

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

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Book - 9056 Pg - 2559-2567
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
IVORY DEVELOPMENT LLC
978 E WOODOAK LN
SLC UT 84117
BY: ZJM, DEPUTY - WI 9 P.

**FIRST SUPPLEMENT TO THE
DECLARATION OF PROTECTIVE COVENANTS
FOR BLOOMFIELD FARMS SUBDIVISION PHASE 4
(a planned residential development)**

This FIRST SUPPLEMENT TO THE DECLARATION OF PROTECTIVE COVENANTS FOR BLOOMFIELD FARMS SUBDIVISION PHASE 4, is made and executed by IVORY DEVELOPMENT, LLC, a Utah limited partnership, of 970 E. Woodoak Lane, Salt Lake City, Utah 84117 (hereinafter referred to as "Declarant").

RECITALS

Whereas, the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Bloomfield Farms Planned Unit Development was recorded in the office of the County Recorder of Salt Lake County, Utah on June 17, 2004 as Entry No. 9092903 in Book 9002 at Pages 211-238 of the Official Records (the "Declaration").

Whereas, the related Plat Maps for Phases 1, 2 and 3 of the Project have also been recorded in the office of the County Recorder of Salt Lake County, Utah.

Whereas, under Section 4 of the Declaration, Declarant reserved an option to expand the Planned Unit Development in accordance with 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-4" attached hereto and incorporated herein by this reference (the "Phase 4 Property").

Whereas, under the provisions of the Declaration, Declarant expressly reserved the unilateral right to expand the application of the Declaration to other real property.

Whereas, Declarant desires to expand the planned unit development by creating on the PHASE 4 Property additional Lots.

Whereas, Declarant now intends that the Phase 4 Property shall become subject to the Declaration.

NOW, THEREFORE, for the reasons recited above, and for the benefit of the planned unit development and the Lot Owners thereof, Declarant hereby executes this First Supplement to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Bloomfield Farms Phase 4.

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

A. **First Supplemental Declaration** shall mean and refer to this First Supplement to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Bloomfield Farms Phase 4.

B. **PHASE 4 Map** shall mean and refer to the Plat Map of Phase 4 of the Project, prepared and certified to by Ralph Goff, a duly registered Utah Land Surveyor holding Certificate No. 144147, and filed for record in the Office of the County Recorder of Salt Lake County, Utah concurrently with the filing of this First Supplemental Declaration.

C. **Planned Unit Development** shall mean and refer to Bloomfield Farms Subdivision Phases 1, 2, 3 and 4.

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-4 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.

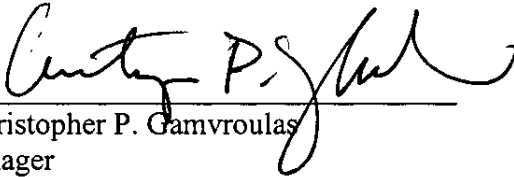
3. **Annexation.** Declarant hereby declares that the Phase 4 Property shall be annexed to and become subject to the Declaration, which, upon recordation of this First Supplemental Declaration, shall constitute and effectuate the expansion of the Project, making the real property described in Exhibit A-4 subject to this Declaration and the functions, powers, rights, duties and jurisdiction of the Association and Architectural Review Committee.

4. **Total Number of Units Revised.** As shown on the Phase 4 Map, fifty-two (52) new Lots, Numbers 401-452, are or will be constructed and/or created in the Project on the Phase 4 Property. Upon the recordation of the Phase 4 Map and this First Supplemental Declaration, the total number of Lots in the Project will be one hundred eighty-three (183). 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 First Supplemental Declaration and the Phase 4 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 1 day of November, 2004.


DEVELOPER:
IVORY DEVELOPMENT, LLC

By: 
Name: Christopher P. Gamvroulas
Title: Manager

ACKNOWLEDGMENT

STATE OF UTAH)
 ss:
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 1 day November, 2004 by Christopher P. Gamvroulas, the Manager of IVORY DEVELOPMENT, LLC, a Utah limited liability company, and said Christopher P. Gamvroulas duly acknowledged to me that said IVORY DEVELOPMENT, LLC executed the same.


NOTARY PUBLIC
Residing at:
My Commission Expires:

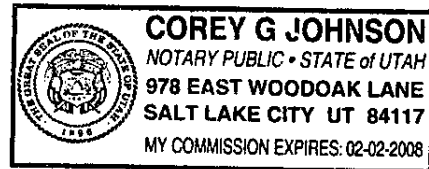


EXHIBIT "A"
LEGAL DESCRIPTION

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

Proposed BLOOMFIELD FARMS PHASE 4 SUBDIVISION, more particularly described as follows:

Beginning at a point that is North 89°49'35" West 860.18 feet from the East quarter corner of Section 35, Township 2 South, Range 2 West, Salt Lake Base and Meridian; thence South 00°10'27" West 139.99 feet; thence South 10°28'44" East 50.88 feet; thence South 00°01'10" West 200.00 feet; thence North 89°49'33" West 28.87 feet; thence South 00°10'27" West 50.00 feet; thence South 00°01'10" West 87.62 feet; thence South 14°27'48" West 130.99 feet; thence along the arc of a 525.00 foot radius curve to the left through a central angle of 01°05'15" for 9.96 feet (chord bears North 76°50'57" West 9.96 feet); thence South 12°36'25" West 153.69 feet; thence South 73°40'06" East 65.00 feet; thence South 62°26'23" East 50.01 feet; thence South 53°07'29" East 74.81 feet; thence South 42°28'09" East 36.56 feet; thence South 48°11'39" West 98.64 feet; thence along the arc of a 275.00 foot radius curve to the left through a central angle of 12°44'53" for 61.19 feet (chord bears North 48°10'47" West 61.06 feet); thence South 51°37'42" West 52.56 feet; thence South 27°51'43" West 134.35 feet; thence South 50°16'05" East 68.63 feet; thence South 39°43'55" West 116.39 feet; thence South 00°00'34" West 355.02 feet; thence North 89°58'50" West 71.64 feet; thence South 00°01'10" West 150.00 feet; thence North 89°58'50" West 188.33 feet; thence North 00°00'34" East 1731.36 feet; thence South 89°49'35" East 409.46 feet to the point of beginning.

REVISED EXHIBIT "C"
PERCENTAGE OF OWNERSHIP INTEREST

<u>PHASE</u>	<u>LOT NO.</u>	<u>PERCENTAGE OF OWNERSHIP INTEREST</u>
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