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Book - 10768 Pg - 7457-7462  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
COTTONWOOD TITLE  
BY: eCASH, DEPUTY - EF 6 P.

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

**FIRST SUPPLEMENT TO DECLARATION  
OF COVENANTS, CONDITIONS, AND RESTRICTIONS  
FOR  
WATSON HOLLOW SUBDIVISION  
PHASE 2  
IN  
COTTONWOOD HEIGHTS, UTAH**

This First Supplement to Declaration of Covenants, Conditions, and Restrictions for Watson Hollow Subdivision Phase 2, located in Cottonwood Heights, 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 Declaration of Covenants, Conditions, and Restrictions and Reservation of Easements for Watson Hollow Subdivision was recorded with the County Recorder for Salt Lake County, Utah on June 28, 2018, as Entry No. 12800845 in Book 10688, beginning at Page 7758 (the “**Declaration**”) for the Watson Hollow subdivision project (the “**Project**”);

**WHEREAS**, the Declaration provides that the Project may be developed in phases and that additional land may be annexed into and made part of the Project and made subject to the Declaration by Declarant’s recording of a Supplement to Declaration;

**WHEREAS**, Declarant is the record fee owner of certain adjacent real property located in Salt Lake County, Utah more specifically described in Exhibit “A” hereinto and incorporated herein by this reference (the “**Watson Hollow Subdivision Phase 2 Property**”);

**WHEREAS**, Declarant desires to develop the Watson Hollow Subdivision Phase 2 Property as part of the Project and to include additional Lots and other improvements of a less significant nature;

**WHEREAS**, a final plat for Watson Hollow Subdivision Phase 2 (the “**Watson Hollow Subdivision Phase 2 Plat**”) has been recorded with the County Recorder for Salt Lake County, Utah; and

**WHEREAS**, Declarant now intends that the Watson Hollow Subdivision Phase 2 Property and the Lots and Homes constructed thereon shall be subject to and burdened and benefitted by the Declaration.



## SUPPLEMENT TO DECLARATION

**NOW, THEREFORE**, for the reasons recited above, and for the benefit of the Project and the Owners therein, Declarant hereby executes this First Supplement to Declaration of Covenants, Conditions, and Restrictions for Watson Hollow Subdivision Phase 2 (this “**First Supplement to Declaration**”). Unless otherwise defined herein, capitalized terms used in this First Supplement to Declaration are defined in the Declaration.

1. Legal Description. The real property defined herein as the Watson Hollow Subdivision Phase 2 Property is more fully described in Exhibit “A” hereto. The Watson Hollow Subdivision Phase 2 Property shall be and hereby is submitted to the provisions of the Declaration and each and every Term and Condition therein. Said land and the Lot and the Homes constructed thereon shall be held, transferred, sold, conveyed and occupied subject to the provisions of the 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 Declaration, the Watson Hollow Subdivision Phase 2 Property shall be and hereby is annexed into the Project and made subject to the Declaration, which, upon recordation of this instrument shall constitute and effectuate the expansion of the Project. Consistent with the Declaration, the Watson Hollow Subdivision Phase 2 Property does not include any common area, private roadways, or a community association (as defined in the Utah Community Association Act, Utah Code § 57-8a-101 *et seq*).

3. Description of the Project, as Supplemented by this First Supplement to Declaration. The initial plat for Watson Hollow Subdivision included 25 Lots (Lots 101 through 125). The Watson Hollow Subdivision Phase 2 Plat provides for an additional 8 Lots (Lots 201 through 208). Upon recording of this First Supplement to Declaration annexing the Watson Hollow Subdivision Phase 2 Property into the Project, the total number of Lots in the Project will be 33 Lots.

4. Expansion of Defined Terms in the Declaration. Consistent with the rights reserved to Declarant in the Declaration, the term “Governing Documents,” as defined in Article I of the Declaration, shall be and hereby is expanded to include the Watson Hollow Subdivision Phase 2 Plat and this First Supplement to Declaration.

5. Additional Fencing Restrictions. In addition to the fencing material restrictions set forth in Section 5.11(b) of the Declaration, vinyl fencing shall be prohibited for all Lots within the Watson Hollow Subdivision Phase 2 Plat. All other prohibited materials, as set forth in Section 5.11(b) of the Declaration, shall similarly be prohibited for Lots on the Watson Hollow Subdivision Phase 2 Plat. Notwithstanding anything to the contrary in Section 5.11(b) of the Declaration, Trex© and similar composite fencing may be permitted by the Declarant or Declarant-appointed DRC within the Project, in its discretion. Nothing in this paragraph 5 is intended or shall be construed to allow any Lot landscaping (including any fencing) without prior written approval

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by Declarant or Declarant-appointed DRC pursuant to a Lot-landscape plan as set forth in the Declaration.

6. Covenants, Conditions and Restrictions Run with the Land. This First Supplement to the Declaration and the Terms and Conditions established herein are binding on each Lot and its respective Owner and his/her/their assigns and successors in interest and are intended to and shall run with the land.

[Signature page to follow]



**EXHIBIT A  
LEGAL DESCRIPTION**

The real property and lots referred to in the foregoing First Supplement to Declaration of Covenants, Conditions, and Restrictions for Watson Hollow Subdivision Phase 2 are located in Salt Lake County, Utah and are more particularly described as follows:

Watson Hollow Subdivision Phase 2 Plat, Lots 201 through 208, inclusive, as shown on the official subdivision final plat on file and of record with the County Recorder for Salt Lake County, Utah recorded on APRIL 10<sup>TH</sup>, 2019 as Entry No. 12965564, and all improvements and appurtenances as shown thereon.

Parcel Nos. \_\_\_\_\_ through \_\_\_\_\_.

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