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6/19/2020 3:38:00 PM \$126.00
Book - 10964 Pg - 5600-5605
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 6 P.

When Recorded Return To:
Ivory Development, LLC
978 E. Woodoak Lane
Salt Lake City, Utah 84117

14-29-276-095
14-29-276-035
**FIRST SUPPLEMENT TO THE DECLARATION
OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR
CW FARMS
PHASES 3 & 4
IN
MAGNA, UTAH**

This First Supplement to the Declaration of Covenants, Conditions, and Restrictions for CW Farms, located in Magna, in Salt Lake County, Utah, is made and executed by IVORY DEVELOPMENT, LLC, a Utah limited liability company, with offices located at 978 East Woodoak Lane, Salt Lake City, Utah 84117 (“Declarant”).

RECITALS

- A. The Declaration of Covenants, Conditions, and Restrictions for CW Farms was recorded with the County Recorder for Salt Lake County, Utah on January 10th, 2020 as Entry No. 13167458 (the “Declaration”), together with the related plat map for development of CW Farms as a master-planned community (the “Project”);
- B. 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 by Declarant’s recording of a Supplement to Declaration, together with the related plat map;
- C. Declarant is the record fee owner of certain real property located in Salt Lake County, Utah more specifically described in Exhibit “A” hereto (the “CW Farms Phase 3 & 4 Property”).
- D. Declarant desires to develop the CW Farms Phases 3 & 4 Property as additional phases within the Project with additional Lots, common area and common elements, and other improvements of a less significant nature.
- E. A final plat map for Phase 3 and Phase 4 CW Farms has been or will be recorded with the County Recorder for Salt Lake County, Utah (the “CW Farms Phases 3 & 4 Plats”).
- F. Declarant now intends that the CW Farms Phases 3 & 4 Property shall be subject to and benefitted and burdened 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 the Declaration of Covenants, Conditions, and Restrictions for CW Farms (this "First Supplement"). Unless otherwise defined herein, defined terms contained in the Declaration are incorporated herein by this reference.

1. Legal Description. The real property defined herein as the CW Farms Phases 3 & 4 Property is more fully described in Exhibit "A."
2. Annexation. Consistent with the rights and authority reserved to Declarant in the Declaration, the CW Farms Phases 3 & 4 Property shall be and hereby is annexed into the Project and made subject to the Declaration, as amended and supplemented, which, upon recordation of this First Supplement, shall constitute and effectuate the expansion of the Project making the CW Farms Phases 3 & 4 Property subject to the powers, rights, duties, functions, and jurisdiction of the Declaration. Said land and the Lots/Units thereon shall be held, transferred, sold, conveyed, and occupied subject to the provisions of the Declaration, as it may be further amended and/or supplemented from time to time.
3. Description of the Project, as Supplemented by this First Supplement. The CW Farms initial plat included 29 Lots (Lots 101 through 129). The CW Farms Phase 2 plat included 28 additional Lots (Lots 201 through 228). The CW Farms Phase 3 Plat that has been or will be recorded contemporaneously herewith includes an additional 24 Lots (Lots 301 through 324). The CW Farms Phase 4 plat has been or will be recorded contemporaneously herewith includes an additional 29 Lots (Lots 401 through 429) and upon the recordation of this First Supplement, the total number of Lots/Units in the Project will be 110 Lots/Units.
4. Street Tree Planting Plan. Each Owner shall be responsible for the installation of street trees in the park strip consistent with City ordinance and in accordance with the Street Tree Planting Plan as more fully described in Exhibit "B".
5. Covenants, Conditions, and Restrictions Run with the Land. This First Supplement and the Terms and Conditions established herein are intended to and shall run with the land and are binding on each Owner and his/her/their assigns and successors in interest.

(signature page to follow)

EXHIBIT "A"
LEGAL DESCRIPTION

PHASES 3 & 4 CW Farms
MAGNA, UTAH

Phase 3
BOUNDARY DESCRIPTION

A PARCEL OF LAND BEING A PART OF TWO (2) ENTIRE TRACTS DESCRIBED IN THAT SPECIAL WARRANTY DEED RECORDED OCTOBER 18, 2018 AS ENTRY NO. 12870290 IN BOOK 10722, AT PAGE 8008 AND IN THAT SPECIAL WARRANTY DEED RECORDED APRIL 2, 2019 AS ENTRY NO. 12960714 IN BOOK 10766, AT PAGE 2531 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER LOCATED IN THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARY OF SAID PARCEL OF LAND IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON AN EXISTING FENCE LINE AND EASTERLY BOUNDARY LINE OF SAID ENTIRE TRACT, SAID POINT BEING N89°34'16"W 274.54 FEET AND N01°18'39"E 399.36 FEET FROM THE EAST QUARTER CORNER OF SECTION 29, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE N90°00'00"W 144.19 FEET; THENCE N00°00'00"W 32.70 FEET; THENCE N90°00'00"W 90.00 FEET; THENCE N00°00'00"E 9.75 FEET; THENCE N90°00'00"W 90.00 FEET; S88°01'55"W 50.03 FEET; THENCE N90°00'00"W 90.00 FEET; THENCE N00°00'00"E 480.00 FEET TO THE SOUTHWEST CORNER OF LOT 112, C.W. FARMS PHASE 1 RECORDED OCTOBER 18, 2019 AS ENTRY NO. 13102291 IN BOOK 2019P, AT PAGE 280 IN THE OFFICE OF SAID RECORDER; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID SUBDIVISION THE FOLLOWING SEVEN (7) COURSES: (1) N90°00'00"E 140.00 FEET; (2) N00°00'0"E 11.72 FEET; (3) N90°00'00"E 90.00 FEET; (4) S00°00'00"W 31.75 FEET; (5) N90°00'00"E 90.00 FEET; (6) S61°54'07"E 56.68 FEET; (7) N90°00'00"E 100.59 FEET TO THE SOUTHEASTERY CORNER OF LOT 117, OF SAID C.W. FARMS PHASE 1 AND SAID EXISTING FENCE LINE AND EASTERLY BOUNDARY LINE OF SAID ENTIRE TRACT; THENCE ALONG SAID FENCE LINE AND EASTERLY BOUNDARY LINE THE FOLLOWING SIX (6) COURSES: 1) S01°04'16"W 58.38 FEET; 2) S00°04'47"W 74.30 FEET; 3) S00°28'06"W 91.83 FEET; 4) S01°0'41"W 108.23 FEET; 5) S00°22'09"W 42.08 FEET; 6) S01°18'39"W 99.23 FEET TO THE POINT OF BEGINNING.

CONTAINS 224,157 SQUARE FEET OR 5.15 ACRES IN AREA. 24 LOTS

Phase 4
BOUNDARY DESCRIPTION

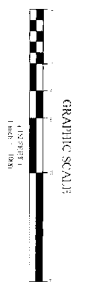
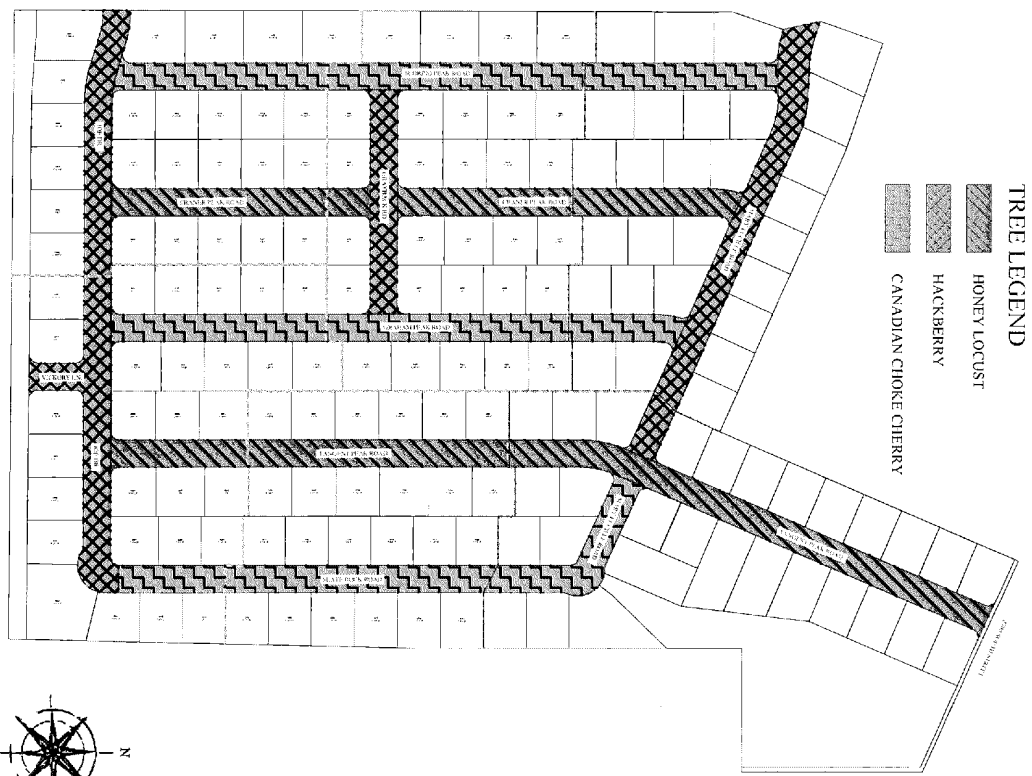
A PARCEL OF LAND BEING A PART OF THAT ENTIRE TRACT DESCRIBED IN THAT SPECIAL WARRANTY DEED RECORDED APRIL 2, 2019 AS ENTRY NO. 12960714 IN BOOK 10766, AT PAGE 2531 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER LOCATED IN THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARY OF SAID PARCEL OF LAND IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 29 AND THE SOUTHEASTERLY CORNER OF SAID ENTIRE TRACT, SAID POINT BEING N89°34'16"W 274.54 FEET FROM THE EAST QUARTER CORNER OF SECTION 29, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE N89°34'16"W 666.80 FEET; THENCE N00°00'00"E 183.25 FEET; THENCE N89°55'47"W 18.29 FEET; THENCE N00°00'10"E 396.00 FEET; THENCE N90°00'00"E 140.00 FEET; THENCE N00°00'00"E 27.72 FEET; THENCE N90°00'00"E 90.00 FEET; THENCE S00°00'00"E 172.00 FEET; THENCE N90°00'00"E 90.00 FEET; THENCE N88°01'55"E 50.03 FEET; THENCE N90°00'00"E 90.00 FEET; THENCE S00°00'00"E 9.75 FEET; THENCE N90°00'00"E 90.00 FEET; THENCE S00°00'00"E 32.70 FEET; THENCE N90°00'00"E 144.19 FEET TO THE EASTERLY BOUNDARY LINE OF SAID ENTIRE TRACT AND AN EXISTING FENCE LINE; THENCE ALONG SAID EASTERLY BOUNDARY LINE AND EXISTING FENCE S01°18'39"W 399.35 FEET TO THE POINT OF BEGINNING.

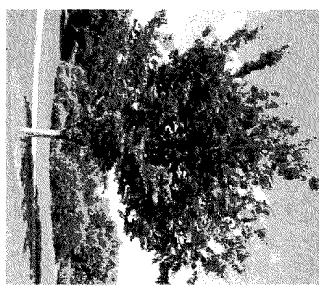
CONTAINS 327,787 SQUARE FEET OR 7.525 ACRES IN AREA AND 29 LOTS

EXHIBIT "B"
STREET TREE PLANTING PLAN

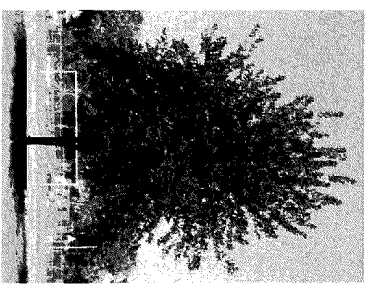
GENERAL NOTE:
 DIMENSIONS AND SPACING OF TREES IN THIS PLAN ARE BASED ON THE TREE AVAILABILITY
 DATA OF THE STATE OF UTAH. TREE SPACING AND CANOPY COVERAGE MAY VARY
 FROM THIS PLAN. THIS PLAN IS FOR INFORMATION PURPOSES ONLY.



HONEY LOCUST
Gleditsia tracanthos sumburst



COMMON HACKBERRY
Celtis occidentalis



CANADIAN CHOKO CHERRY
Prunus virginiana 'Canada Red'

STREET TREE PLAN
 1 OF 1

NO.	DATE	BY	REVISION

CW FARMS
 MAGNA, UTAH
STREET TREE PLAN

