

After recording, return to:
Ivory Development, LLC
978 Woodoak Lane
Salt Lake City, UT 84117

13077657
9/18/2019 4:42:00 PM \$42.00
Book - 10832 Pg - 8757-8760
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 4 P.

**FIRST SUPPLEMENT
TO
DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR
RIVERMARK
(Phase 2)**

This First Supplement to the Declaration of Covenants, Conditions, and Restrictions for Rivermark is made and executed by Ivory Development, LLC, and Utah limited liability company, of 978 Woodoak Lane, Salt Lake City, UT 84117 (the “**Declarant**”).

RECITALS

- A. **WHEREAS**, the Declaration of Covenants, Conditions, and Restrictions for Rivermark was recorded in the Office of the County Recorder of Salt Lake County, Utah on August 9, 2018 as Entry No. 12826323 (the “**Declaration**”) in conjunction with Declarant’s development of the Rivermark subdivision (the “**Project**”).
- B. **WHEREAS**, the related plat map for the initial phase of the Project was also recorded in the Office of the County Recorder of Salt Lake County, Utah on July 23, 2018 as Entry No. 12814899.
- C. **WHEREAS**, Article 2.4 of the Declaration reserved to the Declarant the right and authority to unilaterally expand the Project in accordance with the Declaration.
- D. **WHEREAS**, Declarant is the record owner of certain real property located in Draper, Utah, more particularly described in Exhibit “A” attached hereto and incorporated herein by reference (the “**Rivermark Phase 2 Property**”).
- E. **WHEREAS**, Declarant desires to expand the Project to include an additional eleven (11) Lots/Units on the Rivermark Phase 2 Property.
- F. **WHEREAS**, Declarant now intends that the Rivermark Phase 2 Property and the Lots/Units thereon shall become part of the Project and subject to the Declaration.

NOW, THEREFORE, for the reasons recited above, and for the benefit of the Project, the Declarant, and the Owners, Declarant hereby executes this First Supplement to the Declaration of Covenants, Conditions, and Restrictions for Rivermark.

1. Supplement to Definitions. Article 1 of the Declaration, entitled “Definitions,” is hereby modified to include the following supplemental definitions:
 - “First Supplement to Declaration” shall mean and refer to this First Supplement to the Declaration of Covenants, Conditions, and Restrictions for Rivermark.
 - “Rivermark Phase 2 Plat” shall mean and refer to the final plat map of Rivermark Phase 2 of the Project that has been or will be recorded with the Office of Recorder for Salt Lake County, Utah
 - “Subdivision” shall include the Rivermark Phase 2 Property.

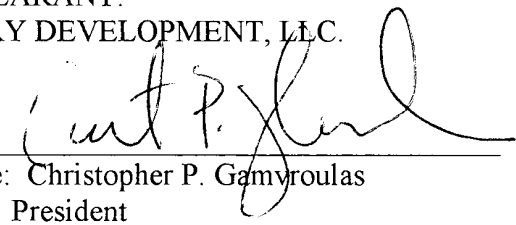
Except as otherwise herein provided, the capitalized terms in this First Supplement to Declaration are contained in the Declaration are incorporated herein by this reference.

2. Legal Description. The real property referred to herein as the Rivermark Phase 2 Property is more fully described in Exhibit A
3. Annexation. Consistent with the rights and authority reserved to the Declarant in the Declaration, the Rivermark Phase 2 Property shall be and hereby is annexed into the Project. Effective upon recordation of this instrument, together with the Rivermark Phase 2 Plat, 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.
4. Description of the Project, as Supplemented by this First Supplement to the Declaration. The initial plat for Rivermark includes twenty-six (26) Lots. As shown on the Rivermark Phase 2 Plat Map, eleven (11) new Lots are or will be created in the Project on the Rivermark Phase 2 Property. Upon the recordation of the Rivermark Phase 2 Plat Map and this First Supplement to the Declaration, the total number of Lots in the Project will be thirty-seven (37).
5. Covenants, Conditions, and Restrictions to Run with the Land. The Covenants, Conditions, and Restrictions for the Rivermark Phase 2 Property established by this First Supplement to the Declaration are binding on each Owner and their assigns and successors in interest to the Lot and are intended to and shall run with the land.

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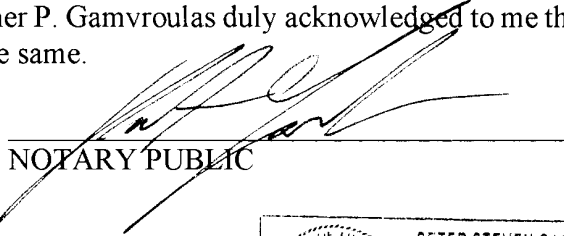
IN WITNESS WHEREOF, the undersigned has hereunto set its hand this 18TH day of SEPTEMBER, 2019.

DECLARANT:
IVORY DEVELOPMENT, LLC.

By: 
Name: Christopher P. Gamvroulas
Title: President

STATE OF UTAH)
 ss:
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 18TH day of SEPTEMBER, 2019 by Christopher P. Gamvroulas, as President of IVORY DEVELOPMENT, LLC, a Utah limited liability company, and said Christopher P. Gamvroulas duly acknowledged to me that said IVORY DEVELOPMENT, LLC executed the same.


NOTARY PUBLIC

My Commission Expires: 01-10-2022

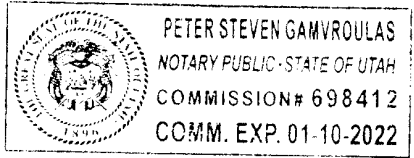


EXHIBIT "A"
LEGAL DESCRIPTION
RIVERMARK PHASE 2

The real property referred to in the foregoing instrument as the Rivermark Phase 2 Property is located in Salt Lake County, Utah and is described more particularly as follows:

Rivermark 2, Lots 201 through 211, inclusive, as shown on the official final subdivision plat on file and of record in the Office of Recorder for Salt Lake County, Utah and recorded on August 7, 2019 as Entry No. 13046921.

Parcel Nos. 28322520240000; 28322520250000; 2322520260000; 28322520270000;
28324010390000; 28323010400000; 2832401010000; 28324010420000;
28324030460000; 28324030470000; 28324040480000