

Mail Recorded document to:

Ivory Development, LLC

978 Woodoak Lane

SLC UT

84117

**SECOND SUPPLEMENT TO THE DECLARATION OF
COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR
JUNIPER ESTATES
PHASE 4
IN
HERRIMAN, UTAH**

This Second Supplement to the Declaration of Covenants, Conditions, and Restrictions for Juniper Estates, in Herriman, 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 Herriman was recorded with the County Recorder for Salt Lake County, Utah on April 5, 2017 as Entry No. 12509079 (the "Declaration") for the Juniper Estates development project (the "Project");

Whereas, the related plat map for the initial phase of the Project also has been recorded with the County Recorder for Salt Lake County, Utah as Entry No. 12506305;

Whereas, the First Supplement and Amendment to Declaration and Amendment of Covenants, Conditions, and Restrictions For Juniper Estates was recorded with the County Recorder for Salt Lake County, Utah on May 15, 2018 as Entry No. 12772852 (the "First Supplement") for the Juniper Estates Phases 2 and 3;

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 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 additional phases within the Project and to establish Juniper Estates Phase 4 as part of the Project, with additional Units and other improvements of a less significant nature;

Whereas, the plat map for Juniper Estates Phase 4 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 (respectively, the "Juniper Estates Phase 4 Plat").

Whereas, the Declarant now intends that the Lots, Units and other real property located on Juniper Estates Phase 4 Plat shall subject to the Declaration.

Whereas, pursuant to the rights and authority reserved to the Declarant, the Declarant desires to amend the Declaration to clarify the respective rights and obligations of the Declarant and each Owner regarding landscaping and the addition of solar energy systems, if any.

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

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 Juniper Estates.

B. The term “Plat” as defined in the Declaration shall be and hereby is expanded to include the Juniper Estates Phase 4 Plat, which has been or will be filed for record with the County Recorder for Salt Lake County, Utah.

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

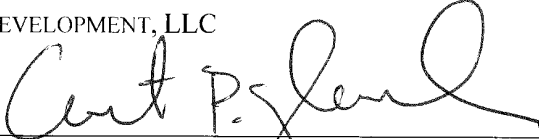
2. Legal Description. The real property defined herein as the Adjacent Property and more fully described in Exhibit “A” hereto shall be and hereby is submitted to the provisions of the Declaration. Said land and the Lots and Units thereon shall be held, transferred, sold, conveyed and occupied subject to the provisions of the Declaration, as it may be further supplemented or amended from time to time.

3. Description of the Project, As Hereby Amended. The initial phase of Juniper Estates consists of 10 Units. The second phase of Juniper Estates consists of 24 Units. The third Phase of Juniper Estates consists of 50 Units. It is anticipated that the Juniper Estates Phase 4 Plat will consist of 33 new Units. Effective upon the recordation of this Second Supplement to Declaration and the Juniper Estates Phase 4 Plat, the total number of Units in the Project will be 117. The additional Units and the improvements to be constructed thereon are or will be substantially similar in construction, design and quality to the Units in the initial phase and the Community-Wide Standard established by the Declarant.

5. Effective Date. The effective date of this Second Supplement to the Declaration and the Juniper Estates Phase 4 plat shall be the date on which said instruments are filed for record with the County Recorder for Salt Lake County, Utah.

Dated this 16TH day of SEPTEMBER, 2020.

IVORY DEVELOPMENT, LLC

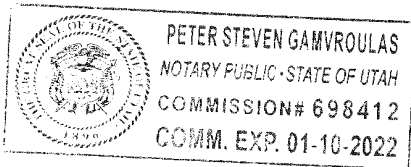
By: 
Signature

CHRISTOPHER P. GAMVROULAS
Printed

Its: PRESIDENT

STATE OF UTAH)
COUNTY OF SALT LAKE) ss.

On this 16TH day of SEPTEMBER, 2020, 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.



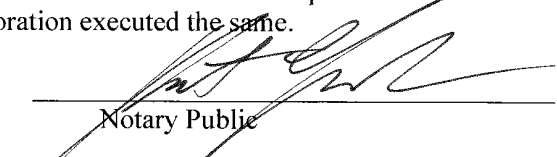

Notary Public

EXHIBIT A

LEGAL DESCRIPTION

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

Juniper Estates Phase 4:

A portion of the NE1/4 of Section 3, Township 4 South, Range 2 West, Salt Lake Base & Meridian, Herriman, Utah, more particularly described as follows:

Beginning at the Northwest corner of Lot 215, JUNIPER ESTATES PHASE 2 SUBDIVISION, according to the Official Plat thereof on file in the Office of the Salt Lake County Recorder, located S0°06'23"W along the Section line 881.03 feet and West 268.10 feet from the Northeast Corner of Section 3, T4S, R2W, S.L.B.& M.; thence along said plat and along JUNIPER ESTATES PHASE 3 SUBDIVISION, according to the Official Plat thereof on file in the Office of the Salt Lake County Recorder the following 9 (nine) courses: 1) South 105.79 feet; 2) West 42.00 feet; 3) S00°00'17"W 180.00 feet; 4) West 662.99 feet; 5) South 14.00 feet; 6) S81°39'41"W 257.61 feet; 7) S73°51'09"W 255.72 feet; 8) S60°52'35"W 135.38 feet; 9) S50°43'14"W 336.42 feet to the Southeasterly corner of Lot 464A, Phase 3 (Amended), HAMILTON FARMS PLANNED UNIT DEVELOPMENT, according to the Official Plat thereof on file in the Office of the Salt Lake County Recorder; thence along said plat the following 5 (five) courses: 1) N03°40'03"E 81.53 feet; 2) N42°47'59"W 70.35 feet; 3) Northeasterly along the arc of a non-tangent curve to the right having a radius of 1,965.00 feet (radius bears: S42°47'47"E) a distance of 63.78 feet through a central angle of 01°51'35" Chord: N48°08'01"E 63.78 feet; 4) N01°02'49"W 232.06 feet; 5) N01°32'16"W 77.69 feet; thence N78°29'50"E 204.89 feet; thence N46°40'35"E 140.43 feet; thence N78°19'57"E 282.88 feet; thence East 353.63 feet; thence South 4.96 feet; thence East 250.50 feet; thence North 2.74 feet; thence East 168.96 feet; thence North 9.71 feet; thence East 232.54 feet to the point of beginning.

Contains: 11.61 acres+/-