

When Recorded Return To:
Ivory Development, LLC
Christopher P. Gamvroulas
978 East Woodoak Lane
Salt Lake City, UT 84117
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ENT49865:2022 PG 1 of 4
Andrea Allen
Utah County Recorder
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**FIRST SUPPLEMENT
TO
DECLARATION OF
COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR
HOLBROOK VILLAGE TOWN HOMES
FOR
PLAT C, PHASE 3B**

This supplement to Declaration of Covenants, Conditions, and Restrictions for Holbrook Village Town Homs (the “Supplement”) is made and executed by Ivory Development, LLC, a Utah limited liability company with an address of 978 E Woodoak Lane, Salt Lake City, Utah 84117 (the “Declarant”).

RECITALS

- A. Declarant recorded that certain Declaration of Covenants, Conditions, and Restrictions for Holbrook Village Town Homes with the Office of Recorder for Utah County, Utah on April 1st, 2021, as Entry No. 62238:2021 (the “Declaration”).
- B. The Declaration reserves to the Declarant the right and authority to unilaterally expand the Project in accordance with the Declaration.
- C. Declarant is the record owner of certain real property located in Lehi City, Utah County, Utah, more fully described herein (the “Property” or “Holbrook Farms Plat C, Phase 3B”).
- D. Declarant desires to further expand the Project to include an additional thirty-four (34) Lots, and other improvements of a less significant nature on the Property.
- E. Declarant now intends that the Property and the Lots thereon shall become part of the Project and subject to the Declaration.

NOW, THEREFORE, for the reasons recited above, and for the benefit of the Project, Declarant, and Owners, Declarant hereby executes this Supplement to the Declaration of Covenants, Conditions, and Restrictions for Holbrook Village Town Homes for Holbrook Farms Plat C, Phase 3B.

SUPPLEMENT TO MASTER DECLARATION

1. Supplement to Definitions. Article I of the Declaration, entitled “Definitions,” shall be and hereby is modified to include the following supplemental definitions:

- “Holbrook Farms Plat C, Phase 3B” shall mean and refer to the final plat maps of the Property that have been or will be recorded with the Office of County Recorder for Utah County, Utah contemporaneous with the filing of this Supplement to Declaration.

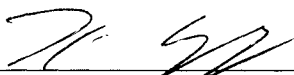
Except as otherwise provided herein, the definitions of capitalized terms contained in the Declaration are incorporated herein by this reference.

2. Annexation. Consistent with the rights and authority reserved to Declarant in the Declaration, the Property shall be and hereby is annexed into the Project and the Holbrook Village Town Homes Association, which is organized and operating as a Utah nonprofit corporation (the “Association”). Recordation of this Supplement to Declaration, together with the Holbrook Farms Plat C, Phase 3B, 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 to the Declaration and the functions, powers, rights, duties, and jurisdiction of the Association.

3. Covenants, Conditions, and Restrictions to Run with the Land. The Covenants, 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.

IN WITNESS WHEREOF, the undersigned has hereunto set its hand to this instrument this 20th day of April, 2022.

DECLARANT:
IVORY DEVELOPMENT, LLC.

By: 
Name: Kevin Anglesey
Title: Secretary

**EXHIBIT A
LEGAL DESCRIPTION**

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

A part of the NW1/4 and the NE1/4 of Section 2, Township 5 South, Range 1 West, Salt Lake Base & Meridian, more particularly described as follows:

Beginning at a point located on the Westerly Right of Way of 4200 West as determined by HOLBROOK FARMS PLAT B, PHASE 7, according to the Official Plat thereof recorded January 26, 2021 as Entry No. 13119:2019 of the Official Records of the Utah County Recorder, said point also being located N00°08'15"W 1,409.24 feet along the Section Line and West 2,552.62 feet from the East Quarter Corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base & Meridian; thence along the arc of a curve to the right with a radius of 15.00 feet a distance of 26.78 feet through a central angle of 102°17'50" Chord: S 60°42'28"W 23.36 feet to a point of compound curvature; thence Northwesterly along the arc of a curve to the right with a radius of 244.00 feet a distance of 231.52 feet through a central angle of 54°21'57" Chord: N40°57'38"W 222.93; thence N13°46'40"W 101.90 feet; thence S77°58'22"W 227.31 feet; thence N12°01'38"W 20.00 feet; thence S77°58'22"W 41.46 feet to the Easterly Right of Way line of Sunmore Way as determined by HOLBROOK FARMS PLAT C, PHASE 1, according to the Official Plat thereof recorded January 15, 2020 as Entry No. 5341:2020 of the Official Records of the Utah County Recorder, thence along said Right of Way the following two (2) courses: (1) along the arc of a curve to the left with a radius of 5,028.00 feet a distance of 91.02 feet through a central angle of 01°02'14" Chord: N13°26'19"W 91.02 feet to a point of reverse curvature; thence (2) along the arc of a curve the right having a radius of 941.00 feet a distance of 16.86 feet through a central angle of 01°01'36" Chord: N13°26'38"W 16.86 feet to the Southerly Right of Way Line of Hudson Way as determined by HOLBROOK FARMS BACKBONE PLAT B, according to the Official Plat thereof recorded February 6, 2018 as Entry No. 11812:2018 of the Official Records of the Utah County Recorder; thence along said Right of Way and Plat the following nine (9) courses: (1) N77°58'22"E 211.50 feet; thence (2) S13°46'40"E 17.18 feet; thence (3) N76°13'20"E 56.00 feet; thence (4) N13°46'40"W 15.47 feet; thence (5) N77°58'22"E 160.05 feet; thence (6) along the arc of a curve to the right with a radius of 457.00 feet a distance of 14.49 feet through a central angle of 01°49'01" Chord: N78°52'52"E 14.49 feet to a point of compound curvature; thence (7) along the arc of a curve to the right with a radius of 15.00 feet a distance of 22.75 feet through a central angle of 86°54'11" Chord: S56°45'32"E 20.63 feet to a point of reverse curvature; thence (8) along the arc of a curve to the left having a radius of 504.00 feet a distance of 252.87 feet through a central angle of 28°44'50" Chord: S27°40'51"E 250.23 feet; to a point of reverse curvature; thence (9) along the arc of a curve to the right having a radius of 15.00 feet a distance of 22.32 feet through a central angle of 85°14'51" Chord: S00°34'09"W 20.32 feet to the Westerly Right of Way of 4200 West as determined by said HOLBROOK FARMS PLAT B, PHASE 7; thence along said Right of Way the following two (2) courses: (1) S43°11'35"W 6.06 feet; thence (2) along the arc of a curve to the left with a radius of 306.00 feet a distance of 179.63 feet through a central angle of 33°38'02" Chord: S26°22'34"W 177.06 feet to the point of beginning.

Contains: 109,703 square feet or 2.52 acres +/- 34 Lots, 3 Parcels

Parcel Numbers: