

Ent 530075 Bk 1435 Pg 1546 - 1550  
MARCY M. MURRAY, Recorder  
WASATCH COUNTY CORPORATION  
2023 Mar 02 10:34AM Fee: \$334.00 TC  
For: Cottonwood Title Insurance Agency, In  
ELECTRONICALLY RECORDED

**WHEN RECORDED RETURN TO:**  
IVORY DEVELOPMENT, LLC  
978 East Woodoak Lane  
Salt Lake City, Utah 84117

**FIRST AMENDMENT TO MASTER DECLARATION OF COVENANTS,  
CONDITIONS, AND RESTRICTIONS, AND RESERVATION OF EASEMENTS FOR  
COYOTE RIDGE**

PARCEL NUMBERS (for reference purposes only):  
00-0021-4365, 00-0021-4367, 00-0021-6570 through 00-0021-6596, 00-0021-6985 through 00-  
0021-7039, 00-0021-7915 through 00-0021-7973, and 00-0021-7041 through 00-0021-7050

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COYOTE RIDGE**

**RECITALS**

WHEREAS, Ivory Development, LLC, as the Declarant, recorded the Master Declaration of Covenants, Conditions, and Restrictions, and Reservation of Easements for Coyote Ridge on September 28, 2021, with the Office of Recorder for Wasatch County, Utah as Entry No. 508068 in Book 1377 at Pages 1262-1337 (“CC&Rs”) affecting the real property described in the attached Exhibit A;

WHEREAS, pursuant to Section 20.7 of the CC&Rs, the Declarant has the right to unilaterally amend, revise, and modify the CC&Rs until the expiration of the Declarant Control Period;

WHEREAS, the Declarant Control Period has not expired and Declarant desires to amend the CC&Rs as detailed herein;

**AMENDMENT**

NOW, THEREFORE, for the reasons recited above, Declarant amends the CC&Rs as follows:

1. Removal of Requirements for Leasing. Section 18.5 shall be deleted and restated in its entirety as follows:

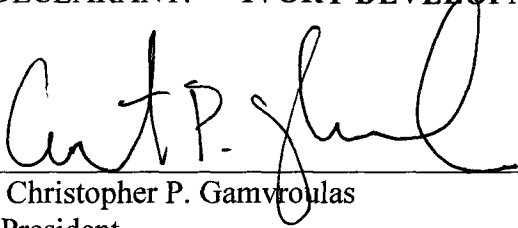
18.5. Reserved.

2. All Covenants, Conditions and Restrictions Run with the Land. This First Amendment to the CC&Rs are binding on each Owner and his/her/their assigns and successors in interest and are intended to and shall run with the land.

*[signatures on following page]*

IN WITNESS WHEREOF, the Declarant has executed this instrument the 28<sup>th</sup> day of February, 2023

DECLARANT: **IVORY DEVELOPMENT, LLC.**

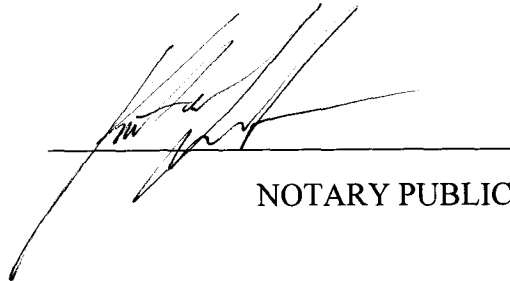
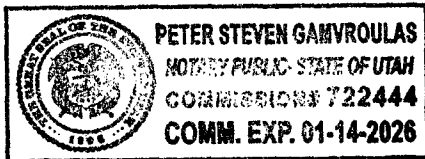


By: Christopher P. Gamvroulas  
Its: President

**ACKNOWLEDGEMENT**

STATE OF UTAH )  
COUNTY OF SALT LAKE )

The foregoing instrument was acknowledged before me this 28<sup>th</sup> day, February of 2023 by Christopher P. Gamvroulas, the President of Ivory Development, LLC, and said Christopher P. Gamvroulas duly acknowledged to me that said Company executed the same.

  
NOTARY PUBLIC

**EXHIBIT A**  
**(Legal Description)**

PARCEL 1:

THAT PORTION OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN; HEBER CITY, WASATCH COUNTY, UTAH DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 29, SAID POINT OF BEGINNING BEING S00°24'55"E 1682.68 FEET ALONG SAID EAST LINE FROM THE NORTH QUARTER CORNER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE S00°24'55"E 410.40 FEET; THENCE N89°35'23"E 529.97 FEET; THENCE S48°55'23"W 75.24 FEET; THENCE S31°39'37"E 599.94 FEET; THENCE S00°24'35"E 23.74 FEET; THENCE S13°20'03"W 207.12 FEET; THENCE S82°26'37"W 24.90 FEET; THENCE S30°21'14"W 64.49 FEET; N83°20'13"W 242.53 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1497.00 FEET, A DISTANCE OF 124.23 FEET, A CHORD DIRECTION OF S09°02'25"W AND A CHORD DISTANCE OF 124.19 FEET; THENCE S11°25'04"W 23.69 FEET; THENCE N78°34'56"W 228.00 FEET; THENCE S64°32'52"W 70.00 FEET; THENCE N78°34'56"W 242.00 FEET; THENCE S11°25'04"W 93.00 FEET; THENCE N78°34'56"W 270.00 FEET; THENCE N11°25'04"E 26.00 FEET; THENCE N78°34'56"W 276.48 FEET; THENCE N89°39'06"W 264.40 FEET; THENCE N00°20'54"E 199.41 FEET; THENCE N89°59'59"W 224.35 FEET TO SAID EASTERLY RIGHT OF WAY LINE OF US-40; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE N02°08'05"E 307.26 FEET; THENCE S87°42'38"E 40.00 FEET; THENCE N02°08'05"E 40.00 FEET; THENCE N87°42'16"W 40.00 FEET TO SAID EASTERLY RIGHT OF WAY LINE OF US-40; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE N02°08'05"E 706.75 FEET; THENCE N89°32'18"E 1100.00 FEET TO THE POINT OF BEGINNING.

Contains 46.10 acres in area.

LESS AND EXCEPTING FROM PARCEL 1 ABOVE, all of COYOTE RIDGE PHASE 1 AMENDMENT, according to the official plat thereof recorded September 9, 2022 as Entry No. 524583 in Book 1422 at Page 1416 in the Wasatch County Recorder's office.

ALSO LESS AND EXCEPTING FROM PARCEL 1 ABOVE, all of COYOTE RIDGE PHASE 2, according to the official plat thereof recorded February 2, 2022 as Entry No. 514627 in Book 1396 at Page 306 in the Wasatch County Recorder's office.

ALSO LESS AND EXCEPTING FROM PARCEL 1 ABOVE, all of COYOTE RIDGE PHASE 3, according to the official plat thereof recorded February 2, 2022 as Entry No. 514628 in Book 1396 at Page 308 in the Wasatch County Recorder's office.

ALSO LESS AND EXCEPTING FROM PARCEL 1 ABOVE, all of COYOTE RIDGE PHASE 4, according to the official plat thereof recorded August 10, 2022 as Entry No. 523209 in Book 1419 at Page 297 in the Wasatch County Recorder's office.

ALSO LESS AND EXCEPTING FROM PARCEL 1 ABOVE, all of COYOTE RIDGE PHASE 5, according to the official plat thereof recorded February 4, 2022 as Entry No. 514796 in Book 1396 at Page 981 in the Wasatch County Recorder's office.

PARCEL 2:

Lots 101 through 127 and Common Area, COYOTE RIDGE PHASE 1 AMENDMENT, according to the official plat thereof recorded September 9, 2022 as Entry No. 524583 in Book 1422 at Page 1416 in the Wasatch County Recorder's office.

PARCEL 3:

Lots 201 through 225, Parcel A, Parcel B, and all Private Lanes COYOTE RIDGE PHASE 2, according to the official plat thereof recorded February 2, 2022 as Entry No. 514627 in Book 1396 at Page 306 in the Wasatch County Recorder's office.

PARCEL 4:

Lots 301 through 326, Parcel A, Parcel B, and all Private Lanes, COYOTE RIDGE PHASE 3, according to the official plat thereof recorded February 2, 2022 as Entry No. 514628 in Book 1396 at Page 308 in the Wasatch County Recorder's office.

PARCEL 5:

Lots 401 through 459, and all Private Lanes, COYOTE RIDGE PHASE 4, according to the official plat thereof recorded August 10, 2022 as Entry No. 523209 in Book 1419 at Page 297 in the Wasatch County Recorder's office.

PARCEL 6:

Lots 501 through 510, COYOTE RIDGE PHASE 5, according to the official plat thereof recorded February 4, 2022 as Entry No. 514796 in Book 1396 at Page 981 in the Wasatch County Recorder's office.