

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

**SUPPLEMENT TO  
SECOND AMENDED MASTER DECLARATION OF COVENANTS, CONDITIONS  
AND RESTRICTIONS FOR  
ANDERSON FARMS  
(Plat G)**

This Third Supplement to Master Declaration of Covenants, Conditions and Restrictions for Anderson Farms for the Estates at Anderson Farms Plat D Phase 2 is made and executed by Ivory Development, LLC, a Utah limited liability company, of 978 East Woodoak Lane, Salt Lake City, UT 84117 (“Declarant”).

RECITALS

A. **WHEREAS**, Declarant recorded that certain Master Declaration of Covenants, Conditions and Restrictions, and Reservation of Easements for Anderson Farms in the Office of the County Recorder of Utah County, Utah on June 13, 2017 as Entry No. 57172:2017 (the “Master Declaration”), together with the related plat map (“Anderson Farms Plat “A””), for development of the Anderson Farms subdivision as a master-planned residential community (the “Project”).

B. **WHEREAS**, the Master Declaration reserves to Declarant the right and authority to unilaterally expand the Project in accordance with the Master Declaration.

C. **WHEREAS**, Declarant subsequently recorded that certain First Supplement to Master Declaration of Covenants, Conditions and Restrictions for Anderson Farms Plat B in the Office of Recorder for Utah County, Utah on September 11, 2018 as Entry No. 87154:2018 (the “First Supplement to Maser Declaration”), together with the related plat map (“Anderson Farms Plat “B””), thereby expanding the Project.

D. **WHEREAS**, Declarant subsequently recorded that certain Second Supplement to Master Declaration of Covenants, Conditions and Restrictions for Anderson Farms in the Office of Recorder for Utah County, Utah on May 28, 2021 as Entry No. 100457:2021 (the “Second Supplement to Master Declaration”).

E. **WHEREAS**, Declarant is the record owner of certain real property located in Lindon, Utah, more fully described herein (the “Property”).

F. **WHEREAS**, Declarant desires to further expand the Project to include an additional twenty-five (25) Lots and other improvements of a less significant nature on the Property.

G. **WHEREAS**, Declarant now intends that the Property and the Lots thereon shall become part of the Project and subject to the Master Declaration.

**NOW, THEREFORE**, for the reasons recited above, and for the benefit of the Project, Declarant and Owners, Declarant hereby executes this Third Supplement to the Master Declaration of Covenants, Conditions and Restrictions for Anderson Farms for Anderson Farms Plat G

SUPPLEMENT TO MASTER DECLARATION

1. Supplement to Definitions. Article I of the Master Declaration, entitled “Definitions,” shall be and hereby is modified to include the following supplemental definitions:

- “Third Supplement to Master Declaration” shall mean and refer to this Third Supplement to Master Declaration of Covenants, Conditions and Restrictions, and Reservation of Easements for Anderson Farms (Plat G)
- “Anderson Farms Plat G” shall mean and refer to the final plat map of Property that has been or will be recorded with the Office of the County Recorder of Utah County, Utah

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

2. Annexation. Consistent with the rights and authority reserved to Declarant in the Master Declaration, the Property shall be and hereby is annexed into the Project and the Anderson Farms Master Association, which is organized and operating as a Utah nonprofit corporation (the “Master Association”). Recordation of this Supplement to Master Declaration, together with the Anderson Farms Plat G, shall constitute and effectuate further expansion of the Project, making the real property described in Exhibit A and every Owner and Occupant of a Lot thereon subject to the Master Declaration and the functions, powers, rights, duties and jurisdiction of the Master Association.

3. Description of the Project, as Supplemented by this Third Supplement to Master Declaration. The initial phase for Anderson Farms includes thirty (30) Units (Lots 101 through



**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:

Anderson Farms Plat G, all Lots, inclusive, as shown on the official subdivision plat on file and of record in the Office of Recorder for Utah County, Utah and recorded on January 24, 2022 as Entry No. 9571:2022 and all appurtenant Common Area shown thereon.

37:712:0801 through 0825