

When Recorded, Return to  
Ivory Development, LLC  
970 E. Woodoak Lane  
Salt Lake City, Utah 84117

**FIRST SUPPLEMENT TO MASTER DECLARATION  
OF COVENANTS, CONDITIONS, AND RESTRICTIONS  
FOR  
ANDERSON FARMS  
PLAT B  
IN  
LINDON, UTAH**

This First Supplement to the Master Declaration of Covenants, Conditions, and Restrictions for Anderson Farms Plat B, located in Lindon, Utah, is made and executed by Ivory Development, LLC, a Utah limited liability company (“**Declarant**”) with a registered address of 970 E. Woodoak Lane, Salt Lake City, Utah 84117.

**RECITALS**

**WHEREAS**, that certain Master Declaration of Covenants, Conditions, and Restrictions for Anderson Farms was recorded with the County Recorder for Utah County, Utah on June 13, 2017, as Entry No. 57172:2017 (the “**Master Declaration**”) for the Anderson Farms development project (the “**Project**”);

**WHEREAS**, the Master Declaration provides that the Project may be developed in phases and that additional land may be annexed into and made part of the Project and made subject to the Master Declaration by Declarant’s recording of a Supplement to Declaration;

**WHEREAS**, Declarant is the record fee owner of certain adjacent real property located in Utah County, Utah more specifically described in Exhibit “A” hereinto and incorporated herein by this reference (the “**Anderson Farms Plat B Property**”);

**WHEREAS**, Declarant desires to develop the Anderson Farms Plat B Property as part of the Project and to include additional Lots/Units and other improvements of a less significant nature;

**WHEREAS**, a final plat for the Anderson Farms Subdivision Plat B phase (“**Anderson Farms Plat B**”) has been recorded with the County Recorder for Utah County, Utah; and

**WHEREAS**, Declarant now intends that the Anderson Farms Plat B Property and the Lots/Units thereon shall be subject to and burdened and benefitted by the Master Declaration.

## SUPPLEMENT TO DECLARATION

**NOW, THEREFORE**, for the reasons recited above, and for the benefit of the Project and the Owners therein, Declarant hereby executes this First Supplement to the Master Declaration of Covenants, Conditions, and Restrictions for Anderson Farms (this “**First Supplement to Master Declaration**”). Unless otherwise defined herein, capitalized terms used in this First Supplement to Master Declaration are defined in the Master Declaration.

1. Legal Description. The real property defined herein as the Anderson Farms Plat B Property is more fully described in Exhibit “A” hereto. The Anderson Farms Plat B Property shall be and hereby is submitted to the provisions of the Master Declaration. Said land and the Lot/Units thereon shall be held, transferred, sold, conveyed and occupied subject to the provisions of the Master Declaration, as it may be further supplemented or amended from time to time.

2. Annexation. Consistent with the rights and authority reserved to Declarant in the Master Declaration, the Anderson Farms Plat B Property shall be and hereby is annexed into the Project and made subject to the Master Declaration, which, upon recordation of this instrument shall constitute and effectuate the expansion of the Project making the Anderson Farms Plat B Property subject to the powers, rights, duties, functions, and jurisdiction of the Anderson Farms Master Association (the “**Master Association**”).

3. Description of the Project, as Supplemented by this First Supplement to Master Declaration. The initial plat for Anderson Farms included 30 Lots/Units (Lots 101 through 130). Anderson Farms Plat B provides for an additional 47 Lots/Units (Lots 201 through 247). Upon recording of this First Supplement to Master Declaration annexing the Anderson Farms Plat B Property into the Project and the Master Association, the total number of Lots/Units in the Project will be 77 Lots/Units. Parcels A, B, and C, as shown on Anderson Farms Plat B, have been dedicated for public use.

4. Covenants, Conditions and Restrictions Run with the Land. This First Supplement to the Master Declaration and the Terms and Conditions established herein are binding on each Lot/Unit and its respective Owner and his/her/their assigns and successors in interest and are intended to and shall run with the land.

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



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

Anderson Farms Subdivision Plat B, Lots 201 through 247, inclusive, as shown on the official subdivision final plat on file and of record with the County Recorder for Utah County, Utah recorded on August 24, 2018 as Entry No. 2018:81023 and all improvements and appurtenances as shown thereon.  
Parcel Nos. 34:625:0201 through 0247.