

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

ENT 108464:2020 PG 1 of 5  
**Jeffery Smith**  
**Utah County Recorder**  
2020 Jul 28 11:24 AM FEE 92.00 BY SM  
RECORDED FOR Cottonwood Title Insurance Agency, Inc.  
ELECTRONICALLY RECORDED

**SUPPLEMENT TO MASTER DECLARATION  
OF COVENANTS, CONDITIONS, AND RESTRICTIONS  
FOR HOLBROOK FARMS  
HOLBROOK PLACE PHASES 1 & 2  
IN  
LEHI, UTAH**

This Supplement to Master Declaration of Covenants, Conditions, and Restrictions for Holbrook Farms Holbrook Place Phase 1 & 2, located in Lehi, Utah County, 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, and Reservation of Easements for Holbrook Farms was recorded with the County Recorder for Utah County, Utah on March 3, 2017, as Entry No. 21346:2017 (the “Master Declaration”) for the Holbrook Farms development project (the “Project”);

**WHEREAS**, the Master Declaration provides that the Project may be developed in phases and additional land may be annexed into and made part of the Project and made subject to the Master Declaration;

**WHEREAS**, the Master Declaration further provides that said phases and/or additional land may be made subject to additional restrictions, conditions or covenants imposed on a Unit or Owner as part of a discrete phase or neighborhood developed within the Project (collectively, “Additional Covenants”) by Declarant’s recording of a Supplement to Declaration;

**WHEREAS**, Declarant is the record fee owner of certain real property located in Utah County, Utah more specifically described in Exhibit “A” hereto and incorporated herein by this reference (the “Holbrook Place Phases 1 & 2 Property”);

**WHEREAS**, Declarant desires to develop the Holbrook Place Phases 1 & 2 Property to include additional Units and other improvements of a less significant nature;

**WHEREAS**, a final plat for the Holbrook Place Phase 1 Property has been recorded with the County Recorder for Utah County, Utah on December 5, 2019 as Entry No. 128502:2019;

**WHEREAS**, a final plat for the Holbrook Place Phase 2 Property has been recorded with the County Recorder for Utah County, Utah on December 5, 2019 as Entry No. 128503:2019; and

**WHEREAS**, Declarant now intends that this Holbrook Place Phase 1 & 2 Property shall be subject to and burdened and benefitted by the Master Declaration.

### **SUPPLEMENT TO DECLARATION**

**NOW, THEREFORE**, for the reason recited above, and for the benefit of the Project and the Owners therein, Declarant hereby executes this Supplement to the Master Declaration of Covenants, Conditions, and Restrictions, and Reservation of Easements for Holbrook Farms (this "Supplement to Master Declaration").

1. Legal Description. The real property defined herein as the Holbrook Place Phases 1 & 2 Property is more fully described in Exhibit "A" hereto. The Holbrook Place Phases 1 & 2 Property shall be and hereby is submitted to the provisions of the Master Declaration. Said land and the 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 Holbrook Place Phases 1 & 2 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 Holbrook Place Phases 1 & 2 Property subject to the powers, rights, duties, functions, and jurisdiction of the Holbrook Farms Master Association (the "Master Association") and Master Association Design Guidelines.

3. Description of the Project, as Supplemented by this Supplement to Master Declaration. The initial plat(s) for Holbrook Farms Plat A Phases 1, 2, and 7, collectively, included 119 Units. The Holbrook Farms Plat A, Phase 6A Plat, as amended, added an additional 20 Units (Lots 601 through 620). The Holbrook Farms Plat A, Phase 4 Plat added an additional 52 Units (Lots 401 through 452). The Holbrook Farms Plat A, Phase 8 Plat added an additional 55 Units (Lots 801 through 855). The Holbrook Farms Plat A, Phase 5A Plat added an additional 19 Units (Lots 501 through 519). The Holbrook Farms Plat A, Phase 6B Plat added an additional 6 Units (Lots 621 through 626). The Holbrook Farms Plat B, Phase 1 Plat added an additional 51 Units (Lots 101 through 151). The Holbrook Farms Plat A, Phase 3 Plat added an additional 18 Units (Lots 301 through 318). The Holbrook Farms Plat B, Phase 3 Plat added an additional 76 Units (Lots 301 through 376). The Holbrook Farms Plat A, Phase 9 Plat added an additional 41 Units (Lots 901 through 941). The Holbrook Farms Plat B, Phase 2 Plat added an additional 73 Units (Lots 201 through 273). The Holbrook Farms Plat B, Phase 5 Plat added an additional 11 Units (Lots 501 through 511). The Holbrook Farms Plat B, Phase 6 Plat added an additional 26 Units (Lots 2601 through 2626). The Holbrook Farms Plat B, Phase 4 Plat added an additional 57 Units (Lots 401 through 457). The Holbrook Farms Plat F added an additional 94 Units (Lots 6001 through 6094). The Holbrook Farms Plat C, Phase 1 added an additional 69 Units (Lots

3101 through 3169). The Holbrook Farms Plat A Phase 11 Plat added 35 Units (Lots 3101 through 3169). The Holbrook Place Phase 1 Plat added an additional 9 Units (Lots 101 through 109) and the Holbrook Place Phase 2 Plat added an additional 26 Units (Lots 201 through 226), and upon recording of this Supplement to Master Declaration, the total number of Units in the Project will be 857 Units.

4. Benefitted Common Area. Consistent with the Master Declaration, the Holbrook Place Phase 1 Property includes certain Benefitted Common Area that is or will be owned, administered and maintained by the Master Association, specifically, the private roads and Parcel A as shown on the Holbrook Place Phase 1 Plat. Consistent with the rights and authority reserved to the Declarant in the Master Declaration, said Common Area is hereby designated as Benefitted Common Area primarily for the use and benefit of the Owners of the Lots established by the Holbrook Place Phase 1 and Phase 2 Plats. Benefitted Common Area Expenses, as defined in the Master Declaration, may be assessed to the Unit Owners in Holbrook Place Phase 1 & 2.

5. Service Area. Further consistent with the Master Declaration, a distinct Service Area for the Holbrook Place Phase 1 & 2 Property, Lots 101 through 109, 201 through 226, inclusive shall be and hereby is established.

6. Dedication of Private Roads. Consistent with the Master Declaration, the private roads/alleys identified on the Holbrook Place Phase 1 Plat and Holbrook Place Phase 2 Plat shall be and hereby are dedicated to the Master Association as part of the Benefitted Common Area within the Holbrook Farms Place Phase 1 & 2 Property. Upon recording of this instrument, the Master Association shall have authority over and sole responsibility for the operation, maintenance, repair, and replacement of the private roads as owner thereof.

7. Covenants, Conditions and Restrictions Run with the Land. This Supplement to Declaration and the Terms and Conditions established herein are binding on each 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]

Dated this 17<sup>th</sup> day of JULY, 2020.

IVORY DEVELOPMENT, LLC

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

Its: President

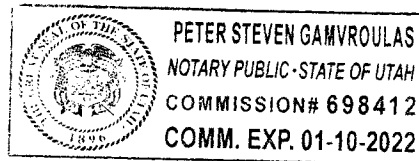
STATE OF UTAH )  
COUNTY OF SALT LAKE )<sup>ss</sup>

On this 17<sup>th</sup>, day of JULY, 2020, personally appeared before me Christopher P. Gamvroulas, whose identity is personally known to me, or proven on the basis of satisfactory evidence and who by me duly sworn/affirmed, did say that he/she is the duly authorized representative of the corporation and that said document was signed by him/her on behalf of said corporation with all necessary authority, and acknowledged to me that said corporation executed the same.

*Peter Steven Gamvroulas*  
Notary Public

My commission expires:

01-10-2022



**EXHIBIT A  
LEGAL DESCRIPTION**

Holbrook Place Phase 1, Lots 101 through 109, inclusive, as shown on the official subdivision final plat on file and of record with the County Recorder for Utah County, Utah recorded on December 5, 2019 as Entry No. 128502:2019, and appurtenant Common Area and Facilities as shown thereon.

Parcel Nos. 41:953:0101 through 41:953:0109 and Parcel A

Holbrook Place Phase 2, Lots 201 through 226, inclusive, as shown on the official subdivision final plat on file and of record with the County Recorder for Utah County, Utah recorded on December 5, 2019 as Entry No. 128503:2019, and appurtenant Common Area and Facilities as shown thereon.

Parcel Nos. 41:954:0201 through 41:954:0226