

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

**FIRST AMENDMENT TO
BYLAWS FOR
HOLBROOK FARMS MASTER ASSOCIATION**

This First Amendment to Bylaws for Holbrook Farms Master Association (the “Amendment”) is executed on JUNE 14TH, 2023 by IVORY DEVELOPMENT, LLC, a Utah limited liability corporation with an address of 978 E. Woodoak Lane, Salt Lake City, Utah (the “Declarant”).

RECITALS

- A. The Master Declaration of Covenants, Conditions, and Restrictions, and Reservation of Easements for Holbrook Farms was recorded with the Utah County Recorder’s Office on March 3, 2017 as Entry No. 21346:2017 (the “Master Declaration”).
- B. The Bylaws for Holbrook Farms Master Association were attached as Exhibit B to the Master Declaration (the “Bylaws”).
- C. Section 20.7 of the Master Declaration authorizes the Declarant to unilaterally amend the Bylaws without the approval of any other person during the Declarant Control Period.
- D. The Declarant now desires to amend the Bylaws to modify the frequency of Management Committee meetings during the Declarant Control Period.

Therefore, the Declarant executes this Amendment:

AMENDMENT

- 1. Amendment. Section 3.2(a) of the Bylaws is hereby deleted in its entirety and replaced with the following:
 - (a) Regular Meetings. Except during the Declarant Control Period, the Management Committee shall hold regular meetings at least quarterly, and more often at its discretion. During the Declarant Control Period, the Management Committee shall meet at least once per year, and more often at its sole discretion.
- 2. Remaining Provisions. All other provisions of the Bylaws not amended herein remain in full force and effect.

Signature Page Follows

IVORY DEVELOPMENT, LLC

By: [Signature]

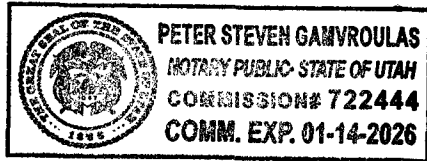
Name: Kevin Anglesky

Its: Secretary

Date: 7-14-23

STATE OF UTAH)
COUNTY OF SALT LAKE)S

On this 14TH, day of JUNE, 2023, personally appeared before me, a notary public, KEVIN ANGLESKY, whose identity is personally known to me or proven on the basis of satisfactory evidence and who by me duly sworn/affirmed, did say that they are the duly authorized representative of Ivory Development, LLC, a Utah limited liability company, and that said document was signed by them on behalf of said company with all necessary authority, and acknowledged to me that said company executed the same.



[Signature]
NOTARY PUBLIC

EXHIBIT A
LEGAL DESCRIPTION

The real property and lots or units referred to in the foregoing Amendment are located in Utah County, Utah and are described more particularly as follows:

- Holbrook Farms, Plat A, Phase 1, Lots 101 through 134, inclusive, as shown on the official plat thereof on file and of record in the office of recorder for Utah County, Utah, and appurtenant common areas and facilities shown thereon. Recorded on 2/21/2017 Entry Number: 2017-17547 SEC 1-5-1W/LOTS 101-134

41-851-0101 through 41-851-0134

- Holbrook Farms, Plat A, Phase 2, Lots 201 through 235, inclusive, as shown on the official plat thereof on file and of record in the office of recorder for Utah County, Utah, and appurtenant common areas and facilities as shown thereon. Recorded on 2/21/2017 Entry Number: 2017-17548 SEC 1-5-1W/LOTS 201-235

41-852-0201 through 41-852-0235

- Holbrook Farms, Plat A, Phase 3, Lots 301 through 318, inclusive, as shown on the official plat thereof on file and of record in the office of recorder for Utah County, Utah, and appurtenant common areas and facilities shown thereon. Recorded on 5/22/2018 Entry Number: 2018-47610 SEC 1-5-1W/LOTS 301-318

41-893-0301 through 41-893-0318

- Holbrook Farms, Plat A, Phase 4, Lots 401 through 452, inclusive, as shown on the official plat thereof on file and of record in the office of recorder for Utah County, Utah, and appurtenant common areas and facilities shown thereon. Recorded on 8/2/2017 Entry Number: 2017-74824 SEC 1-5-1W/LOTS 401-452, PARCEL A

41-864-0401 through 41-864-0454

- Holbrook Farms, Plat A, Phase 5A, Lots 501 through 519, inclusive, as shown on the official plat thereof on file and of record in the office of recorder for Utah County, Utah, and appurtenant common areas and facilities shown thereon. Recorded on 1/29/2018 Entry Number: 2018-8868 SEC 1-5-1W/LOTS 501-519

41-878-0501 through 41-878-0519

- Holbrook Farms, Plat A, Phase 6A Amended, Lots 601 through 620, inclusive, as shown on the official plat thereof on file and of record in the office of recorder for Utah County, Utah, and appurtenant common areas and facilities shown thereon. Recorded on 11/30/2017 Entry Number: 2017-118525 SEC 1-5-1W/LOTS 601-620

41-876-0601 through 41-876-0620

- Holbrook Farms, Plat A, Phase 6B, Lots 621 through 626, inclusive, as shown on the official plat thereof on file and of record in the office of recorder for Utah County, Utah, and appurtenant common areas and facilities shown thereon. Recorded on 1/29/2018 Entry Number: 2018-8870 SEC 1-5-1W/LOTS 621-626

41-879-0621 through 41-879-0626

- Holbrook Farms, Plat A, Phase 7, Lots 701 through 751, inclusive, as shown on the official plat thereof on file and of record in the office of recorder for Utah County, Utah, and appurtenant common areas and facilities shown thereon. Recorded on 2/21/2017 Entry Number: 2017-17385 SEC 1-5-1W/LOTS 701-751

41-850-0701 through 41-850-0751

- Holbrook Farms, Plat A, Phase 8, Lots 801 through 855, inclusive, as shown on the official plat thereof on file and of record in the office of recorder for Utah County, Utah, and appurtenant common areas and facilities shown thereon. Recorded on 1/4/2018 Entry Number: 2018-1255 SEC 36-4-1W, 1-5-1W/LOTS 801-855

41-877-0801 through 41-877-0855

- Holbrook Farms, Plat A, Phase 9, Lots 901 through 941, inclusive, as shown on the official plat thereof on file and of record in the office of recorder for Utah County, Utah, and appurtenant common areas and facilities shown thereon. Recorded on 5/2/2018 Entry Number: 2018-40970 SEC 1-5-1W/LOTS 901-941, PARCELS A-G

41-891-0901 through 41-891-0949

- Holbrook Farms, Plat A, Phase 10, Lots 1001 through 1029, inclusive, as shown on the official plat thereof on file and of record in the office of recorder for Utah County, Utah, and appurtenant common areas and facilities shown thereon. Recorded on 3/21/2019 Entry Number: 2019-23180 SEC 36-4-1W/LOTS 1001 - 1029

41-927-0001 through 41-927-0029

- Holbrook Farms, Plat A, Phase 11, Lots 1101 through 1135, inclusive, as shown on the official plat thereof on file and of record in the office of recorder for Utah County, Utah, and appurtenant common areas and facilities shown thereon. Recorded on 4/1/2020 Entry Number: 2020-42215 SEC 36-4-1W/LOTS 1101-1135

41-960-0101 through 41-960-0135

- Holbrook Farms, Plat A, Phase 12, Lots 1201 through 1218, inclusive, as shown on the official plat thereof on file and of record in the office of recorder for Utah County, Utah, and appurtenant common areas and facilities shown thereon. Recorded on 8/27/2021 Entry Number: 2021-149782 SEC 36-4-1W/LOTS 1201-1218

68-026-1201 through 68-026-1218

- Holbrook Farms, Plat A, Phase 13, Lots 1301 through 1311, inclusive, as shown on the official plat thereof on File and of record in the office of recorder for Utah County, Utah, and appurtenant common areas and facilities shown thereon. Recorded on 7/12/2022 Entry Number: 2022-80000 SEC 36-4-1W/LOTS 1301-1311

68-068-1301 through 68-068-1311

- Holbrook Farms, Plat B, Phase 1, Lots 101 through 151, inclusive, as shown on the official plat thereof on file and of record in the office of recorder or Utah County, Utah and appurtenant common areas and facilities shown thereon. Recorded on 2/6/2018 Entry Number: 2018-11813 SEC 2-5-1W/LOTS 101-151

41-884-0101 through 41-884-0151

- Holbrook Farms, Plat B, Phase 2, Lots 201 through 250, inclusive, as shown on the official plat thereof on file and of record in the office of recorder for Utah County, Utah, and appurtenant common areas and facilities shown thereon. Recorded on 8/31/2018 Entry Number: 2018-83367 SEC 2-5-1W/LOTS 201-250

41-910-0201 through 41-910-0250

- Holbrook Farms, Plat B, Phase 2A, Lots 251A through 273A, inclusive, as shown on the official plat thereof on file and of record in the office of recorder for Utah County, Utah, and appurtenant common areas and facilities shown thereon. Recorded on 8/13/2019 Entry Number: 2019-77205 SEC 2-5-1W/LOTS 251A-273A, PARCEL G

41-937-0251 through 41-937-0274

- Holbrook Farms, Plat B, Phase 3, Lots 301 through 376, inclusive, as shown on the official plat thereof on file and of record in the office of recorder for Utah County, Utah, and appurtenant common areas and facilities shown thereon. Recorded on 6/15/2018 Entry Number: 2018-56054 SEC 2-5-1W/LOTS 301-376, PARCELS A-E

41-897-0301 through 41-897-0385

- Holbrook Farms, Plat B, Phase 4, Lots 401 through 457, inclusive, as shown on the official plat thereof on file and of record in the office of recorder for Utah County, Utah, and

appurtenant common areas and facilities shown thereon. Recorded on 4/26/2019 Entry Number: 2019-35858 SEC 2-5-1W/LOTS 401-457, PARCELS A-C

41-929-0401 through 41-929-0462

- Holbrook Farms, Plat B, Phase 5, Lots 501 through 511, inclusive, as shown on the official plat thereof on file and of record in the office of recorder for Utah County, Utah, and appurtenant common areas and facilities shown thereon. Recorded on 11/6/2018 Entry Number: 2018-106147 SEC 2-5-1W/LOTS 501-511

41-915-0501 through 41-915-0511

- Holbrook Farms, Plat B, Phase 6, Lots 2601 through 2626, inclusive, as shown on the official plat thereof on file and of record in the office of recorder for Utah County, Utah, and appurtenant common areas and facilities shown thereon. Recorded on 2/20/2019 Entry Number: 2019-13947 SEC 2-5-1W/LOTS 2601-2626, PARCEL A

41-922-0001 through 41-922-0026, and 41-922-0028

- Holbrook Farms, Plat B, Phase 7, Lots 2701 through 2750, inclusive, as shown on the official plat thereof on file and of record in the office of recorder for Utah County, Utah, and appurtenant common areas and facilities shown thereon. Recorded on 1/26/2021 Entry Number: 2021-13119 SEC 2-5-1W/LOTS 2701-2750

41-996-2701 through 41-996-2750

- Holbrook Farms, Plat C, Phase 1, Lots 3126 through 3129, inclusive, and Lots 3141 through 3169, inclusive, and Parcels A through E, inclusive, as shown on the official plat thereof on file and of record in the office of recorder for Utah County, Utah, and appurtenant common areas and facilities shown thereon. Recorded on 1/15/2020 Entry Number: 2020-5341 SEC 2-5-1W/LOTS 3101-3169, PARCELS A-E

41-955-0126 through 41-955-0129 and 41-955-0141 through 41-955-0176

- Holbrook Farms, Plat C, Phase 2A, Lots 3201 through 3237, inclusive, as shown on the official plat thereof on file and of record in the office of recorder for Utah County, Utah, and appurtenant common areas and facilities shown thereon. Recorded on 10/8/2021 Entry Number: 2021-173432 SEC 2-5-1W/LOTS 3201-3237, PARCEL A, B, C

68-034-3201 through 68-034-3240

- Holbrook Farms, Plat C, Phase 3A, Lots 3301 through 3326, inclusive, as shown on the official plat thereof on file and of record in the office of recorder for Utah County, Utah, and appurtenant common areas and facilities shown thereon. Recorded on 3/4/2022 Entry Number: 2022-28339 SEC 2-5-1W/LOTS 3301-3326, PARCEL A

68-052-3301 through 68-052-3327

- Holbrook Farms, Plat D, Phase 1, Lots 5001 through 5057, inclusive, as shown on the official plat thereof on file and of record in the office of recorder for Utah County, Utah, and appurtenant common areas and facilities shown thereon. Recorded on 1/28/2021 Entry Number: 2021-15959 SEC 35-4-1W/LOTS 5001-5057, PARCEL A-G

41-999-5001 through 41-999-5057, and 41-999-5060

- Holbrook Farms, Plat F, Lots 6001 through 6094, inclusive, as shown on the official plat thereof on file and of record in the office of recorder for Utah County, Utah, and appurtenant common areas and facilities shown thereon. Recorded on 3/27/2020 Entry Number: 2020-39366 SEC 2-5-1W/LOTS 6001-6094, PARCELS A-F

41-959-0001 through 41-959-0101

- Holbrook Farms, Plat H, Phase 1, Lots 8001 through 8038, inclusive, as shown on the official plat thereof on file and of record in the office of recorder for Utah County, Utah, and appurtenant common areas and facilities shown thereon. Recorded on 1/26/2021 Entry Number: 2021-13118 SEC 2-5-1W/LOTS 8001-8038

41-995-8001 through 41-995-8038