

WHEN RECORDED RETURN TO:
IVORY HOMES DEVELOPMENT, LLC
Brad Mackay
3340 North Center Street
Lehi City, Utah 84043
(801) 407-6800

**FIRST SUPPLEMENT TO THE
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR CLUBVIEW TOWNS AT IVORY RIDGE PLAT B**

This First Supplement to the Declaration of Covenants, Conditions and Restrictions for Clubview Towns at Ivory Ridge Plat B, 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 November 21, 2006 as Entry No. 156291:2006 at Pages 1 of 53 of the Official Records of the County Recorder of Utah County, Utah (the "Declaration").

Whereas, the related Map for Plat A of the Project 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-2" attached hereto and incorporated herein by this reference (the "Plat B Property").

Whereas, Declarant desires to expand the planned community development by creating on the Plat B Property additional Units, Common Area and other improvements of a less significant nature.

Whereas, Declarant now intends that the Plat B 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 First Supplement to the Declaration of Covenants, Conditions and Restrictions for Clubview Towns at Ivory Ridge Plat B.

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

- A. **First Supplemental Declaration** shall mean and refer to this First Supplement to the Declaration of Covenants, Conditions and Restrictions for Clubview Towns at Ivory Ridge Plat B.
- D. **Plat B Map** shall mean and refer to the Map of Plat B 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 First Supplemental Declaration.
- E. **Subdivision** shall mean and refer to the planned community development known as Clubview Towns at Ivory Ridge Plat A and Plat B, as it may be amended or expanded from time to time.

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-2 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 Plat B Property shall be annexed to and become subject to the Declaration, which, upon recordation of this First Supplemental Declaration, shall constitute and effectuate the expansion of the Project, making the real property described in Exhibit A-2 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 Units Revised.** As shown on the Plat B Map, forty four (44) new Units, Numbers (67-111), Common Area and other improvements of a less significant nature are or will be constructed and/or created in the Project on the Plat B Property. Upon the recordation of the Plat B Map and this First Supplemental Declaration, the

total number of Units in the Project will be one hundred and ten (110). The additional Units (and the homes to be constructed therein) are or will be substantially similar in construction, design and quality to the Units and homes in the prior Phase.

5. **Effective Date.** The effective date of this First Supplemental Declaration and the Plat B 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 ___ day of February, 2007.

DEVELOPER:
 IVORY HOMES DEVELOPMENT, LLC.

By: *Christopher P. Gamvroulas*
 Name: Christopher P. Gamvroulas
 Title: Manager

ACKNOWLEDGMENT

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

The foregoing instrument was acknowledged before me this 2nd day ~~February~~ ^{March}, 2007 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.

Melody M Sill
 NOTARY PUBLIC
 Residing at:
 My Commission Expires:

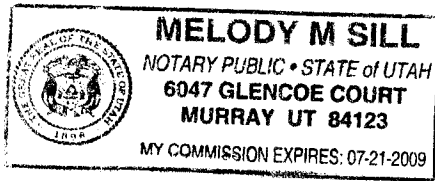


EXHIBIT "A"
LEGAL DESCRIPTION

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

CLUBVIEW TOWNS AT IVORY RIDGE
PLAT "B"

(A PLANNED COMMUNITY)

A portion of the NW1/4 of Section 33, Township 4 South, Range 1 East, Salt Lake Base & Meridian, located in Lehi, Utah, more particularly described as follows:

Beginning at a point located S89°57'36"E along the 1/4 Section line 1,096.52 feet and North 771.62 feet from the West ¼ Corner of Section 33, T4S, R1E, S.L.B.& M.; thence North 94.00 feet; thence N25°33'23"W 31.04 feet; thence N6°16'30"E 155.73 feet; thence N21°27'42"E 50.53 feet; thence N29°33'00"E 28.00 feet; thence N51°13'51"E 51.27 feet; thence N28°56'54"E 23.00 feet; thence N34°22'30"E 28.12 feet; thence N28°56'54"E 18.00 feet; thence N8°17'57"E 28.90 feet; thence N32°46'28"E 39.91 feet; thence N2°09'48"E 51.62 feet; thence S41°07'18"E 64.32 feet; thence along the arc of a 105.00 foot radius curve to the left 79.98 feet through a central angle of 43°38'30" (chord: S62°56'33"E 78.06 feet); thence S84°45'48"E 28.25 feet; thence S36°11'49"E 339.61 feet; thence S53°29'34"W 238.18 feet; thence along the arc of a 259.00 foot radius curve to the right 165.03 feet through a central angle of 36°20'26" (chord: S71°44'47"W 162.25 feet); thence West 134.33 feet to the point of beginning.

Contains: 3.77+/- acres