

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

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8/9/2019 4:08:00 PM \$68.00
Book - 10814 Pg - 6848-6851
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 4 P.

**THIRD SUPPLEMENT TO DECLARATION
OF COVENANTS, CONDITIONS, AND RESTRICTIONS,
AND RESERVATION OF EASEMENTS
FOR
OAKRIDGE PARK SUBDIVISION
PHASE
4
IN
SATL LAKE COUNTY, UTAH**

This Third Supplement to the Declaration of Covenants, Conditions, and Restrictions, and Reservation of Easements for Oakridge Park Subdivision, located in Salt Lake 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 Declaration of Covenants, Conditions, and Restrictions, and Reservation of Easements for Oakridge Park Subdivision (the "Declaration") was recorded with the Office of Recorder for Salt Lake County, Utah on September 28, 2017, as Entry No. 12626056 for the Oakridge Park subdivision (the "Project");

WHEREAS, the 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 Declaration;

WHEREAS, the First Supplement to Declaration of Covenants, Conditions, and Restrictions and Reservation of Easements for Oakridge Park Subdivision Phase 2 was recorded with the Office of Recorder for Salt Lake County, Utah on August 29, 2018 as Entry No. 12838596 for Phase 2 of the Project (the "First Supplement to Declaration"), together with the final plat for Oakridge Park Subdivision Phase 2 thereby expanding the Project to include Phase 2.

WHEREAS, the Second Supplement to Declaration of Covenants, Conditions, and Restrictions and Reservation of Easements for Oakridge Park Subdivision Phase 3 was recorded with the Office of Recorder for Salt Lake County, Utah on February 19th, 2019 as Entry No. 12935820 for Phase 3 of the Project (the "Second Supplement to Declaration"), together with the final plat for Oakridge Park Subdivision Phase 3 thereby expanding the Project to include Phase 3.

WHEREAS Declarant is the record fee owner of certain real property adjacent to the Project (the "Oakridge Park Phase 4 Property"), more specifically described in Exhibit "A"

hereto and incorporated herein by this reference;

WHEREAS, Declarant desires to develop the Oakridge Park Phase 4 Property to include additional Lots and other improvements of a less significant nature;

WHEREAS, a final plat for the Oakridge Park Phase 4 Property has been or will be recorded with the Office of Recorder for Salt Lake County, Utah; and

WHEREAS, Declarant now intends that the Oakridge Park Phase 4 Property 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 Third Supplement to the Declaration of Covenants, Conditions, and Restrictions, and Reservation of Easements for Oakridge Park Subdivision (this "Third Supplement to Declaration").

1. Legal Description. The real property defined herein as the Oakridge Park Phase 4 Property is more fully described in Exhibit "A" hereto. The Oakridge Park Phase 4 Property is hereby submitted to the provisions of the Declaration. Said land and the Lots 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 the Declarant in the Declaration, the Oakridge Park Phase 4 Property is hereby 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 making the Oakridge Park Phase 4 Property subject to the powers, rights, duties, functions, and jurisdiction of Oakridge Park Subdivision Homeowners Association, Inc. (the "Association").

3. Description of the Project, as Supplemented by this Third Supplement to Declaration. The plats for Oakridge Park Subdivision Phases 1, 2 and 3 included 121 Lots (Lots 101 through 145, Lots 201 through 230, Lots 301-346). Upon recording of the plat for the Oakridge Park Phase 4 Property, together with this Third Supplement to Declaration, an additional 24 Lots (Lots 401 through 424) will be annexed into the Association, bringing the total number of Lots in the Project to 145.

4. Supplement to Definitions in Declaration. Declaration Article 2 Definitions are hereby supplemented as follows:

- (a) The term "Final Plat" is hereby expanded to include the recorded final plat for Oakridge Park Phase 4 Property.
- (b) The term "Project Documents" is hereby expanded to include the Final Plat (as defined herein), the Declaration, Bylaws, Articles of Incorporation, Rules and Regulations, the First and Second Supplement to Declaration and this Third Supplement to Declaration.
- (c) The term "Subdivision" is hereby expanded to include the Oakridge Park Phase 4

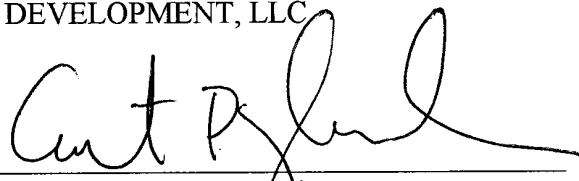
Property and the Lots thereon.

- (d) The term "Total Votes" is hereby expanded to include the Lots in Oakridge Park Subdivision Phase 4.

5. Covenants, Conditions and Restrictions Run with the Land. This Third Supplement to Declaration and the terms and conditions established herein and in the Declaration are binding on each Owner and his/her/their assigns and successors in interest and are intended to and shall run with the land.

Dated this 6TH day of AUGUST, 2019.

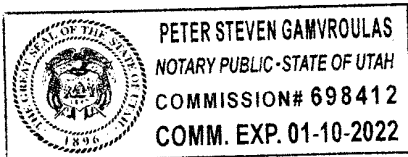
IVORY DEVELOPMENT, LLC

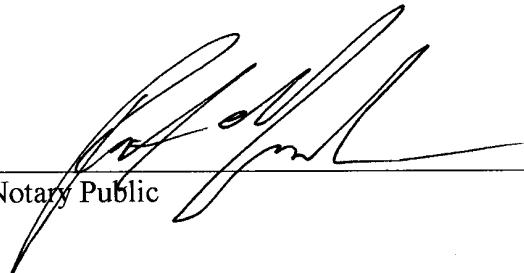
By: 
 Christopher P. Gamvroulas

Its: President

STATE OF UTAH)
)ss
 COUNTY OF SALT LAKE)

On this 6TH day of AUGUST, 2019, 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 is the President of Ivory Development, LLC and that said document was signed by him on behalf of said Limited Liability Company with all necessary authority, and acknowledged to me that said Company executed the same.




 Notary Public

My commission expires:

01-10-2022

EXHIBIT "A"
LEGAL
DESCRIPTION

The real property subject to the foregoing Third Supplement to the Declaration of Covenants, Conditions, and Restrictions, and Reservation of Easements for Oakridge Park Subdivision is located in Salt Lake County, Utah and more fully described as follows:

Oakridge Park Subdivision, Phase 4, Lots 401 through 424, inclusive, as shown on the official subdivision final plat on file and of record with the Office of Recorder for Salt Lake County, Utah recorded on 8/7/2019 as Entry No. 13046918, and improvements and appurtenances, as shown thereon

PARCEL NOS:

<u>20.34.170.007</u>				