

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

**SEVENTH SUPPLEMENT TO MASTER DECLARATION
OF COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR
HOLBROOK FARMS
PLAT A, PHASE 3
IN
LEHI, UTAH**

This Seventh Supplement to the Master Declaration of Covenants, Conditions, and Restrictions, and Reservation of Easements for Holbrook Farms Plat A, Phase 3, located in Lehi, Utah, is made and executed by 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 the 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, the Master Declaration provides that the Project may be developed in phases and additional land may be annexed into and made part of the Project and made subject to the Master Declaration;

WHEREAS, the Master Declaration further provides that said phases and/or additional land may be made subject to additional restrictions, conditions or covenants imposed on a Unit or Owner as part of a discrete phase or neighborhood developed within the Project (collectively, “Additional Covenants”) by the Declarant’s recording of a Supplement to Declaration;

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, Boyer Holbrook Residential is the record fee owner of certain real property located in Utah County, Utah more specifically described in Exhibit “A” hereinto and incorporated herein by this reference (the “Holbrook Farms Plat A, Phase 3 Property”);

WHEREAS, Boyer Holbrook Residential, as assignee of Declarant rights for Plat A, Phase 3 of the Project desires to develop the Holbrook Farms Plat A, Phase 3 Property to include additional Units and other improvements of a less significant nature;

WHEREAS, a final plat for the Holbrook Farms Plat A, Phase 3 has been or will be recorded with the County Recorder for Utah County, Utah; and

WHEREAS, Boyer Holbrook Residential now intends that this Holbrook Farms Plat A, Phase 3 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 therein, Boyer Holbrook Residential hereby executes this Seventh Supplement to the Master Declaration of Covenants, Conditions, and Restrictions, and Reservation of Easements for Holbrook Farms. 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 A, Phase 3 Property is more fully described in Exhibit “A” hereto. The Holbrook Farms Plat A, Phase 3 Property shall be and hereby is submitted to the provisions of the Master Declaration. Said land and the 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.

2. Annexation. Consistent with the rights and authority reserved to Declarant and its assigns in the Master Declaration, the Holbrook Farms Plat A, Phase 3 Property shall be and hereby is annexed into the Project and made subject to the Master Declaration, which, upon recordation of this instrument shall constitute and effectuate the expansion of the Project making the Holbrook Farms Plat A, Phase 3 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.

3. Description of the Project, as Supplemented by the Seventh Supplement to Master Declaration. The initial plat(s) for Holbrook Farms, Phases 1, 2 and 7, collectively, included 109 Units. The Holbrook Farms Phase 6A Plat, as amended, added an additional 20 Units (Lots 601 through 620). The Holbrook Farms 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 Phase 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). Upon recording of the Holbrook Farms Plat A, Phase 3 Plat and this Seventh Supplement to Master Declaration, the total number of Units in the Project will be 330 Units.

4. No Separate Service Area. Consistent with the Holbrook Farms Plat A, Phase 3 Plat, the Holbrook Farms Plat A, Phase 3 Property does not include Common Area and Facilities. Each individual Lot created by the Holbrook Farms Plat A Phase 3 Plat is intended for construction of a detached, single-family dwelling thereon. Each Owner shall be responsible for the installation and maintenance of Lot landscaping and for maintenance of the dwelling exterior. Accordingly, no separate Service Area is required or created for the Holbrook Farms Plat A, Phase 3 Property.

EXHIBIT A

LEGAL DESCRIPTION

Holbrook Farms Plat A, Phase 3, Lots 301 through 318, inclusive, as shown on the official subdivision final plat on file and of record with the County Recorder for Utah County, Utah recorded on May 22, 2018 as Entry No. 47610-2810, and improvements and appurtenances as shown thereon. 41-893-0301 through 0318.