

WHEN RECORDED RETURN TO:  
IVORY HOMES DEVELOPMENT, LLC.  
Gonzalo Stevens  
978 E. Woodoak Lane  
Salt Lake City, Utah 84117  
(801) 268-0700

9876149  
10/13/2006 04:15 PM \$68.00  
Book - 9365 Pg - 4688-4692  
GARY W. OTT  
RECORDER, SALT LAKE COUNTY, UTAH  
IVORY DEVELOPMENT  
978 E WOOD OAK LN  
SALT LAKE CITY UT 84117  
BY: KJE, DEPUTY - WI 5 P.

**FOURTH SUPPLEMENT TO THE  
DECLARATION OF PROTECTIVE COVENANTS  
FOR VALLEY FIELDS PHASE 5**

This Fourth Supplement to the Declaration of Protective Covenants for Valley Fields Phase 5, is made and executed by IVORY HOMES DEVELOPMENT, LLC., a Utah limited liability company, of 978 E. Woodoak Lane, Salt Lake City, Utah 84117 (hereinafter referred to as "Declarant").

**RECITALS**

Whereas, the Declaration of Protective Covenants for Valley Fields Phase 1 Subdivision was recorded in the Office of the County Recorder of Salt Lake County, Utah on August 25, 2005 as Entry No. 9471707 in Book 9178 at Pages 9011-9028 of the Official Records (the "Declaration").

Whereas, the related Plat Map for Phase 1 of the Project has also been recorded in the Office of the County Recorder of Salt Lake County, Utah.

Whereas, the First Supplement to the Declaration of Protective Covenants for Valley Fields Phase 2 Subdivision was recorded in the Office of the County Recorder of Salt Lake County, Utah on October 17, 2005 as Entry No. 9524990 in Book 9204 at Pages 369-372 of the Official Records (the "First Supplement").

Whereas, the related Plat Map for Phase 2 of the Project has also been recorded in the Office of the County Recorder of Salt Lake County, Utah.

Whereas, the Second Supplement to the Declaration of Protective Covenants for Valley Fields Phase 3 Subdivision was recorded in the Office of the County Recorder of Salt Lake County, Utah on 3/1/2006 as Entry No. 9650469 in Book 9261 at Pages 4405-4408 of the Official Records (the "Second Supplement").

Whereas, the related Plat Map for Phase 3 of the Project has also been recorded in the Office of the County Recorder of Salt Lake County, Utah.

Whereas, the Third Supplement to the Declaration of Protective Covenants for Valley Fields Phase 4 Subdivision was recorded in the Office of the County Recorder of Salt Lake County, Utah on July 28, 2006 as Entry No. 9795864 in Book 9328 at Pages 4973-4990 of the Official Records (the "Third Supplement").

Whereas, the related Plat Map for Phase 4 of the Project has also been recorded in the Office of the County Recorder of Salt Lake County, Utah.

Whereas, under Section 3 of the Declaration, Declarant reserved the unilateral right to expand the subdivision by annexing additional land and expanding the application of the Declaration.

Whereas, Declarant is the fee simple owner of record of that certain real property located in Salt Lake County, Utah and described with particularity on Exhibit "A-5" attached hereto and incorporated herein by this reference (the "Phase 5 Property").

Whereas, Declarant desires to expand the subdivision by creating on the Phase 5 Property additional Lots and correct a clerical error in the Declaration.

Whereas, Declarant now intends that the Phase 5 Property shall become subject to the Declaration, as amended.

NOW, THEREFORE, for the reasons recited above, and for the benefit of the subdivision and the Lot Owners thereof, Declarant hereby executes this Fourth Supplement to the Declaration of Protective Covenants for Valley Fields Phase 5.

1. **Supplement to Definitions.** Article I of the Declaration, entitled "Definitions," is hereby modified to include the following supplemental definitions:

A. **Fourth Supplemental Declaration** shall mean and refer to this Fourth Supplement to the Declaration of Protective Covenants for Valley Fields Phase 5.

B. **Phase 5 Map** shall mean and refer to the Plat Map of Phase 5 of the Project, prepared and certified to by Bruce D. Pimper, a duly registered Utah Land Surveyor holding Certificate No. 362256, and filed for record in the Office of the County Recorder of Salt Lake County, Utah concurrently with the filing of this Fourth Supplemental Declaration.

C. **Subdivision** shall mean and refer to Valley Fields Phases 1, 2, 3, 4 and 5, as it may be amended or expanded from time to time.

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

2. **Legal Description.** The real property described in Exhibit A-5 is hereby submitted to the provisions of the Declaration and said land shall be held, transferred, sold, conveyed and occupied subject to the provisions of the Declaration as it may be supplemented or amended from time to time.

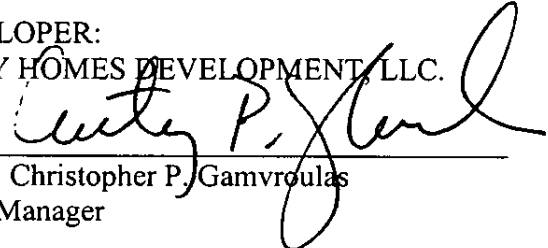
3. **Annexation.** Declarant hereby declares that the Phase 5 Property shall be annexed to and become subject to the Declaration, which, upon recordation of this Fourth Supplemental Declaration, shall constitute and effectuate the expansion of the Project, making the real property described in Exhibit A-5 subject to this Declaration and the functions, powers, rights, duties and jurisdiction of the ARC.

4. **Total Number of Units Revised.** As shown on the Phase 5 Map, Fifty One (49) new Lots, Numbers 501-549, are or will be constructed and/or created in the Project on the Phase 5 Property. Upon the recordation of the Phase 5 Map and this Fourth Supplemental Declaration, the total number of Lots in the Project will be One Hundred Seventy Two (172). The additional Lots (and the homes to be constructed therein) are or will be substantially similar in construction, design and quality to the Lots and homes in the prior Phases.

5. **Effective Date.** The effective date of this Fourth Supplemental Declaration and the Phase 5 Map shall be the date on which said instruments are filed for record in the Office of the County Recorder of Salt Lake County, Utah.

Dated the 28 day of September, 2006.

DEVELOPER:  
IVORY HOMES DEVELOPMENT, LLC.

By:   
Name: Christopher P. Gamvroulas  
Title: Manager



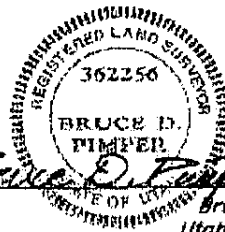
**EXHIBIT "A-5"**  
**LEGAL DESCRIPTION**

The Property referred to in the foregoing document as the Valley Fields Phase 5 Property is located in Salt Lake County, Utah and is described more particularly as follows:

*A part of Lot M-3, Vistas at Westridge No. 1A Subdivision, along with more land, located within the Southwest Quarter of Section 2, Township 2 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, in West Valley City, Salt Lake County, Utah, being more particularly described as follows:*

*Beginning at a point being 1322.17 feet South 0°06'58" East along the Section Line from the West Quarter Corner of said Section 2; and running thence North 89°51'05" East 33.00 feet to the East Line of 6400 West Street as it exists at 33.00 foot half-width; thence North 0°06'58" West 322.38 feet along said East Line to the Southwest Corner of Valley Fields Phase 4 Subdivision; thence along said Valley Fields Phase 4 Subdivision the following ten courses: North 89°53'02" East 120.00 feet; North 82°43'22" East 56.44 feet; North 89°53'31" East 111.20 feet; South 0°06'58" East 6.00 feet; North 89°53'31" East 581.18 feet; North 48°38'15" East 74.47 feet; North 89°53'31" East 98.00 feet; North 0°07'41" West 298.20 feet; North 89°29'51" East 184.00 feet; and North 72°13'29" East 84.44 feet to the East Line of said Lot M-3, Vistas at Westridge No. 1A Subdivision; thence South 0°07'41" East 719.51 feet along said East Line and the West Line of Vistas at Westridge No. 4 Subdivision; thence along said Vistas at Westridge No. 4 Subdivision the following five courses: East 9.44 feet; South 0°08'40" East 100.00 feet; West 271.99 feet; South 0°06'29" East 59.12 feet; and South 8°44'32" West 97.01 feet to the North Line of Vistas at Westridge No. 3B; thence along said North Line the following nine courses: West 16.10 feet; North 71°25'18" West 75.75 feet; Northeasterly along the arc of a 53.00 foot radius curve to the left a distance of 17.26 feet (Central Angle equals 18°39'43" and Long Chord bears North 9°13'23" East 17.19 feet) to a point of tangency; North 0°06'29" West 12.90 feet; West 722.64 feet to a point of curvature; Northwesterly along the arc of a 25.00 foot radius curve to the right a distance of 12.80 feet (Central Angle equals 29°19'56" and Long Chord bears North 75°20'02" West 12.66 feet) to a point of reverse curvature; Westerly and Southwesterly along the arc of a 53.00 foot radius curve to the left a distance of 110.49 feet (Central Angle equals 119°26'54" and Long Chord bears South 59°36'29" West 91.34 feet) to a point of tangency; South 0°06'58" East 12.89 feet; and West 20.00 feet to the Southeast Corner of the Quasar Property; thence along said Quasar Property the following two courses: North 0°06'58" West 100.55 feet; and North 89°59'54" West 133.00 feet to the Section Line; thence North 0°06'58" West 172.75 feet along the Section Line to the point of beginning.*

Contains 786,841 sq. ft.  
or 18.063 acres - 49 Lots  
1 Parcel



8 Aug, 2006  
Date

Bruce D. Pimper  
Bruce D. Pimper  
Utah RLS No. 362256

20-02-300-024  
20-02-300-025