

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

ENT 82070:2018 PG 1 of 5  
**Jeffery Smith**  
**Utah County Recorder**  
2018 Aug 28 02:57 PM FEE 109.00 BY MG  
RECORDED FOR Cottonwood Title Insurance Agency, Inc.  
ELECTRONICALLY RECORDED

**FIRST SUPPLEMENT  
TO THE  
AMENDED AND RESTATED  
DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS  
FOR  
JORDAN VIEW LANDING  
(Phase 3)**

This First Supplement to the Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Jordan View Landing is made and executed by Ivory Development, LLC, a Utah limited liability company, of 978 East Woodoak Lane, Salt Lake City, UT 84117 (the “Declarant”).

**RECITALS**

A. Whereas, the Declaration of Covenants, Conditions and Restrictions, for Jordan View Landing was recorded in the office of the County Recorder of Utah County, Utah on May 17, 2017 as Entry No. 47352:2017 (the “Initial Declaration”) in conjunction with Declarant’s development of the Jordan View Landing subdivision (the “Project”) and recording of the Jordan View Landing Phase 1 Plat.

B. Whereas, the Initial Declaration reserved to the Declarant the right and authority to unilaterally expand the Project in accordance with the Initial Declaration and applicable law.

C. Whereas, the First Supplement to Declaration of Covenants, Conditions and Restrictions for Jordan View Landing was recorded in the office of the County Recorder of Utah County, Utah on July 25, 2018 as Entry No. 69906-2018 in conjunction with the recording of the Jordan View Landing Phase 2 Plat and Declarant’s development of Phase 2 of the Project.

D. Whereas, consistent with the rights and authority reserved to the Declarant in the Initial Declaration, Declarant recorded the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Jordan View Landing in the office of Recorder of Utah County, Utah on August 2, 2018 as Entry No. 72923-2018(the “Amended Declaration”).

E. Whereas, Declarant is the fee simple owner of record of certain adjacent real property, as shown on the Jordan View Landing Phase 3 Plat (the "Jordan View Landing Phase 3 Property"), located in Utah County, Utah and more fully described below.

F. Whereas, consistent with the Amended Declaration and the express rights and authority reserved to the Declarant therein, Declarant desires to expand the Project by creating on the Jordan View Landing Phase 3 Property additional Units.

G. Whereas, by this instrument, Declarant now intends that the Jordan View Landing Phase 3 Property shall become part of the Project and subject to the Amended Declaration.

### SUPPLEMENT TO AMENDED DECLARATION

**NOW, THEREFORE**, for the reasons recited above, and for the benefit of the Project and the Owners, Declarant hereby executes this First Supplement to the Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Jordan View Landing (this "First Supplement to Amended Declaration").

1. Jordan View Landing Phase 3 Property Legal Description. The real property defined herein as Jordan View Landing Phase 3 Property is more fully described as follows:

Jordan View Landing, Phase 3, Lots 301 through 333, inclusive, as shown on the official plat thereof on file and of record in the office of recorder for Utah County, Utah, as Entry No. 80271-2018 and appurtenant Common Area and Facilities shown thereon.  
SERIAL NOS 43:260:0301 through 43:260:0333.

The Jordan View Landing Phase 3 Property shall be and here by is submitted to the provisions of the Amended Declaration. The Jordan View Landing Phase 3 Property and the Lots and Units thereon shall be held, transferred, sold, conveyed and occupied subject to the Amended Declaration, as it may be further supplemented and amended from time to time.

2. Annexation. Consistent with the rights and authority reserved to the Declarant in the Amended Declaration, the Jordan View Landing Phase 3 Property and the Lots and Units thereon shall be and hereby are annexed into the Project and made subject to the Amended Declaration. The Jordan View Landing Phase 3 Property and the Lots and Units thereon and their respective Owners shall be and hereby are made part of the Jordan View Landing Homeowners Association (the "Association") and made subject to the powers, rights, authority and jurisdiction of Association.

3. Description of the Project as Supplemented by this First Supplement to Amended Declaration. The Jordan View Landing Phase 1 Plat, as amended, and the Jordan View Landing Phase 2 Plat, collectively, included fifty-eight (58) Units. As

shown on the Jordan View Landing Phase 3 Plat, Phase 3 of the Project includes nine (9) new Buildings and thirty-three (33) new Units, (Lots 301 through 333). Upon the recordation of this First Supplement to Amended Declaration, the total number of Units in the Project will be ninety-one (91) Units. These additional Units, as reflected on the Jordan View Landing Phase 3 Plat, are or will be substantially similar in construction, design and quality to the Units in the prior phases.

4. Benefitted Common Area. Consistent with the Declaration, the Jordan View Landing Phase 3 Property includes certain Benefitted Common Area (as defined in the Amended Declaration) and Benefitted Common Area Expenses (defined in the Amended Declaration) may be assessed to the respective Owners of the Units on the Jordan View Landing Phase 3 Property.

5. Service Area. Further consistent with the Amended Declaration, a distinct Service Area (as defined in the Amended Declaration) shall be and hereby is created for the Jordan View Landing Phase 3 Property, Lots 301 through 333, inclusive.

6. Supplement to Definitions. Article I of the Amended Declaration, entitled "Definitions," is hereby amended and modified as follows:

- a. "Governing Documents" shall mean and refer to the Articles, the Plat, the Amended Declaration, the First Supplement to Amended Declaration, the Bylaws, the Rules, and any other written instrument by which the Declarant or Association may exercise power or manage, maintain, or otherwise affect the Project."
- b. "Plat" shall mean and refer to the record of survey maps for Jordan View Landing of record and on file with the Office of Recorder for Utah County, Utah, including the Jordan View Landing Phase 1 Amended Plat, the Jordan View Landing Phase 2 Plat, and the Jordan View Landing Phase 3 Plat, and all recorded amendments and supplements thereto.

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

[Remainder of this page intentionally left blank  
Signature page to follow]



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

The real property, Lots, and Units referred to in the foregoing First Supplement to Amended and Restated Declaration of Covenants, Conditions and Restrictions for Jordan View Landing are located in Utah County, Utah and are described more particularly as follows:

Jordan View Landing, Phase 1, Lots 101 through 132, inclusive, as shown on the official plat thereof on file and of record in the office of recorder for Utah County, Utah, as Entry No. 404696-2017, as amended, and appurtenant Common Area and Facilities shown thereon.

SERIAL NOS 43:250:0101 through 43:250:0132

Jordan View Landing, Phase 2, Lots 201 through 226, inclusive, as shown on the official plat thereof on file and of record in the office of recorder for Utah County, Utah, as Entry No. 15845-2018 and appurtenant Common Area and Facilities shown thereon

SERIAL NOS. 43:257:0201 through 0226.

Jordan View Landing, Phase 3, Lots 301 through 333, inclusive, as shown on the official plat thereof on file and of record in the office of recorder for Utah County, Utah, as Entry No. 80271-2018 and appurtenant Common Area and Facilities shown thereon.

SERIAL NOS 43:260:0301 through 43:260:0333.