

IVORY DEVELOPMENT, LLC  
978 E. WOODOAK LANE  
SLC, UT 84117

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8/9/2019 4:45:00 PM \$102.00  
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RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
COTTONWOOD TITLE  
BY: eCASH, DEPUTY - EF 4 P.

**SECOND SUPPLEMENT TO DECLARATION  
OF COVENANTS, CONDITIONS, AND RESTRICTIONS  
FOR  
MURRAY COVE  
IN  
MURRAY, UTAH**

This Second Supplement to Declaration of Covenants, Conditions, and Restrictions for Murray Cove, in Murray, Utah, is made and executed by IVORY DEVELOPMENT, LLC., a Utah limited liability company, with offices located at 978 E. Woodoak Lane, Salt Lake City, Utah 84117 (the "Declarant").

**RECITALS**

Whereas, that certain Declaration of Covenants, Conditions, and Restrictions for Murray Cove was recorded with the County Recorder for Salt Lake County, Utah on January 12, 2018 as Entry No. 12697460 (the "Declaration") for the Murray Cove development project (the "Project");

Whereas, the related plat map for the initial phase of the Project (known as Murray Cove Phase 2) also has been recorded with the County Recorder for Salt Lake County, Utah on October 30, 2017 as Entry No. 12648017;

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, that certain First Supplement and Amendment to Declaration of Covenants, Conditions, and Restrictions for Murray Cove was recorded with the County Recorder for Salt Lake County, Utah on May 15, 2018 as Entry No. 12772924, for Phase 3 of the Project (the "First Supplement and Amendment");

Whereas, the Declarant is the fee owner of record of certain real property located in Salt Lake County, Utah more specifically described in Exhibit "A" hereinto and incorporated herein by this reference (the "Adjacent Property");

Whereas, the Declarant desires to develop on the Adjacent Property as phases 4 and 5 for the Project and to establish Murray Cove phases 4 and 5 as part of the Project, with additional Units, and other improvements of a less significant nature;

Whereas, the related plat maps for Murray Cove Phases 4 and 5 to be developed on the Adjacent Property have been or will be recorded by the Declarant with the County Recorder for Salt Lake County, Utah ("Murray Cove Phase 4 and 5 Plats");

Whereas, the Declarant now intends that the Lots, Units and other real property located on Murray Cove Phase 4 and 5 Plats shall subject to the Declaration, as amended by the First Supplement and Amendment; and

Whereas, the Declaration reserves to the Declarant the right to unilaterally amend the Declaration to annex additional phases into the Project.

**NOW, THEREFORE**, for the reasons recited above, and for the benefit of the Project and the Owners therein, Declarant hereby executes this Second Supplement to the Declaration of Covenants, Conditions, and Restrictions for Murray Cove.

1. Supplement to Definitions. Article 1 of the Declaration, entitled “Definitions,” is hereby modified to include the following supplemental definitions:

A. “Second Supplement to Declaration” shall mean and refer to this Second Supplement to the Declaration of Covenants, Conditions, and Restrictions for Murray Cove.

B. “Murray Cove Phase 4 Plat” shall mean and refer to the above-described plat map for Murray Cove Phase 4 on file and of record with the County Recorder for Salt Lake County, Utah.

C. “Murray Cove Phase 5 Plat” shall mean and refer to the above-described plat map for Murray Cove Phase 5 on file and of record with the County Recorder for Salt Lake County, Utah.

D. The term “Plat” as defined in the Declaration and amended by the First Supplement and Amendment, shall be expanded to include the Murray Cove Phase 4 Plat and the Murray Cove Phase 5 Plat.

Unless otherwise defined herein, defined terms contained in the Declaration are incorporated herein by this reference.

2. Legal Description. The real property defined herein as the Adjacent Property and more fully described in Exhibit “A” hereto shall be and hereby is submitted to the provisions of the Declaration, as amended by the First Supplement and Amendment. Said land and the dwellings and other improvements 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.

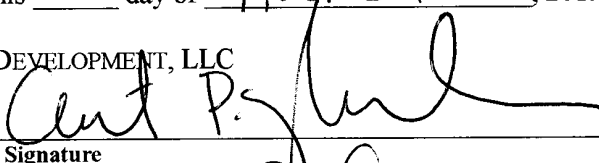
3. Annexation. Consistent with the rights and authority reserved to the Declarant in the Declaration, Murray Cove Phases 4 and 5 shall be and hereby are annexed into the Project and made subject to the Declaration, as amended by the First Supplement and Amendment, which, upon recordation of this Second Supplement to Declaration, shall constitute and effectuate the expansion of the Project making the Murray Cove Property

subject to the powers, rights, duties, functions and jurisdiction of the Association and Design Guidelines. Owners of the Units in Murray Cove Phase 4 and 5 Plats shall be members of the Association.

4. Description of the Project, As Hereby Amended. Murray Cove Phase 4 Plat consists of 31 new Lots (Lots 401 through 431). Murray Cove Phase 5 Plat consists of 8 new Lots (Lots 501 through 508) and Parcels C, D, and E. Upon the recordation of this Second Supplement to Declaration, the total number of Lots/Units in the Project will be 54. The additional Lots and the dwellings and other improvements to be constructed thereon are or will be substantially similar in construction, design and quality to those in the initial phase and the Community-Wide Standard established by the Declarant.

Dated this 5<sup>TH</sup> day of AUGUST, 2019.

IVORY DEVELOPMENT, LLC

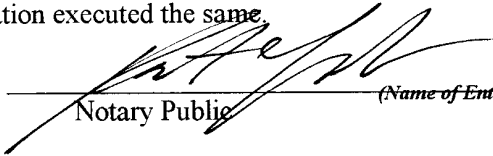
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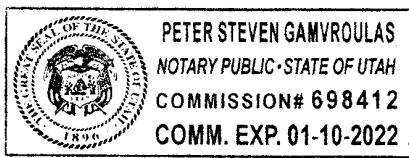
CHRISTOPHER P. GAMVROULAS  
Printed

Its: PRESIDENT

STATE OF UTAH )  
COUNTY OF SALT LAKE ) ss.

On this 5<sup>TH</sup> day of AUGUST, 2019, personally appeared before me CHRISTOPHER P. GAMVROULAS, whose identity is personally known to me, (proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the PRESIDENT of IVORY DEVELOPMENT, LLC and that said document was signed by him/her in behalf of said Corporation with all necessary authority, and acknowledged to me that said Corporation executed the same.

(Title or Office)  Notary Public (Name of Entity)



**EXHIBIT A**

**LEGAL DESCRIPTION**

The Lots, Units, and real property referred to in the foregoing Second Supplement to Declaration of Covenants, Conditions, and Restrictions for Murray Cove are located in Salt Lake County, Utah and are described more particularly as follows:

Murray Cove Phase 4, Lots 401 through 431, inclusive, as shown on the official plat thereof on file and of record with the office of recorder for Salt Lake County, Utah.

Murray Cove Phase 5, Lots 501 through 508, inclusive, and Parcels C, D, and E, as shown on the official plat thereof on file and of record with the office of recorder for Salt Lake County, Utah.

21-14-305-004 THRU 009  
21-14-327-010 THRU 022  
21-14-332-000  
21-14-375-002