

When recorded, return to
Ivory Development, LLC
978 E. Woodoak Ln.
Salt Lake City, UT 84111

**SUPPLEMENT TO
AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS
FOR
PARKSIDE
AT
IVORY RIDGE
(PLAT E)**

This Supplement to the Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Parkside at Ivory Ridge, located in Lehi, Utah, is made and executed by Ivory Development, LLC, a Utah limited liability company, with a registered address of 978 East Woodoak Lane, Salt Lake City, UT 84117.

RECITALS

- A. **WHEREAS**, Ivory Development, LLC (“Declarant”) is the developer of the Ivory Ridge planned mixed-use development located in Lehi, Utah (“Ivory Ridge”).
- B. **WHEREAS**, Ivory Ridge is subject to and governed by that certain Second Amended and Restated Master Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for the Ivory Ridge (the “Master Declaration”) recorded with the Office of Recorder for Utah County, Utah on December 4, 2017 as Entry No. 119858.
- C. **WHEREAS**, Parkside at Ivory Ridge (“Parkside” or the “Project”) has been developed by Declarant as a residential subdivision and distinct neighborhood within Ivory Ridge and, in addition to the Master Declaration, is subject to and governed by that certain Amended and Restated Declaration of Covenants, Conditions and Restrictions for Parkside at Ivory Ridge (the “Declaration”) recorded with the Office of Recorder for Utah County, Utah on December 21, 2017 as Entry No. 126943.
- D. **WHEREAS**, the Parkside at Ivory Ridge Homeowners Association (the “Association”) has been organized and is operating as a Utah nonprofit corporation consistent with the Utah Community Association, Utah Code 57-8a-101 *et seq.* for the Project to operate and maintain the common area and facilities in Parkside and to enforce the Declaration and other governing documents for the Project. The Association is a sub-association of Ivory Ridge Master Property Owners Association, Inc. (the “Master Association”).
- E. **WHEREAS**, Declarant is the owner of certain real property adjacent to the Project more fully described in Exhibit “A” hereto (the “Parkside Plat E Property”).

- F. **WHEREAS**, there is reserved to Declarant in the Declaration and the Master Declaration the right to unilaterally expand the Project and to develop the Project in phases.
- G. **WHEREAS**, Declarant desires to develop the Parkside Plat E Property as an additional phase of the Project.
- H. **WHEREAS**, Parkside at Ivory Ridge Plat E was recorded with the Office of Recorder for Utah County, Utah on February 21, 2019 as Entry No. 2019:14093.
- I. **WHEREAS** Declarant now desires to annex the Parkside at Ivory Ridge Plat E Property into the Project.

SUPPLEMENT TO DECLARATION

NOW, THEREFORE, based on the foregoing recitals, Declarant executes this Supplement to Amended and Restated Declaration of Covenants, Conditions and Restrictions for Parkside at Ivory Ridge (this “Supplement to Declaration”) effective as of the date of recording. Unless otherwise defined herein, capitalized terms are defined in the Master Declaration.

1. Legal Description. The real property defined herein as the Parkside at Ivory Ridge Plat E Property subject to this Supplement to Declaration is more fully described in Exhibit “A” hereto.

2. Annexation. Pursuant to the rights and authority reserved to Declarant, the Parkside at Ivory Ridge Plat E Property shall be and hereby is annexed into the Project and made subject to the Declaration, and the Master Declaration, which, upon recordation of this instrument shall constitute and effectuate the expansion of the Project making Parkside at Ivory Ridge Plat E and the Lots thereon subject to the powers, rights, duties, functions, and jurisdiction of Association and the Master Association. Said land and the Lots thereon shall be held, transferred, sold, conveyed and occupied subject to the provisions of the Declaration and Master Declaration, as they may be supplemented and amended from time to time.

3. Description of the Project, as Supplemented by this Supplement to Declaration. The initial plat for the Project, Parkside at Ivory Ridge Plat A, included 26 Units (Lots 101 through 126). Parkside at Ivory Ridge Plat B added an additional 12 Units (Lots 201 through 212). Parkside at Ivory Ridge Plat C added an additional 29 Units (Lots 301 through 329). Parkside at Ivory Ridge Plat D added an additional 38 Units (Lots 401 through 438). Parkside at Ivory Ridge Plat E includes an additional 44 Units (Lots 1 through 44) and, upon recording of this Supplement to Declaration, the total number of Lots/Units in the Project will be 149.

4. Benefitted Common Area. The Parkside at Ivory Ridge Plat E Property includes certain Common Area and Facilities that are or will be owned, administered and/or maintained by the Association, specifically, Parcel A through E and the private roads ,as identified on Parkside at Ivory Ridge Plat E. Said Common Area and Facilities are hereby designated as Benefitted Common Area primarily for the use and benefit of the Owners of the Lots established by Parkside at Ivory Ridge Plat E. Benefitted Common Area Expenses, as defined in the Declaration, may be assessed to the Owners of the Lots in Parkside at Ivory Ridge Plat E.

5. Service Area. Further consistent with the Declaration, a distinct Service Area for the Parkside at Ivory Ridge Plat E Property, Lots 1 through 44, inclusive, shall be and hereby is established.

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

[Remainder of this page intentionally left blank]

IN WITNESS WHEREOF, Declarant has executed this Supplement to Declaration to be effective upon recording with Office of Recorder for Utah County, Utah.

IVORY DEVELOPMENT, LLC

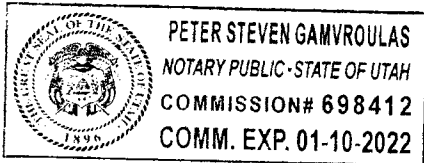
By: *Christopher P. Gamvroulas*
Christopher P. Gamvroulas

DATE: 9/26/19

Its: President

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

Before me, on the 26TH day of SEPTEMBER, 2019, personally appeared Christopher P. Gamvroulas, who acknowledged before me that he executed the foregoing instrument in his capacity as President of Ivory Development, LLC.



Peter Steven Gamvroulas
Notary Public

EXHIBIT "A"
PROPERTY DESCRIPTION

The real property and Lots referred to the foregoing SUPPLEMENT TO AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR PARKSIDE AT IVORY RIDGE are located in Utah County, State of Utah and are described more particularly as follows:

- Parkside at Ivory Ridge Plat E, Lots 1 through 44, inclusive, as shown on the official plat thereof on file and of record in the office of the Utah County Recorder; and all appurtenant Common Area and Facilities. 49:900:0001 through 0044, and Parcels A through E.