

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

**SUPPLEMENT  
TO  
MASTER DECLARATION OF COVENANTS, CONDITIONS AND  
RESTRICTIONS  
FOR  
HOLBROOK FARMS  
(Holbrook Farms Plat A, Phase 13, Holbrook Place Phase 5, Holbrook Place Phase 8  
and Holbrook Place Phase 9)**

This Supplement to Master Declaration of Covenants, Conditions and Restrictions for Holbrook Farms 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**, that certain Master Declaration of Covenants, Conditions and Restrictions, and Reservation of Easements for Holbrook Farms was recorded in the Office of the County Recorder of Utah County, Utah on March 3, 2017 as Entry No. 21346:2017 (the “Master Declaration”), together with the related plat map, for development of the Holbrook 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.

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

E. **WHEREAS**, Declarant desires to further expand the Project to include an additional one hundred sixteen (116) Units and other improvements of a less significant nature on the Property.

F. **WHEREAS**, Declarant now intends that the Property and the Units 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 the Owners, Declarant hereby executes this Supplement to the Master Declaration of Covenants, Conditions and Restrictions for Holbrook Farms.

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:

- “Supplement to Master Declaration” shall be and hereby is modified to include to Supplement to the Master Declaration of Covenants, Conditions and Restrictions, and Reservation of Easements for Holbrook Farms.
- “Holbrook Farms Plat A, Phase 13” shall mean and refer to the final plat map of Property that has been recorded with the Office of the County Recorder of Utah County, Utah.
- “Holbrook Place Phase 5” shall mean and refer to the final plat map of Property that has been recorded with the Office of the County Recorder of Utah County, Utah.
- “Holbrook Place Phase 8” shall mean and refer to the final plat map of Property that has been recorded with the Office of County Recorder of Utah County, Utah.
- “Holbrook Place Phase 9” shall mean and refer to the final plat map of Property that has been recorded with the Office of 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. Legal Description. The real property referred to herein as the Property is more fully described in the attached Exhibit A

3. 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 Holbrook 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 Holbrook Farms Plat A, Phase 13; Holbrook Place Phase 5; Holbrook Place Phase 8; and Holbrook Place Phase 9, shall constitute and effectuate further expansion of the Project, making the real property described in Exhibit A and every Owner and Occupant of a Unit thereon subject to the Master Declaration and the functions, powers, rights, duties and jurisdiction of the Master Association.

4. Benefitted Common Area. Consistent with the Master Declaration, Holbrook Place Phase 5 includes certain Benefitted Common Area. Benefitted Common Area Expenses may be assessed to the Owners of Units developed on the Property.



**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:

Holbrook Farms Plat A, Phase 13, 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 July 12<sup>th</sup>, 2022, as Entry No. 80000:2022 and all appurtenant Common Area shown thereon.

\_\_\_\_\_ through \_\_\_\_\_

Holbrook Place Phase 5, 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 February 9<sup>th</sup>, 2022, as Entry No. 17841:2022 and all appurtenant Common Area shown thereon.

\_\_\_\_\_ through \_\_\_\_\_ and Parcel A through D

Holbrook Place Phase 8, 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 7<sup>th</sup>, 2022 as Entry No. 3008:2022 and all appurtenant Common Area shown thereon.

\_\_\_\_\_ through \_\_\_\_\_

Holbrook Place Phase 9, 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 July 12<sup>th</sup>, 2022, as Entry No. 79999:2022 and all appurtenant Common Area shown thereon.

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