

WHEN RECORDED MAIL TO:

Ivory Development, LLC  
978 East Woodoak Lane  
Salt Lake City, UT 84117

ENT62237:2021 PG 1 of 6  
**Andrea Allen**  
**Utah County Recorder**  
2021 Apr 01 03:57 PM FEE 174.00 BY SM  
RECORDED FOR Cottonwood Title Insurance Agency, Inc.  
ELECTRONICALLY RECORDED

## **Withdrawal of Land From Holbrook Farms Master Association and Release of Covenants, Conditions and Restrictions**

In Reference to Tax ID Number(s):

41-955-0101 thru 0125, 41-955-0130 thru 0140

WHEN RECORDED RETURN TO:  
Ivory Development, LLC  
Christopher P. Gamvroulas  
978 East Woodoak Lane  
Salt Lake City, UT 84117  
(801) 747-7440

**WITHDRAWAL OF LAND  
FROM  
HOLBROOK FARMS MASTER ASSOCIATION  
AND  
RELEASE OF COVNENTS, CONDITIONS AND RESTRICTIONS**

This Withdrawal of Land from Holbrook Farms Master Association and Release of Covenants, Conditions, and Restrictions (this “Withdrawal and Release”) is made and executed by Ivory Development, LLC, a Utah limited liability company with a registered address of 978 East Woodoak Lane, Salt Lake City, Utah 84117 (“Declarant”).

**RECITALS**

A. **WHEREAS**, that certain Master Declaration of Covenants, Conditions, and Restrictions, and Reservation of Easements for Holbrook Farms was recorded by Declarant in the Office of the County Recorder of Utah County, Utah on March 3rd, 2017 as Entry No. 21346:2017 (the “Master Declaration”) in conjunction with Declarant’s development of the Holbrook Farms subdivision as a master-planned community (the “Project”).

B. **WHEREAS**, the related Plat for the initial phase of the Project was also recorded in the Office of the County Recorder of Utah County, Utah on February 21st, 2017 as Entry No. 17547:2017.

C. **WHEREAS**, Article 2 of the Master Declaration reserved to the Declarant the right and authority to unilaterally expand and contract the Project in accordance with the Master Declaration for Holbrook Farms.

D. **WHEREAS**, the Declarant recorded that certain Supplement to Master Declaration of Covenants, Conditions, and Restrictions for Holbrook Farms Plat C, Phase 1 in the Office of Recorder of Utah County, Utah on July 28th, 2020 as Entry No. 108462:2020 and the Holbrook Farms Plat C, Phase 1 Plat Map on January 15<sup>th</sup>, 2020 as Entry No. 5341:2020 thereby expanding the Project and submitting the Lots in Holbrook Farms Plat C, Phase 1 Plat to the Holbrook Farms Master Association (the “Master Association”).

E. **WHEREAS**, pursuant to § 2.6 of the Master Declaration, Declarant now desires to withdraw Holbrook Farms Plat C, Phase 1 Parcel C, Parcel E, and the greater portion of Parcel A as well as Holbrook Farms Plat C, Phase 1 lots 3101 through 3125 and Lots 3130 through 3140 from the Project and the Master Association.

**NOW, THEREFORE**, for the reasons recited above, and for the benefit of the Project, the Declarant and the Owners, this Withdrawal and Release is executed by Declarant withdrawing and removing the below described real property from the Project and releasing said real property from the covenants, conditions, and restrictions in the Master Declaration as follows:

### **WITHDRAWAL AND RELEASE**

1. Withdrawal of Land and Contraction of the Project. Consistent with the rights and authority reserved to the Declarant in the Master Declaration, Holbrook Farms Plat C, Phase 1 Parcel A and Parcel C as well as Holbrook Farms Plat C, Phase 1 lots 3101 through 3125 and Lots 3130 through 3140, which are more fully described in Exhibit "A" hereto (the "Holbrook Village Towns Property"), shall be and hereby is withdrawn from the Project. Recordation of this Withdrawal and Release shall constitute and effectuate a contraction of the Project.

2. Description of the Project as Contracted. Upon recording of this Withdrawal and Release, the total number of Lots in the Master Association shall be 846 as reflected on the following plats. The initial plat(s) for Holbrook Farms Plat A Phases 1, 2, and 7, collectively, included 119 Units. The Holbrook Farms Plat A, Phase 6A Plat, as amended, added an additional 20 Units (Lots 601 through 620). The Holbrook Farms Plat A, Phase 4 Plat added an additional 52 Units (Lots 401 through 452). The Holbrook Farms Plat A, Phase 8 Plat added an additional 55 Units (Lots 801 through 855). The Holbrook Farms Plat A, Phase 5A Plat added an additional 19 Units (Lots 501 through 519). The Holbrook Farms Plat A, Phase 6B Plat added an additional 6 Units (Lots 621 through 626). The Holbrook Farms Plat B, Phase 1 Plat added an additional 51 Units (Lots 101 through 151). The Holbrook Farms Plat A, Phase 3 Plat added an additional 18 Units (Lots 301 through 318). The Holbrook Farms Plat B, Phase 3 Plat added an additional 76 Units (Lots 301 through 376). The Holbrook Farms Plat A, Phase 9 Plat added an additional 41 Units (Lots 901 through 941). The Holbrook Farms Plat B, Phase 2 Plat added an additional 73 Units (Lots 201 through 273). The Holbrook Farms Plat B, Phase 5 Plat added an additional 11 Units (Lots 501 through 511). The Holbrook Farms Plat B, Phase 6 Plat added an additional 26 Units (Lots 2601 through 2626). The Holbrook Farms Plat B, Phase 4 Plat added an additional 57 Units (Lots 401 through 457). The Holbrook Farms Plat F added an additional 94 Units (Lots 6001 through 6094). The Holbrook Farms Plat C, Phase 1 Plat added an additional 69 Units (Lots 3101 through 3169).

3. Release of Covenants, Conditions and Restrictions. Consistent with the rights and authority reserved to Declarant in the Master Declaration, Declarant hereby releases the real property described in Exhibit A and every owner and occupant of a Unit therein from the covenants, conditions and restrictions in the Master Declaration.

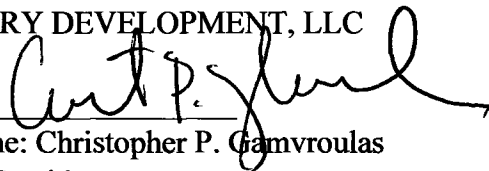
4. Removal of Lots from Master Association. Recordation of this Withdrawal and Release shall constitute and effectuate removal of Units in the Parkview Towns Property and the owners thereof from membership in the Master Association. The voting interests in the Master Association and responsibility for the Common Expenses of the Master Association (defined in the Master Declaration) shall be reallocated equally among the Lots remaining in the Master Association.

5. Common Area. All areas within Holbrook Village Towns Property designated as Common Ownership or Limited Common Ownership are likewise withdrawn from the Project and the Master Association. Maintenance and repair of Holbrook Village Towns Property Common Ownership and Limited Common Ownership shall be the responsibility of the owners of the Holbrook Village Towns Property and shall no longer the responsibility of the Master Association. The Holbrook Village Towns Property Common Areas shall be for the exclusive use and enjoyment of the owners and occupants of the Holbrook Village Towns Property.

IN WITNESS WHEREOF, the undersigned has hereunto set its hand this 23<sup>rd</sup> day of MARCH, 2021.

DECLARANT:

IVORY DEVELOPMENT, LLC

By: 

Name: Christopher P. Gamvroulas

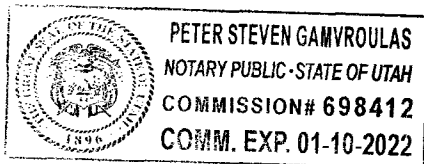
Its: President

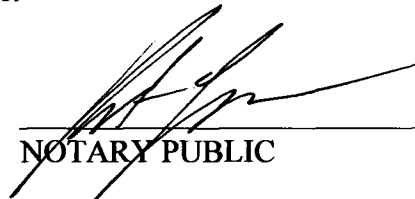
STATE OF UTAH )

ss:

COUNTY OF SALT LAKE )

The foregoing instrument was acknowledged before me this 23<sup>rd</sup> day of MARCH 2021 by Christopher P. Gamvroulas, as President of IVORY DEVELOPMENT, LLC, a Utah limited liability company, and said Christopher P. Gamvroulas duly acknowledged to me that said IVORY DEVELOPMENT, LLC executed the same.



  
NOTARY PUBLIC

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

The real property referred to in the foregoing instrument is located in Utah County, Utah and is described more particularly as follows:

**WITHDRAWN PORTION OF HOLBROOK FARMS PLAT C PHASE 1**

A portion of HOLBROOK FARMS PLAT C, PHASE 1, according to the Official Plat thereof recorded June 15, 2020 as Entry No. 5341:2020 in the Office of the Utah County Recorder, located in the NW1/4 of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian, Lehi City, Utah, more particularly described as follows:

Beginning at a point on the Westerly Right-of-Way line of Sunmore Way located N00°08'15"W along the Section line 1,521.38 feet and West 3,043.95 feet from the East 1/4 Corner of Section 2, T5S, R1W, SLB&M; thence Southwesterly along the arc of a 15.00 feet radius non-tangent curve to the right (radius bears: N35°36'20"W) 6.17 feet through a central angle of 23°34'41" Chord: S66°11'01"W 6.13 feet to the North Right-of-Way line of Skagen Drive; thence S77°58'22"W along said north right-of-way 94.43 feet to the Centerline of Alesund Way; thence along said centerline the following two (2) courses: 1) Northerly along the arc of a non-tangent curve to the left having a radius of 512.00 feet (radius bears: S81°34'38"W) a distance of 37.02 feet through a central angle of 04°08'35" Chord: N10°29'40"W 37.02 feet; 2) N12°33'58"W 60.00 feet to the Easterly Extension of the Southerly Right-of-Way line of Koster Drive; thence S77°58'20"W along said extension and said right-of-way line 341.32 feet to the Westerly line of a sidewalk; thence along the westerly line of said sidewalk the following eleven (11) courses: 1) S13°28'23"E 27.99 feet; 2) along the arc of a curve to the right with a radius of 246.00 feet a distance of 28.23 feet through a central angle of 06°34'33" Chord: S10°11'07"E 28.22 feet; 3) S06°53'50"E 4.52 feet; 4) along the arc of a curve to the right with a radius of 246.00 feet a distance of 21.31 feet through a central angle of 04°57'51" Chord: S04°24'55"E 21.31 feet; 5) S01°55'59"E 41.90 feet; 6) along the arc of a curve to the right with a radius of 246.00 feet a distance of 18.99 feet through a central angle of 04°25'21" Chord: S00°16'41"W 18.98 feet; 7) S02°29'22"W 6.27 feet; 8) along the arc of a curve to the right with a radius of 25.00 feet a distance of 1.15 feet through a central angle of 02°37'36" Chord: S03°48'09"W 1.15 feet; 9) S05°06'57"W 12.24 feet; 10) along the arc of a curve to the left with a radius of 25.00 feet a distance of 2.30 feet through a central angle of 05°15'50" Chord: S02°29'02"W 2.30 feet; 11) S00°08'53"E 23.34 feet to the Centerline of 2405 North Street; thence S89°51'07"W along said centerline 135.36 feet to the Easterly Right-of-Way line of White Cliff Drive; thence along said easterly right-of-way the following three (3) courses: 1) N23°26'23"W 30.50 feet; 2) Northerly along the arc of a non-tangent curve to the right having a radius of 253.00 feet (radius bears: N66°39'57"E) a distance of 154.74 feet through a central angle of 35°02'34" Chord: N05°48'46"W 152.34 feet to a point of reverse curvature; 3) along the arc of a curve to the left having a radius of 300.00 feet a distance of 89.78 feet through a central angle of 17°08'49" Chord: N03°08'06"E 89.45 feet to the Southerly Right-of-Way line of Hudson Way; thence N77°58'22"E along said southerly right-of-way 562.34 feet to the Westerly Right-of-Way line of Sunmore Way; thence along said westerly right-of-way line the following three (3) courses: 1) Southerly along the arc of a non-tangent curve to the left having a radius of 997.00 feet (radius bears: N77°07'13"E) a distance of 18.75 feet through a central angle of 01°04'38" Chord: S13°25'06"E 18.75 feet to a point of reverse curvature; 2) along the arc of a curve to the right having a radius of 4,972 feet a distance of 167.46 feet through a central angle of 01°55'47" Chord: S12°59'32"E 167.46 feet; thence S12°01'38"E 19.57 feet to the point of beginning.

Contains: 2.30 acres+/-

All of Parcel E, HOLBROOK FARMS PLAT C, PHASE 1, according to the Official Plat thereof recorded June 15, 2020 as Entry No. 5341:2020 in the Office of the Utah County Recorder.

EXHIBIT "B"  
EXHIBIT OF WITHDRAWAL AREA

