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Gary W. Ott
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 4 P.

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

20.20.400.031

**FIRST SUPPLEMENT TO THE
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR SOMMERGLEN HEIGHTS AT THE HIGHLANDS PHASE 2**

This First Supplement to the Declaration of Covenants, Conditions and Restrictions for Sommerglen Heights at the Highlands Phase 2 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 Covenants, Conditions and Restrictions for Sommerglen Heights at the Highlands Phase 1 Subdivision was recorded in the Office of the County Recorder of Salt Lake County, Utah on March 3, 2015 as Entry No. 12003461 in Book 10301 at Pages 4293-4309 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, under Section 4 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 Exhibits "A-2" (the "Phase 2 Property") attached hereto and incorporated herein by this reference.

Whereas, Declarant desires to expand the subdivision by creating on the Phase 2 Property thirty-five (35) additional Lots.

Whereas, Declarant now intends that the Phase 2 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 First Supplement to the Declaration of Covenants, Conditions and Restrictions for Sommerglen Heights at the Highlands Phase 2.

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 Declaration of Covenants, Conditions and Restrictions for Sommerglen Heights at the Highlands Phase 2.

B. **Phase 2 Map** shall mean and refer to the Final Plat Map of Sommerglen Heights at the Highlands Phase 2 prepared and certified to by Dennis P. Carlisle, a duly registered Utah Land Surveyor holding Certificate No. 172675, 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. **Subdivision** shall mean and refer to Sommerglen Heights at the Highlands Phases 1 and 2, as it may be supplemented 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-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 2 Property shall be annexed to and become subject to the Declaration and the Utah Community Association Act, Utah Code Ann., Sections 57-8a-101 et seq. (2004) as amended or supplemented (the "Act"). The recordation of this First 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/Board of Directors.

4. **Total Number of Units Revised.** As shown on the Phase 2 Map, thirty-five (35) new Lots, Numbers 201- 235, inclusive, are or will be constructed and/or created in the Project on the Phase 2 Property. Upon the recordation of the Phase 2 Map and this First Supplemental Declaration, the total number of Lots in the Project will be sixty-six (66). 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. **Incorporation of Original Declaration as Supplemented and Amended.** It is expressly agreed by the parties that this document is supplemental to the Declaration which is by reference made a part hereof, and all of the terms, conditions, and provisions thereof, unless specifically modified herein, are to apply to the Phase 2 Property and are made a part of this document as though they were expressly rewritten, incorporated and included herein.

EXHIBIT "A-2"
LEGAL DESCRIPTION

The real property referred to in the foregoing document as the Sommerglen Heights at the Highlands Phase 2 Property is located in Salt Lake County, Utah and is described more particularly as follows:

A portion of the SE1/4 and the NE1/4 of Section 26, Township 2 South, Range 2 West, Salt Lake Base & Meridian, located in West Jordan, Utah, more particularly described as follows:

Beginning at a point located S89°43'46"W along the ¼ Section line 63.00 feet from the East ¼ Corner of Section 26, T2S, R2W, S.L.B.& M.; thence S0°43'33"E 20.68 feet parallel with, and 63.00 feet westerly of the East line of said Section 26 to the northeast corner of Phase 1, SOMMERGLEN HEIGHTS AT THE HIGHLANDS Subdivision, according to the Official Plat thereof on file in the Office of the Salt Lake County Recorder; thence along said plat the following 9 (nine) courses and distances: Southwesterly along the arc of a 20.00 foot radius non-tangent curve (radius bears: S89°16'27"W) 31.67 feet through a central angle of 90°43'33" (chord: S44°38'13"W 28.46 feet); thence West 371.56 feet; thence along the arc of a 15.00 foot radius curve to the right 23.56 feet through a central angle of 90°00'00" (chord: N45°00'00"W 21.21 feet); thence West 50.00 feet; thence Southwesterly along the arc of a 15.00 foot radius non-tangent curve (radius bears: West) 23.56 feet through a central angle of 90°00'00" (chord: S45°00'00"W 21.21 feet); thence West 104.00 feet; thence South 722.00 feet; thence S22°46'57"E 54.23 feet; thence South 113.67 feet; thence S89°43'46"W 356.00 feet; thence North 115.35 feet; thence N43°13'43"E 68.60 feet; thence North 1,022.76 feet; thence N89°43'33"E 859.95 feet; thence S0°43'45"E 263.95 feet parallel with, and 63.00 feet westerly of the East line of said Section 26 to the point of beginning.

Contains: 12.05+/- acres