

WHEN RECORDED RETURN TO:
 IVORY DEVELOPMENT
 978 E. Woodoak Lane
 Salt Lake City, Utah 84117
 (801) 747-7440

9623178
 1/30/2006 12:05:00 PM \$159.00
 Book - 9248 Pg - 9418-9425
 Gary W. Ott
 Recorder, Salt Lake County, UT
 COTTONWOOD TITLE INS AGENCY
 BY: eCASH, DEPUTY - EF 8 P.

**SECOND SUPPLEMENT TO THE
 DECLARATION OF PROTECTIVE COVENANTS
 FOR BELLEVUE PHASE III
 An Expandable Planned Unit Development**

This SECOND SUPPLEMENT TO THE DECLARATION OF PROTECTIVE COVENANTS FOR BELLEVUE PHASE III, P.U.D. is made and executed by IVORY 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 BELLEVUE Subdivision. was recorded in the office of the County Recorder of Salt Lake County, Utah on the 6th of August, 2004 as Entry No. 9140466 in Book 9023 at Page 4303-4319 of the Official Records of the County Recorder of Salt Lake County, Utah (the "Declaration").

Whereas, the related Plat Map(s) for Phase I 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 BELLEVUE PHASE 2 was recorded in the office of the County Recorder of Salt Lake County, Utah on the 4th of April, 2005 as Entry No. 9339482 in Book 9113 at Page 8295-8304 of the Official Records of the County Recorder of Salt Lake County, Utah.

Whereas, the related Plat Map(s) for Phase II of the Project has also been recorded in the office of the County Recorder of Salt Lake County, Utah.

Whereas, under Article III, Section 41 of the Declaration, Declarant reserved an option to unilaterally expand the subdivision 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-2" attached hereto and incorporated herein by this reference (the "PHASE III Property").

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

Whereas, Declarant desires to expand the subdivision by creating on the PHASE III Property additional Lots.

Whereas, Declarant now intends that the PHASE III Property shall become subject to the Declaration

NOW, THEREFORE, for the reasons recited above, and for the benefit of the subdivision and the Lot Owners thereof, Declarant hereby executes this SECOND SUPPLEMENT TO THE DECLARATION OF PROTECTIVE COVENANTS FOR IVORY CROSSING PHASE III.

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

A. **Second Supplemental Declaration** shall mean and refer to this SECOND SUPPLEMENT TO THE DECLARATION OF PROTECTIVE COVENANTS FOR IVORY CROSSING PHASE III.

B. **PHASE III Map** shall mean and refer to the Plat Map of PHASE III 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 Second Supplemental Declaration.

C. **Subdivision** shall mean and refer to IVORY CROSSING PHASES I, II and III.

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-2 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.

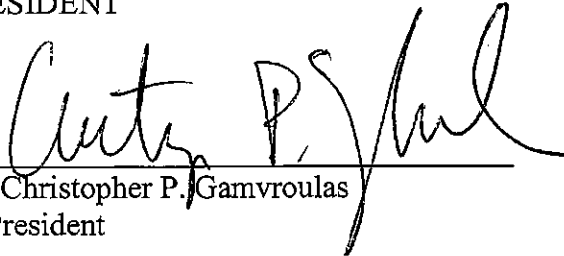
3. **Annexation.** Declarant hereby declares that the PHASE III Property shall be annexed to and become subject to the Declaration, which, upon recordation of this Second Supplemental Declaration, shall constitute and effectuate the expansion of the Project, making the real property described in Exhibit A-2 subject to this Declaration and the functions, powers, rights, duties and jurisdiction of the Association.

4. **Total Number of Units Revised.** As shown on the PHASE III Map, fifty-two (52) new Lots, Numbers 301-352, are or will be constructed and/or created in the Project on the PHASE IV Property. Upon the recordation of the PHASE III Map and this Second Supplemental Declaration, the total number of Lots in the Project will be one hundred and thirty six (136). 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 Phase.

5. **Effective Date.** The effective date of this Second Supplemental Declaration and the PHASE III 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 ____ day of January, 2006.

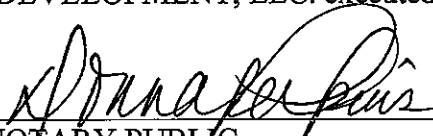
DEVELOPER:
IVORY DEVELOPMENT, LLC.
By: CHRISTOPHER P GAMVROULAS.
Its: PRESIDENT

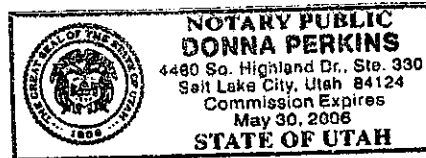
By: 
Name: Christopher P. Gamvroulas
Title: President

ACKNOWLEDGMENT

STATE OF UTAH)
 ss:
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 27 day January, 2006 by Christopher P. Gamvroulas, the President 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: Salt Lake
My Commission Expires: 5/30/06



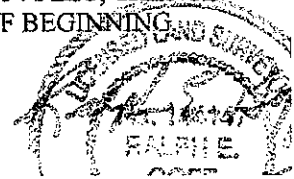
**EXHIBIT "A-2"
LEGAL DESCRIPTION**

LEGAL DESCRIPTION

BEGINNING AT THE SOUTHEAST CORNER BELLEVUE PHASE 1 SAID POINT BEING N0°05'37"E 341.08 FEET AND S84°55'08"E 1134.23 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 31 TOWNSHIP 3 SOUTH RANGE 1 EAST SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTHERLY ALONG THE EAST LINE OF BELLEVUE PHASE 1 THE FOLLOWING TWO (2) COURSES N04°53'43"E 175.13 FEET AND N28°41'52"E 70.00 FEET TO THE NORTH LINE OF BELLEVUE WAY AS RECORDED ON THE BELLEVUE PHASE 1 PLAT; THENCE 231.30 FEET ALONG THE ARC OF A 527.50 FOOT RADIUS CURVE TO THE RIGHT CHORD BEARS N48°44'26"W 229.45 FEET; THENCE N36°10'44"W 431.30 FEET; THENCE N69°18'00"W 27.45 FEET; THENCE N54°34'24"E 91.69 FEET; THENCE N36°10'44"W 107.27 FEET; THENCE N53°49'16"E 2.32 FEET; THENCE N36°10'44"W 162.50 FEET; THENCE N53°50'02"E 8.01 FEET; THENCE N57°48'04"E 290.62 FEET; THENCE N00°42'51"E 376.49 FEET; THENCE N89°17'09"W 19.00 FEET; THENCE N00°42'51"E 144.58 FEET; THENCE S89°10'30"E 9.56 FEET; THENCE S87°51'00"E 450.00 FEET; THENCE S89°44'00"E 232.00 FEET; THENCE S84°42'00"E 5.53 FEET; THENCE S05°0'00"W 150.14 FEET; THENCE N85°00'00"W 10.62 FEET; THENCE S05°00'00"W 55.00 FEET; THENCE S02°35'58"W 109.60 FEET; THENCE S29°14'32"E 898.38 FEET; THENCE S60°45'28"W 239.12 FEET; THENCE SOUTHWESTERLY 540.54 FEET ALONG THE ARC OF A 556.50 FOOT RADIUS CURVE TO THE LEFT CHORD BEARS S32°55'54"W 519.54 FEET; THENCE S05°06'20"W 62.17 FEET; THENCE N84°53'53"W 360.03 FEET TO THE POINT OF BEGINNING

CONTAINS 53 LOTS ON 30.33 ACRES

AREA TO BE DEDICATED TO DRAPER CITY = 0.35 ACRES



28-31-428-002

REVISED EXHIBIT "B"
PERCENTAGE OF OWNERSHIP INTEREST

<u>Phase</u>	<u>Lot No.</u>	<u>Percentage Of Ownership Interest</u>
1	101	.7353%
1	102	.7353%
1	103	.7353%
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1	106	.7353%
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