

When Recorded Return To:
Boyer Holbrook Residential, L.C.
101 South 200 East, Suite 200
Salt Lake City, Utah 84111

ENT46460:2020 PG 1 of 6
Jeffery Smith
Utah County Recorder
2020 Apr 10 09:20 AM FEE 218.00 BY MA
RECORDED FOR Cottonwood Title Insurance Agency, Inc.
ELECTRONICALLY RECORDED

**SUPPLEMENT TO MASTER DECLARATION
OF COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR
HOLBROOK FARMS
PLAT F
IN
LEHI, UTAH**

This Supplement to the Master Declaration of Covenants, Conditions, and Restrictions for Holbrook Farms Plat F, located in Lehi, in Utah County, Utah is made and executed by Clayton Properties Group II, Inc. doing business as Oakwood Homes ("Oakwood Homes"), a Colorado corporation with a registered address 5000 Clayton Road, Maryville, Tennessee 37804, and Boyer Holbrook Residential, L.C. ("Boyer Holbrook Residential"), a Utah limited liability company with a registered address of 101 South 200 East, Suite 200, Salt Lake City, Utah 84111.

RECITALS

WHEREAS, that certain Master Declaration of Covenants, Conditions, and Restrictions, and Reservation of Easements for Holbrook Farms was recorded with County Recorder for Utah County, Utah on March 3, 2017, as Entry No. 21346:2017 (the "Master Declaration") for the Holbrook Farms development project (the "Project");

WHEREAS, Ivory Development, LLC and Boyer Holbrook Farm, L.C., collectively, as Declarant, as provided in the Master Declaration, have assigned certain declarant rights to Boyer Holbrook Residential in connection with the development of the Project pursuant to an Assignment Agreement consistent with the rights and authority granted in the Master Declaration;

WHEREAS, Oakwood Homes is the record fee owner of certain real property located in Utah County, Utah more specifically described in Exhibit "A" hereto and incorporated herein by this reference (the "Holbrook Farms Plat F Property").

WHEREAS, Boyer Holbrook Residential, as assignee of Declarant rights for Plat F of the Project, desires to develop the Holbrook Farms Plat F Property to include additional Units and other improvements of a less significant nature;

WHEREAS, a final plat for the Holbrook Farms Plat F Property has been or will be recorded with the County Recorder for Utah County, Utah (the "Holbrook Farms Plat F Plat"); and

WHEREAS, Boyer Holbrook Residential and Oakwood Homes now intends that the Holbrook Farms Plat F Property and the Lots and Units thereon shall be subject to and burdened and benefitted by the Master Declaration.

SUPPLEMENT TO DECLARATION

NOW, THEREFORE, for the reasons recited above, and for the benefit of the Project and the Owners, Boyer Holbrook Residential hereby executes this Supplement to the Master Declaration of Covenants, Conditions, and Restrictions, and Reservation of Easements for Holbrook Farms (this "Supplement to Declaration"). Unless otherwise defined herein, capitalized terms are defined in the Master Declaration.

1. Legal Description. The real property defined herein as the Holbrook Farms Plat F Property subject to this instrument is more fully described in Exhibit "A" hereto.

2. Annexation. Consistent with the rights and authority reserved to Declarant and its assigns in the Master Declaration, the Holbrook Farms Plat F Property shall and hereby is annexed into the Project and made subject to the Master Declaration, which, upon recordation of the Holbrook Farms Plat F Plat and this Supplement to Declaration, shall constitute and effectuate the expansion of the Project making the Holbrook Farms Plat F Property subject to the powers, rights, duties, functions, and jurisdiction of the Holbrook Farms Master Association (the "Master Association"), the Master Association's Design Review Board, and the Master Association Design Guidelines. Said land and the Lots and Units thereon shall be held, transferred, sold, conveyed and occupied subject to the provisions of the Master Declaration, as it may be further supplemented or amended from time to time.

3. Description of the Project, as Supplemented by this Supplement to Master Declaration. The initial plat(s) for Holbrook Farms Plat A Phases 1, 2, and 7, collectively, included 119 Units. The Holbrook Farms Plat A, Phase 6A Plat, as amended, added an additional 20 Units (Lots 601 through 620). The Holbrook Farms Plat A, Phase 4 Plat added an additional 52 Units (Lots 401 through 452). The Holbrook Farms Plat A, Phase 8 Plat added an additional 55 Units (Lots 801 through 855). The Holbrook Farms Plat A, Phase 5A Plat added an additional 19 Units (Lots 501 through 519). The Holbrook Farms Plat A, Phase 6B Plat added an additional 6 Units (Lots 621 through 626). The Holbrook Farms Plat B, Phase 1 Plat added an additional 51 Units (Lots 101 through 151). The Holbrook Farms Plat A, Phase 3 Plat added an additional 18 Units (Lots 301 through 318). The Holbrook Farms Plat B, Phase 3 Plat added an additional 76 Units (Lots 301 through 376). The Holbrook Farms Plat A, Phase 9 Plat added an additional 41 Units (Lots 901 through 941). The Holbrook Farms Plat B, Phase 2 Plat added an additional 73 Units (Lots 201 through 273). The Holbrook Farms Plat B, Phase 5 Plat added an additional 11 Units (Lots 501 through 511). The Holbrook Farms Plat B, Phase 6 Plat added an additional 26 Units (Lots 2601 through 2626). The Holbrook Farms Plat B, Phase 4 Plat added an additional 57 Units (Lots 401 through 457). The Holbrook Farms Plat F added an additional 94 Units (Lots 6001 through 6094)

and upon recording of this Supplement to Master Declaration, the total number of Units in the Project will be 718 Units.

4. Benefitted Common Area. Consistent with the Master Declaration, the Holbrook Farms Plat F Property includes certain Benefitted Common Area (as defined in the Master Declaration) and Benefitted Common Area Expenses may be assessed to the Unit Owners in Holbrook Farms Plat F.

5. Service Areas. Holbrook Farms Plat F includes detached single-family homes Lots and attached townhome Lots. Different services may be provided by the Holbrook Farms Master Association for each distinct type of housing. To facilitate the equitable allocation of the expenses of any such service to the Lots and the Owners primarily benefitting therefrom, Boyer Holbrook Residential hereby establishes a distinct Service Area for the attached townhome Lots in Holbrook Farms Plat F (Lots 6007 through 6066), and a distinct Service Area for the single-family Lots (Lots 6001 through 6006, 6067 through 6094).

6. Dedication of Private Roads. Consistent with the Master Declaration, the private roads identified on the Holbrook Farms Plat F Plat shall be and hereby are dedicated to the Master Association as part of the Benefitted Common Area within the Holbrook Farms Plat F Property. Upon recording of this instrument, the Master Association shall have authority over and sole responsibility for the operation, maintenance, repair, and replacement of the private roads as owner thereof.

7. Driveway Access Easement and Use Rights. As reflected on the Holbrook Farms Plat F Plat, a portion of the driveway serving the cluster Units in Parcels E and F is located outside the Unit's boundary and is located on neighboring Lots. Accordingly, there is appurtenant to each Unit an access easement and right to use the shared portion of the driveway serving the Unit. For purposes of this Paragraph 7, the "shared portion" of the driveway shall mean and refer to the section of the driveway between the road and the front boundary line of the last Unit served by that driveway. The "last Unit" shall mean and refer any and all of the following: Lots 6067, 6072, 6073, 6078, 6079, 6082, 6083, 6086, 6087, 6090, 6091, 6094. The access easement and use rights created by this paragraph 7 may not be severed from the Unit. Further, no Owner shall interfere or permit any other Person to interfere with the access easements and use rights appurtenant to another Unit.

8. Covenants, Conditions and Restrictions Run with the Land. This Supplement to Declaration and the Terms and Conditions established herein are binding on each Owner and his/her/their assigns and successors in interest and are intended to and shall run with the land.

[Remainder of this page intentionally left blank. Signature page to follow]

Dated this 9th day of April, 2020.

BOYER HOLBROOK RESIDENTIAL, L.C.

By: [Signature]
Signature

Brian Gochnour
Printed Manager

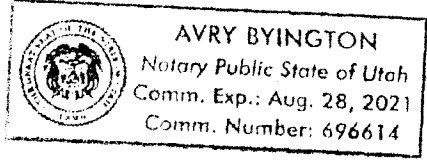
Its: _____

STATE OF UTAH)
COUNTY OF Salt Lake) ss)

On this 9 day of April, 2020, personally appeared before me Brian Gochnour, 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 he/she is the duly authorized representative of the company and that said document was signed by him/her on behalf of said company with all necessary authority, and acknowledged to me that said company executed the same.

[Signature]
Notary Public

My commission expires:
8/28/2021



Dated this 8TH day of APRIL 2020.

CLAYTON PROPERTIES GROUP II, INC. D/B/A OAKWOOD HOMES

By: _____

Signature

RYAN SMITH

Printed

Its: ASSISTANT SECRETARY

STATE OF UTAH)

) ss

COUNTY OF Salt Lake)

On this 8TH day of APRIL, 2019, personally appeared before me Ryan Smith, 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 he/she is the duly authorized representative of the corporation and that said document was signed by him/her on behalf of said corporation with all necessary authority, and acknowledged to me that said corporation executed the same.

Notary Public

My commission expires:

8/2/2020

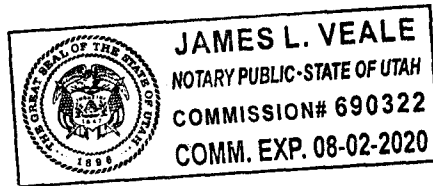


EXHIBIT A

LEGAL DESCRIPTION

Holbrook Farms Plat F, Lots 6001 through 6094, inclusive, as shown on the official subdivision final plat on file and of record with the County Recorder for Utah County, Utah recorded on March 27, 2020 as Entry No. 2020-39366, and appurtenant Common Area and Facilities.

Parcel Nos. 41: 959:6001 through 6094 and Parcels A through F.