

WHEN RECORDED RETURN TO:  
Ivory Development, LLC  
Christopher P. Gamvroulas  
978 East Woodoak Lane  
Salt Lake City, UT 84117  
(801) 747-7440

20-34-251-007

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3/11/2021 1:35:00 PM \$40.00  
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RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
COTTONWOOD TITLE  
BY: eCASH, DEPUTY - EF 7 P.

**FIRST SUPPLEMENT  
TO  
MASTER DECLARATION OF COVENANTS, CONDITIONS AND  
RESTRICTIONS, AND RESERVATION OF EASEMENTS  
FOR  
HIDDEN OAKS POD 4 PHASE 2**

This First Supplement to the Master Declaration of Covenants, Conditions and Restrictions, and Reservation of Easements for the Hidden Oaks Subdivision is made and executed by Ivory Development, LLC, a Utah limited liability company, of 978 East Woodoak Lane, Salt Lake City, UT 84117 (the “Declarant”).

RECITALS

A. **WHEREAS**, the Master Declaration of Covenants, Conditions and Restrictions, and Reservation of Easements for the Hidden Oaks Subdivision was recorded in the Office of the County Recorder of Salt Lake County, Utah on July 28, 2020 as Entry No. 13341837 (the “Initial Declaration”) together with the related plat map for the initial phase of the Project in conjunction with Declarant’s development of the Hidden Oaks subdivision (the “Project”).

C. **WHEREAS**, the related Plat Map for Hidden Oaks subdivision has also been recorded in the office of the County Recorder of Salt Lake County, Utah.

D. **WHEREAS**, Declarant is or will be the owner and developer of certain real property located in Salt Lake County, Utah and described with particularity on Exhibit “A” attached hereto and incorporated herein by reference (the “Hidden Oaks Pod 4 Phase 2”).

E. **WHEREAS**, Declarant desires to further expand the Project to include Hidden Oaks Pod 4 Phase 2.

F. **WHEREAS**, Declarant now intends that Hidden Oaks Pod 4 Phase 2 and the lots thereon shall become part of the Project and subject to the Declaration, as it may be further amended and/or supplemented from time to time.

**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 Declaration of Covenants, Conditions and Restrictions, and Reservation of Easements for the Hidden Oaks Subdivision.

SUPPLEMENT TO DECLARATION

1. Supplement to Definitions. Paragraph 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 Declaration of Covenants, Conditions and Restrictions, and Reservation of Easements for Hidden Oaks Subdivision.

Except as otherwise herein provided, the definition of terms contained in the Declaration are incorporated herein by this reference.

2. Legal Description. The legal description for the Hidden Oaks Pod 4 Phase 2 is set forth in Exhibit A.

3. Annexation. Consistent with the rights and authority reserved to the Declarant to amend the Declaration and to expand the application of the Declaration, the Hidden Oaks Pod 4 Phase 2 shall be and hereby is annexed into and made part of the Project and made part of the Hidden Oaks Homeowners Association, organized and operating as a Utah nonprofit corporation (the “Association”). Recordation of this First Supplement to Declaration shall constitute and effectuate further expansion of the Project, making the real property described in Exhibit A and every Owner and Occupant of a lot within this phase subject to the Declaration and the functions, powers, rights, duties and jurisdiction of the Association.

4. Description of the Project, as Supplemented by the First Supplement to Declaration. As reflected on the Hidden Oaks Pod 4 Phase 2 Plat twenty one (21) lots (201-221) and other improvements of a less significant nature are or will be constructed and/or created in the Project on Hidden Oaks Pod 4 Phase 2. The additional Lots in the Hidden Oaks Pod 4 Phase 2 and the homes constructed thereon shall conform to either the Ivory Homes Catalogue or other Ivory Homes’ product lines, unless approved in writing by the Declarant.

5. Covenants, Conditions and Restrictions to Run with the Land. The Covenants, Conditions and Restrictions for the Hidden Oaks Pod 4 Phase 2 established by this First Supplement to Declaration are binding on each Owner and assigns and successors in interest to the Unit and are intended to and shall run with the land.

6. Street Tree Plan. The Street Tree Plan attached to the Declaration shall be supplemented by the Street Tree Plan attached as Exhibit “B” to this First Supplement to Declaration.

7. Severability. If any provision, paragraph, sentence, clause, phrase, or word of this instrument should under any circumstance be invalidated, such invalidity

shall not affect the validity of the remainder of this instrument, and the application of any such provision, paragraph, sentence, clause, phrase, or word in any other circumstances shall not be affected thereby.

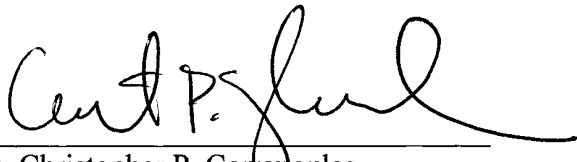
8. Topical Headings and Conflict. The headings appearing in this First Supplement to Declaration are only for convenience of reference and are not intended to define, restrict, or otherwise affect the content, meaning or intent of this instrument or any paragraph or provision hereof. In case any provisions hereof shall conflict with Utah law, Utah law shall be deemed to control.

9. Effective Date. The annexation of the Hidden Oaks Pod 4 Phase 2 into the Project shall be effective upon recording of this instrument with the Office of Recorder of Salt Lake County, Utah.

[Signature Page to Follow]

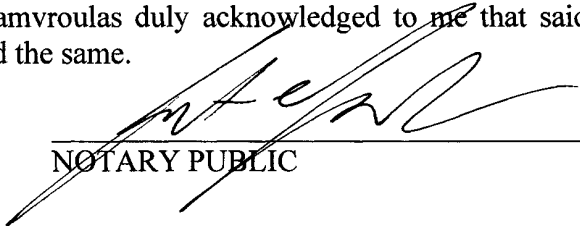
IN WITNESS WHEREOF, the undersigned has hereunto set its hand this 2<sup>ND</sup>  
day of MARCH, 2021.

DECLARANT:  
IVORY DEVELOPMENT, LLC.

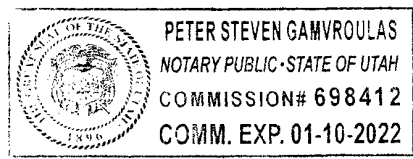
By:   
Name: Christopher P. Gamvroulas  
Title: President

STATE OF UTAH                    )  
                                          ss:  
COUNTY OF SALT LAKE    )

The foregoing instrument was acknowledged before me this 2<sup>ND</sup> day of MARCH, 2021 by Christopher P. Gamvroulas, as President of IVORY DEVELOPMENT, LLC, a Utah limited liability company, personally known to me or proved on the basis of sufficient evidence, and Christopher P. Gamvroulas duly acknowledged to me that said IVORY DEVELOPMENT, LLC executed the same.

  
NOTARY PUBLIC

My Commission Expires: 01-10-2022



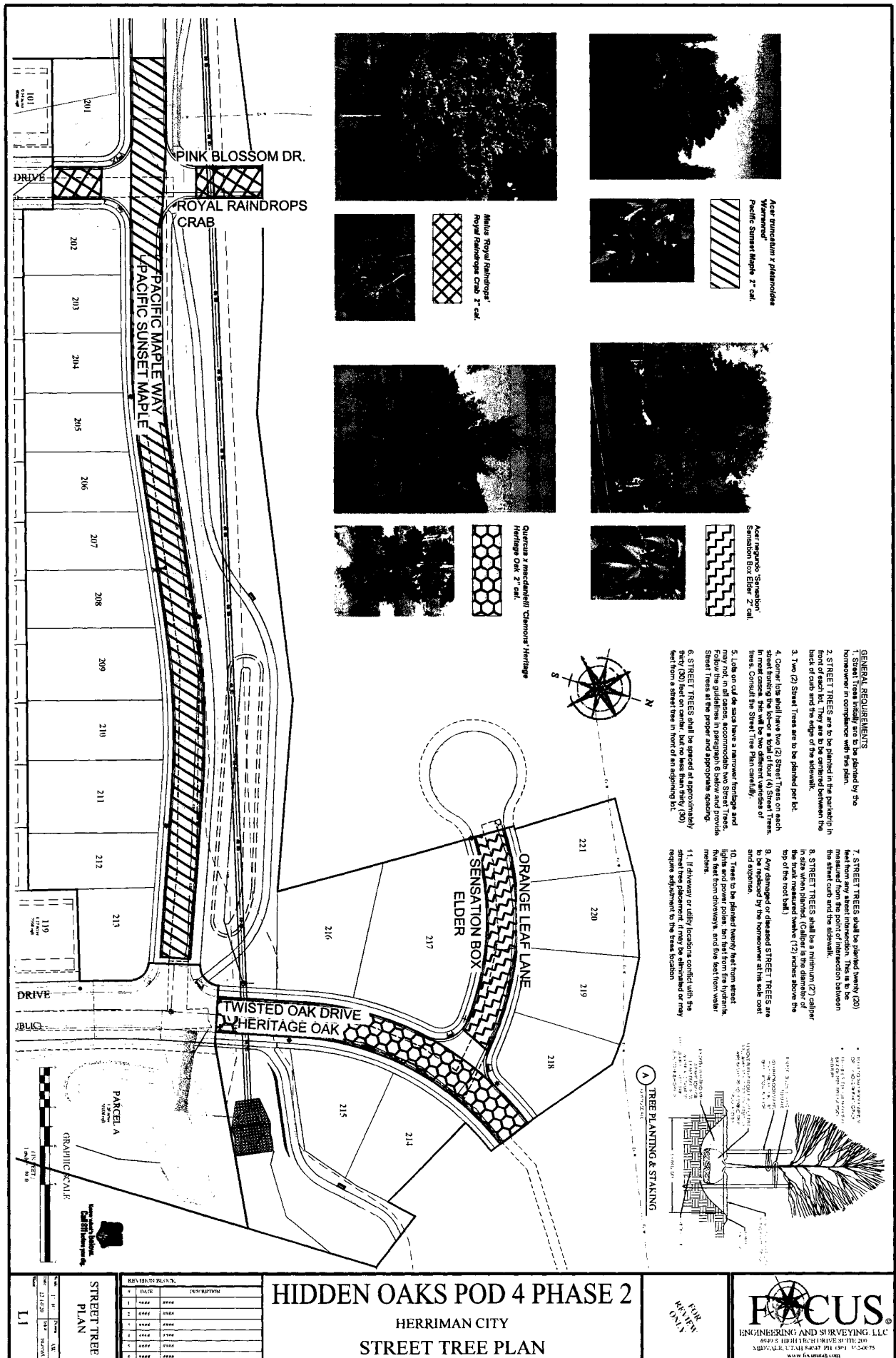
**EXHIBIT A  
LEGAL DESCRIPTION  
HIDDEN OAKS POD 4 PHASE 2**

THE REAL PROPERTY SUBJECT TO THE FOREGOING FIRST SUPPLEMENT TO THE MASTER DECLARATION OF CEVENANTS, CONDITIONS, AND RESTRICTIONS, AND RESERVATION OF EASEMENTS FOR HIDDEN OAKS SUBDIVSIION IS LOCATED IN HERRIMAN CITY, SALT LAKE COUNTY, UTAH AND MORE FULLY DESCRIBED AS FOLLOWS:

HIDDEN OAKS POD 4, PHASE 2 SUBDIVISION LOTS 201-221, 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 MARCH 2<sup>ND</sup> 2021 AS ENTRY NO. 13584157, AND IMPROVEMENTS AND APPURTENANCES, AS SHOWN THEREON

PARCEL NUMBERS:

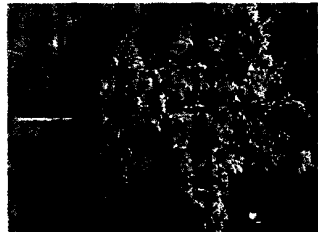
**EXHIBIT B**  
**SUPPLEMENTAL STREET TREE PLAN**



Acer truncatum x plantanoides  
Warwood  
Pacific Sunset Maple 7' cal.



Malus Royal Raindrops  
Royal Raindrops Crab 7' cal.



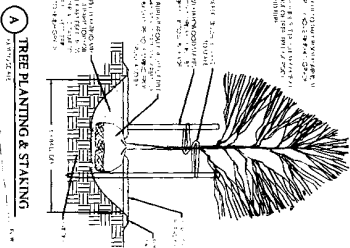
Quercus macrocarpa Clemens Heritage  
Heritage Oak 7' cal.



Acer negundo Sensation  
Sensation Box Elder 7' cal.



- GENERAL REQUIREMENTS**
1. Street trees shall be planted by the homeowner in compliance with this plan.
  2. STREET TREES are to be planted in the parking in front of each lot. They are to be centered between the back of curb and the edge of the sidewalk.
  3. Two (2) Street Trees are to be planted per lot.
  4. Corner lots shall have two (2) Street Trees on each street fronting the lot or a total of four (4) Street Trees in most cases. The lot will be two different varieties of trees. Consult the Street Tree Plan carefully.
  5. Lots on old lots shall have a narrower frontage and may not, in all cases, accommodate two Street Trees. Follow the guidelines in paragraph 6 below and provide Street Trees at the proper and appropriate spacing.
  6. STREET TREES shall be spaced at approximately thirty (30) feet on center, but no less than thirty (30) feet from a street tree in front of an adjoining lot.
  7. STREET TREES shall be planted twenty (20) feet from any rear lot line. This is to be measured from the point of intersection between the street curb and the sidewalk.
  8. STREET TREES shall be a minimum (27) caliper in size when planted. Caliper is the diameter of the trunk measured twelve (12) inches above the top of the root ball.
  9. Any damaged or diseased STREET TREES are to be replaced by the homeowner at the sole cost and expense.
  10. Trees to be planted twenty feet from street lights and power poles ten feet from fire hydrants, five feet from driveways, and five feet from water meters.
  11. If driveway or utility locations conflict with the street tree placement, it may be eliminated or may require adjustment to the tree location.



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| 100 | 03/01/2028 | REVISED PER COMMENTS |

# HIDDEN OAKS POD 4 PHASE 2

## HERRIMAN CITY

### STREET TREE PLAN

FOR PERMIT ONLY

**FOCUS**  
ENGINEERING AND SURVEYING, LLC  
6695 HERRIMAN DRIVE STE 200  
MERRIFIELD, UT 84041  
www.focuseng.com