Declarant Control Period, to amend, change, or modify the Mater Declaration.
- C. The Master Declaration also reserves to the Declarant the right, until the expiration of the Declarant Control Period, to designate particular Lot to a Service Area.
- D. By this Supplement, Declarant now intends to designate a portion of the Property as a Service Area.

NOW, THEREFORE, for the reasons recited above, and for the benefit of the Project, Declarant, and Owners, Declarant hereby executes this Supplement to the Master Declaration of Covenants, Conditions, and Restrictions for Orchard Ridge Estates Phases 2 and 3.

SUPPLEMENT TO MASTER DECLARATION

1. <u>Definitions</u>. All capitalized terms used but not otherwise defined herein shall have the same meanings assigned such terms in the Master Declaration.

- Service Area. Lots 210-216 are hereby designated as a distinct Service Area within the Project. Service Area Expenses and/or Service Area Assessments may be assessed to the Owners of Lots in the Service Area.
- Covenants, Conditions, and Restrictions to Run with the Land. The Covenants, 3. Conditions and Restrictions for the Property and the Lots thereon established by this Supplement to Master Declaration are intended to and shall be binding on the Lots, the respective Owners and their successors in interest and shall run with the land.
- 4. No Other Changes. All provisions in the Master Declaration, except as specifically amended by this Supplement shall remain in full force and effect.

IN WITNESS WHEREOF, the undersigned has hereunto set its hand to this instrument this Way of August, 2023.

DECLARANT:

IVORY DEVELOPMENT, LLC.

Name: Kevin Angle

Title: Secretary

STATE OF UTAH

COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this of day of way, 2023 by Kevin Anglesey, Secretary of IVORY DEVELOPMENT, LLC, a Utah limited liability company, and who duly acknowledged to me that said IVORY DEVELOPMENT, LLC executed the same.

NOTARY PUBLIC

My Commission Expires: 01-14-2026

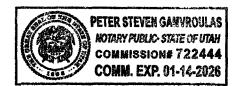


EXHIBIT A LEGAL DESCRIPTION

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

Lots 201 through 225, inclusive, and Parcels A and B, ORCHARD RIDGE ESTATES – PHASE 2, according to the official plat thereof recorded January 24, 2022 as Entry No. 3451946 in Book 7931 at Page 1399 in the Office of the Davis County Recorder.

ALSO:

Lots 301 through 318, inclusive, ORCHARD RIDGE ESTATES – PHASE 3, according to the official plat thereof recorded January 24, 2022 as Entry No. 3451947 in Book 7931 at Page 1400 in the Office of the Davis County Recorder.