

When Recorded, Return to
Boyer Holbrook Residential, L.C.
101 South 200 East, Suite 200
Salt Lake City, Utah 84111

**FIRST SUPPLEMENT TO MASTER DECLARATION
OF COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR
HOLBROOK FARMS
IN
LEHI, UTAH**

This First Supplement to the Master Declaration of Covenants, Conditions, and Restrictions, and Reservation of Easements for Holbrook Farms (the “Project”), located in Lehi, Utah, is made and executed by Boyer Holbrook Residential, L.C. (“Boyer Holbrook Residential”), a Utah limited liability company, with a registered address of 101 South 200 East, Suite 200, Salt Lake City, Utah 84111.

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 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 the Declarant’s recording of a Supplement to Declaration;

WHEREAS, Boyer Holbrook Farm, L.C. is a Declarant as provided in the Master Declaration and, consistent with the rights and authority granted in the Master Declaration, has assigned certain declarant rights to Boyer Holbrook Residential in connection with the development of Phase 6A of the Project pursuant to an Assignment Agreement.

WHEREAS, Boyer Holbrook Residential is the record fee owner of certain real property located in Utah County, Utah more specifically described in Exhibit “A” hereinto and incorporated herein by this reference (the “Holbrook Farms Phase 6A Property”);

WHEREAS, Boyer Holbrook Residential, as assignee of Declarant rights for Phase 6A of the Project desires to develop the Holbrook Farms Phase 6A Property to include additional Units, common area and facilities, and other improvements of a less significant nature;

WHEREAS, a final plat for the Holbrook Farms Phase 6A has been recorded with the County Recorder for Utah County, Utah on June 7, 2017, as Entry No. 54999-2017; and

WHEREAS, Boyer Holbrook Residential now intends that this Holbrook Farms Phase 6A shall be subject to and burdened and benefitted 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, Boyer Holbrook Residential, hereby executes this First Supplement to the Master Declaration of Covenants, Conditions, and Restrictions, and Reservation of Easements for Holbrook Farms.

1. Legal Description. The real property defined herein as the Holbrook Farms Phase 6A Property is more fully described in Exhibit "A" hereto. The Holbrook Farms Phase 6A 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 and its assigns in the Master Declaration, the Holbrook Farms Phase 6A 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 Phase 6A 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. Description of the Project, as Supplemented by First Supplement to Master Declaration. The initial plat(s) for Holbrook Farms, Phases 1, 2 and 7, collectively, included 109 Units. The Holbrook Farms Phase 6A Plat includes an additional 20 Units (Lots 601 through 620). Upon the recordation of the Holbrook Farms Phase 6A Plat and this First Supplement to Master Declaration, the total number of Units in the Project will be 129 Units.

4. Benefitted Common Area. Consistent with the Master Declaration, the Holbrook Farms Phase 6A Property includes certain Benefitted Common Area (as defined in the Master Declaration) and Benefitted Common Area Expenses may be assessed to the Unit owners in Holbrook Farms Phase 6A.

5. Service Area. Further consistent with the p Master Declaration, a distinct Service Area shall be and hereby is created for the Holbrook Farms Phase 6A Property, Lots 601 through 620, inclusive.

Dated this 19th day of June, 2017.

BOYER HOLBROOK RESIDENTIAL, L.C.

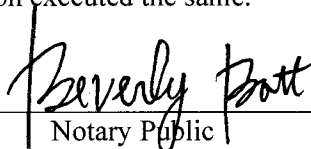
By: 
Signature

Brian Gochnour
Printed
Manager

Its: _____

STATE OF UTAH)
) ss
COUNTY OF SALT LAKE)

On this 19th, day of June, 2017, personally appeared before me
Brian Gochnour, whose identity is personally known to me, (proven on the
(Name of Document Signer)
basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the
Manager, of Boyer Holbrook Residential, L.C.
(Title or Office) *(Name of Entity)*
and that said document was signed by him/her in behalf of said Corporation with all necessary authority,
and acknowledged to me that said Corporation executed the same.


Notary Public

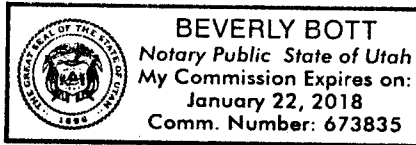


EXHIBIT A

LEGAL DESCRIPTION

Holbrook Farms Phase 6A, Lots 601 through 620, inclusive, as shown on the official subdivision final plat on file and of record with the County Recorder for Utah County, Utah recorded on June 7, 2017 as Entry No. 54999-2017, and all appurtenant common area and facilities as shown thereon. 41:858:0601 through 0620