

When Recorded Return To:
Ivory Development, LLC
970 E. Woodoak Lane
Salt Lake City, Utah 84117

ENT49870:2022 PG 1 of 5
Andrea Allen
Utah County Recorder
2022 Apr 21 04:25 PM FEE 72.00 BY CH
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**SUPPLEMENT TO MASTER DECLARATION
OF COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR HOLBROOK FARMS
PLAT C, PHASE 3A
IN
LEHI, UTAH**

This Supplement to Master Declaration of Covenants, Conditions, and Restrictions for Holbrook Farms Plat C, Phase 3A, located in Lehi, Utah County, Utah, is made and executed by Ivory Development, LLC, a Utah limited liability company (“Declarant”) with a registered address of 978 E. Woodoak Lane, Salt Lake City, Utah 84117.

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 Declarant’s recording of a Supplement to Declaration;

WHEREAS, Declarant 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 C, Phase 3A Property”);

WHEREAS, Declarant desires to develop the Holbrook Farms Plat C, d Phase 3A Property to include additional Units and other improvements of a less significant nature;

WHEREAS, a final plat for the Holbrook Farms Plat C, Phase 3A Property has been recorded with the County Recorder for Utah County, Utah on March 4th, 2022 as Entry No. 28339:2022.

WHEREAS, Declarant now intends that this Holbrook Farms Plat C, Phase 3A Property shall be subject to and burdened and benefitted by the Master Declaration.

SUPPLEMENT TO DECLARATION

NOW, THEREFORE, for the reason recited above, and for the benefit of the Project and the Owners therein, Declarant hereby executes this Supplement to the Master Declaration of Covenants, Conditions, and Restrictions, and Reservation of Easements for Holbrook Farms (this “Supplement to Master Declaration”).

1. Legal Description. The real property defined herein as the Holbrook Farms Plat C, Phase 3A Property is more fully described in Exhibit “A” hereto. The Holbrook Farms Plat C, Phase 3A 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 in the Master Declaration, the Holbrook Farms Plat C, Phase 3A 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 C, Phase 3A Property subject to the powers, rights, duties, functions, and jurisdiction of the Holbrook Farms Master Association (the “Master Association”) and Master Association Design Guidelines.

3. Benefitted Common Area. Consistent with the Master Declaration, the Holbrook Farms Plat C, Phase 3A Property includes certain Benefitted Common Area that is or will be owned, administered and maintained by the Master Association, specifically, the private roads and Phase 3A Parcel A. Consistent with the rights and authority reserved to the Declarant in the Master Declaration, Benefitted Common Area Expenses may be assessed to the Owners of Units developed on the Property.

4. Service Areas. Further consistent with the Master Declaration, a distinct Service Area has been created for The Holbrook Farms Plat C, Phase 3A. The Master Association may assume, *inter alia*, responsibility for maintenance of all or some of the service and/or landscaping for the Units in Holbrook Farms Plat C, Phase 3A. The costs for such maintenance may be assessed as Service Area Assessments.

5. Dedication of Private Roads. Consistent with the Master Declaration, the private roads identified on the Holbrook Farms Plat C, Phase 3A Plat shall be and hereby are dedicated to the Master Association as part of the Benefitted Common Area within the Holbrook Farms Plat C 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.

6. Description of the Property, as Supplemented by the Supplement to Master Declaration. As shown on Holbrook Farms Plat C Phase 3A, there are or will be created an additional twenty-six (26) Units. Parcel A on the Holbrook Farms Plat C Phase 3A has been owned and maintained by the Master Association as Benefitted Common Area and includes dedicated utility and drainage easements.

7. 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.

[Signature page to follow]

**EXHIBIT A
LEGAL DESCRIPTION**

Holbrook Farms Plat C, Phase 3A, Lots 3301 through 3326, 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 4th, 2022 as Entry No. 28339:2022, and appurtenant Common Area and Facilities.

Parcel Nos. _____ through _____ and Parcel A.