

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

ENT 51756:2024 PG 1 of 6
ANDREA ALLEN
UTAH COUNTY RECORDER
2024 Aug 02 09:27 AM FEE 156.00 BY AS
RECORDED FOR Cottonwood Title Insurance
ELECTRONICALLY RECORDED

**FIFTH SUPPLEMENT TO MASTER DECLARATION
OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR
BROADVIEW SHORES
PHASE 5A, PHASE 5B, PHASE 6, AND PHASE 7
IN
PROVO, UTAH**

This Fifth Supplement to the Master Declaration of Covenants, Conditions, and Restrictions for Broadview Shores, located in Provo, in Utah County, Utah, is made and executed by IVORY HOMES DEVELOPMENT, LLC, a Utah limited liability company, with offices located at 978 East Woodoak Lane, Salt Lake City, Utah 84117 (“Declarant”).

RECITALS

A. The Master Declaration of Covenants, Conditions, and Restrictions for Broadview Shores was recorded with the County Recorder for Utah County, Utah on May 25, 2016 as Entry No. 46499:2016 (the “Master Declaration”), together with the related plat map for development of Broadview Shores as a master-planned community (the “Project”);

B. 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 by Declarant’s recording of a Supplement to Declaration, together with the related plat map;

C. Declarant is the record fee owner of certain real property located in Utah County, Utah more specifically described in Exhibit “A” hereto (the “Broadview Shores Phases 5A, 5B, 6, and 7 Property”).

D. Declarant desires to develop the Broadview Shores Phases 5A, 5B, 6, and 7 Property as additional phases within the Project with additional Lots, common area and common elements, and other improvements of a less significant nature.

E. Final plat maps for Phases 5A, 5B, 6, and 7 Broadview Shores PUD have been or will be recorded with the County Recorder for Utah County, Utah (the “Broadview Shores Phases 5A, 5B, 6, and 7 Plats”).

F. Declarant now intends that the Broadview Shores Phases 5A, 5B, 6, and 7 Property shall be subject to and benefitted and burdened 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, Declarant hereby executes this Fifth Supplement to the Master Declaration of Covenants, Conditions, and Restrictions for Broadway Shores (this “Fifth Supplement”). Unless otherwise defined herein, defined terms contained in the Master Declaration are incorporated herein by this reference.

1. Legal Description. The real property defined herein as the Broadview Shores Phases 5A, 5B, 6, and 7 Property is more fully described in Exhibit “A.”
2. Annexation. Consistent with the rights and authority reserved to Declarant in the Master Declaration, the Broadview Shores Phases 5A, 5B, 6, and 7 Property shall be and hereby is annexed into the Project and made subject to the Master Declaration, as amended and supplemented, which, upon recordation of this Fifth Supplement, shall constitute and effectuate the expansion of the Project making the Broadview Shores Phases 5A, 5B, 6, and 7 Property subject to the powers, rights, duties, functions, and jurisdiction of the Master Association. Said land and the Lots/Units thereon shall be held, transferred, sold, conveyed, and occupied subject to the provisions of the Master Declaration, as it may be further amended and/or supplemented from time to time.
3. Description of the Project, as Supplemented by this Fourth Supplement. The Broadview Shores initial plat included 55 Lots (Lots 101 through 155). The Broadview Shores Phase 2 plat included 31 additional Lots (Lots 201 through 231). The Broadview Shores Phase 3A plat includes an additional 31 Lots (Lots 348 through 379). Broadview Shores Phase 3B plat includes an additional 47 Lots (Lots 301 through 347). The Broadview Shores Phase 4 Plat includes 52 Lots (401 through 452). The Broadview Shores Phase 5A and 5B Plats that have been or will be recorded herewith include an additional 47 Lots (Lot 501 and through 547). The Broadview Shores Phase 6 Plat that has been or will be recorded herewith includes an additional 18 Lots (Lots 601 through 618). The Broadview Shores Phase 7 Plat that has been or will be recorded herewith includes an additional 46 Lots (Lots 701 through 746). Upon the recordation of this Fifth Supplement, the total number of Lots/Units in the Project will be 327 Lots/Units.
4. Common Area. The Broadview Shores Phases 5A, 5B, 6, and 7 Property include certain Common Area that is or will be owned, administered and/or maintained by the Master Association, specifically, Parcel A identified on the Broadview Shores Phase 5A Plat and Parcels A and B identified on the Broadview Shores Phase 7 Plat. Consistent with the rights and authority reserved to the Declarant in the Master Declaration, Common Area Parcel A Phase 5A and Parcel A Phase 7 are hereby designated as Common Area primarily for the use and benefit of the Master Association. Parcel B Phase 7 is designated as Common Area primarily for the use and benefit of the Townhome Service Area.

5. Service Area. Further consistent with the Master Declaration, a distinct Service Area for the benefited lots of Broadview Shores Phase 5 Plat (Lots 540 through 547 and Lots 532 through 539), inclusive, shall be and hereby is established.

6. Townhome Service Area. Further consistent with the Master Declaration, a distinct Service Area for the benefited townhome lots of Broadview Shores Phase 7 Plat (Lots 704 through 715), inclusive, shall be and hereby is established.

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

(signature page to follow)

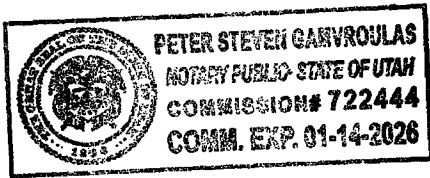
Dated this 1st day of August, 2024.

IVORY DEVELOPMENT, LLC

By: [Signature]
Name: Kevin Anglesey
Its: Secretary

STATE OF UTAH)
COUNTY OF SALT LAKE)^{ss}

On this 1st day of August, 2024, personally appeared before me Kevin Anglesey 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 is the Secretary of Ivory Development, LLC and that said document was signed by him on behalf of said corporation with all necessary authority, and acknowledged to me that said corporation executed the same.



[Signature]
Notary Public

EXHIBIT "A"
LEGAL DESCRIPTION

LEGAL DESCRIPTIONS

Broadview Shores 5A

All of Broadview Shores P.U.D Phase 5A, according to the official plat thereof as recorded in the Office of the Utah County Recorder on March 11th, 2022 as Entry Number 31315:2022, including, but not limited to, Lot 507 and Lots 512 through 530 and Parcel A.

Parcel Nos.: 35:810:0507, and 35:810:0512 through 35:810:0531 (for reference purposes only).

Broadview Shores 5B

All of Broadview Shores P.U.D Phase 5B, according to the official plat thereof as recorded in the Office of the Utah County Recorder on March 11th, 2022 as Entry Number 31316:2022, including, but not limited to, Lots 501 through 506, Lots 508 through 511, and Lots 532 through 547.

Parcel Nos.: 35:811:0501 through 35:811:0506, 35:811:0508 through 35:811:0511, and 35:811:0532 through 35:811:0547 (for reference purposes only).

Broadview Shores 6

All of Broadview Shores P.U.D Phase 6, according to the official plat thereof as recorded in the Office of the Utah County Recorder on October 24th, 2023 as Entry Number 69903:2023, including, but not limited to, Lots 601 through 618.

Parcel Nos.: 35:837:0601 through 35:837:0618 (for reference purposes only).

Broadview Shores 7

A part of the Northeast Quarter of Section 33, Township 6 South, Range 2 East, Salt Lake Base and Meridian, located in Provo City, Utah County, Utah, being more particularly described as follows:

Beginning at a point N0°36'48"W 503.13 feet along the Section line and West 549.08 feet from the East Quarter Corner of Section 33, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence S02°57'00"W 60.00 feet; thence S00°40'48"E 67.14 feet; thence S04°38'34"W 81.27 feet; thence S00°40'48"E 196.97 feet to the northerly boundary line of BROADVIEW SHORES PUD PHASE 1, according to the Official Plat thereof recorded February 18, 2016 as Entry No. 13522:2016 in the Office of the Utah County Recorder; thence along said northerly boundary line of said plat following three (3) courses: (1) S89°13'38"W 278.17 feet; thence (2) S89°31'00"W 483.41 feet; thence (3) S00°46'09"E 11.24 feet to and along the easterly boundary line of BROADVIEW SHORES P.U.D PHASE 5A, according to the Official Plat thereof recorded March 11, 2022 as Entry No. 31315:2022 in the Utah County Recorder's Office; thence along said easterly boundary line of said plat following six (6) courses: (1) Northwestery along the arc of a non-tangent curve to the right having a radius of 367.50 feet (radius bears: N64°53'52"E) a distance of 14.99 feet through a central angle of 02°20'16" Chord: N23°56'00"W 14.99 feet to a point of reverse curvature; thence (2) along the arc of a curve to the left having a radius of 15.00 feet a distance of 17.58 feet through a central angle of 67°08'38" Chord: N56°20'11"W 16.59 feet; thence (3) N89°54'30"W 72.03 feet; thence (4) N00°05'30"E 54.00 feet; thence (5) N76°38'19"W 4.36 feet; thence (6) N00°05'30"E 249.50 feet; thence N89°54'30"W 21.31 feet; thence N01°07'23"W 98.02 feet to the southeasterly boundary line of that Official Deed thereof recorded on April 18, 2017 as Entry No. 37839-2017 in the Utah County Recorder's Office; thence along southerly boundary line of said Deed following two (2) courses: (1) S89°55'51"E 113.33 feet; thence (2) N00°45'00"W 133.75 feet to the southwest corner of BROADVIEW SHORES PUD PHASE 3B according to the Official plat thereof recorded on February 22, 2019 as Entry No. 14830-2019 in the Utah County Recorder's Office;

thence along said plat S87°03'00"E 741.01 feet; thence S02°57'00"W 95.00 feet; thence S87°03'00"E 40.16 feet to the point of beginning.

Containing 10.05 acres +/-
2 PARCELS, 34 LOTS AND 12 UNITS

Parcel Nos.: 19:043:0002, 19:043:0005, 19:043:0050, 19:042:0050 and 19:042:0055 (for reference purposes only).