

WHEN RECORDED RETURN TO:  
IVORY HOMES DEVELOPMENT, LLC  
Brad Mackay  
978 E. Woodoak Lane  
Salt Lake City, Utah 84117  
(801) 268-0700

**SECOND SUPPLEMENT TO THE  
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS  
FOR THE WALK AT IVORY RIDGE PLAT A**

This Second Supplement to the Declaration of Covenants, Conditions and Restrictions for The Walk at Ivory Ridge Plat A, is made and executed by IVORY HOMES DEVELOPMENT, LLC., a Utah limited liability company, of 978 E. Woodoak Lane, Salt Lake City, Utah 84117 (hereinafter referred to as "Declarant").

**RECITALS**

Whereas, the Declaration of Covenants, Conditions and Restrictions for Clubview Towns at Ivory Ridge Plat A, a planned community development, was recorded in the office of the County Recorder of Utah County, Utah on Nov. 21, 2006 as Entry No. 156291:2006 at Pages        of the Official Records of the County Recorder of Utah County, Utah (the "Declaration").

Whereas, the related Map for Clubview Towns at Ivory Ridge Plat A has also been recorded in the office of the County Recorder of Utah County, Utah.

Whereas, the First Supplement to the Declaration of Covenants, Conditions and Restrictions for Clubview Towns at Ivory Ridge Plat B, a planned community development, was recorded in the office of the County Recorder of Utah County, Utah on 05-02-2007 as Entry No. 64590:2007 at Pages        of the Official Records of the County Recorder of Utah County, Utah (the "First Supplement").

Whereas, the related Map for Clubview Towns at Ivory Ridge Plat B has also been recorded in the office of the County Recorder of Utah County, Utah.

Whereas, under Article III, Section 47 of the Declaration, Declarant reserved the unilateral right to expand the Project to annex additional land and expand the application of the Declaration.

Whereas, Declarant is the fee simple owner of record of that certain real property located in Utah County, Utah and described with particularity on Exhibit "A-3" attached hereto and incorporated herein by this reference (the "The Walk at Ivory Ridge Plat A Property").

Whereas, Declarant desires to expand the Clubview Towns Neighborhood by creating on The Walk at Ivory Ridge Plat A Property additional Lots, Common Area and other improvements of a less significant nature.

Whereas, Declarant now intends that The Walk at Ivory Ridge Plat A Property shall become subject to the Declaration.

**NOW, THEREFORE**, for the reasons recited above, and for the benefit of the Project and the Lot Owners thereof, Declarant hereby executes this Second Supplement to the Declaration of Covenants, Conditions and Restrictions for The Walk at Ivory Ridge Plat A.

1. **Supplement to Definitions.** Article I of the Declaration, entitled "Definitions," is hereby modified to include the following supplemental definitions:

- A. **Second Supplemental Declaration** shall mean and refer to this Second Supplement to the Declaration of Covenants, Conditions and Restrictions for The Walk at Ivory Ridge Plat A.
- D. **The Walk at Ivory Ridge Plat A Map** shall mean and refer to the Map of The Walk at Ivory Ridge Plat A of the Project, prepared and certified to by Dennis P. Carlisle, a duly registered Utah Land Surveyor holding Certificate No. 172675, and filed for record in the Office of the County Recorder of Utah County, Utah concurrently with the filing of this Second Supplemental Declaration.
- E. **Subdivision** shall mean and refer to The Walk at Ivory Ridge Plat A, as it may be amended or expanded from time to time, unless the context clearly requires the Clubview Towns at Ivory Ridge Neighborhood, including The Walk at Ivory Ridge, in its entirety.

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

2. **Legal Description.** The real property described in Exhibit A-3 is hereby submitted to the provisions of the Declaration and said land shall be held, transferred, sold, conveyed and occupied subject to the provisions of the Declaration as it may be supplemented or amended from time to time.

3. **Annexation.** Declarant hereby declares that The Walk at Ivory Ridge Plat A Property shall be annexed to and become subject to the Declaration, which, upon recordation of this Second Supplemental Declaration, shall constitute and effectuate the expansion of the Project,

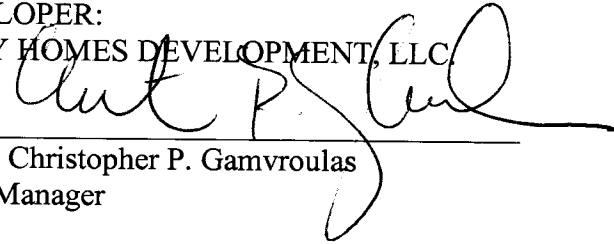
making the real property described in Exhibit A-3 subject to this Declaration and the functions, powers, rights, duties and jurisdiction of the Association and the ARC.

**4. Description of Property and Total Number of Lots Revised.** Clubview Towns at Ivory Ridge Plat A consisted of sixty-six (66) Lots. Clubview Towns at Ivory Ridge Plat B consisted of forty-four (44) Lots. As shown on The Walk at Ivory Ridge Plat A Map, fifty (50) new Lots, Lot Numbers 1-50, Common Area and other improvements of a less significant nature are or will be constructed and/or created in the Project on The Walk at Ivory Ridge Plat A Property. Upon the recordation of The Walk at Ivory Ridge Plat A Map and this Second Supplemental Declaration, the total number of Lots in the Clubview Towns Neighborhood will be one hundred and sixty (160) The additional Lots (and the homes to be constructed therein) are or will be substantially similar in construction, design and quality to the Lots and homes in the prior Phases.

**5. Effective Date.** The effective date of this Second Supplemental Declaration and The Walk at Ivory Ridge Plat A Map shall be the date on which said instruments are filed for record in the Office of the County Recorder of Utah County, Utah.

Dated the 25 day of April, 2008.

DEVELOPER:  
IVORY HOMES DEVELOPMENT, LLC

By:   
Name: Christopher P. Gamvroulas  
Title: Manager

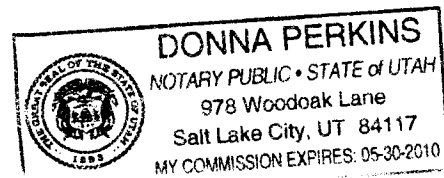
**ACKNOWLEDGMENT**

STATE OF UTAH )  
 )  
 ) ss:  
 )  
COUNTY OF SALT LAKE )

The foregoing instrument was acknowledged before me this 25 day April, 2008 by Christopher P. Gamvroulas, the Manager of IVORY HOMES DEVELOPMENT, LLC., a Utah limited liability company, and said Christopher P. Gamvroulas duly acknowledged to me that said IVORY HOMES DEVELOPMENT, LLC. executed the same.

  
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NOTARY PUBLIC

Residing at: Salt Lake  
My Commission Expires: 5/30/2010



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

The property referred to in the foregoing document as The Walk at Ivory Ridge Plat A Property is located in Utah County, Utah and is described more particularly as follows:

BEGINNING AT POINT LOCATED N89°57'11"W ALONG THE 1/4 SECTION LINE 208.85 FEET AND NORTH 24.75 FEET FROM THE EAST 1/4 CORNER OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDAN; THENCE AS FOLLOWS: N89°57'11"W 436.93 FEET; THENCE N0°04'56"W 518.57 FEET; THENCE EAST 116.68 FEET; THENCE N64°18'52"E 31.07 FEET; THENCE EAST 93.00 FEET; THENCE N89°28'50"E 81.00 FEET; THENCE EAST 119.00 FEET; THENCE SOUTH 533.13 FEET TO THE POINT OF BEGINNING.

CONTAINS 5.31 ACRES