

WHEN RECORDED MAIL TO:

Ivory Development, LLC  
978 East Woodoak Lane  
Salt Lake City, UT 84117

13618171  
4/1/2021 3:43:00 PM \$40.00  
Book - 11148 Pg - 7421-7426  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
COTTONWOOD TITLE  
BY: eCASH, DEPUTY - EF 6 P.

**Third Supplement to the Declaration of Covenants, Conditions and  
Restrictions for Juniper Estates Phase 5**

In Reference to Tax ID Number(s):

32-03-228-022, 32-03-228-023, 32-03-228-025

**THIRD SUPPLEMENT TO THE DECLARATION OF  
COVENANTS, CONDITIONS, AND RESTRICTIONS  
FOR  
JUNIPER ESTATES  
PHASE 5  
IN  
HERRIMAN, UTAH**

This Third 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 East 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 Second Supplement to Declaration of Covenants, Conditions, and Restrictions for Juniper Estates was recorded with the Recorder for Salt Lake County, Utah on September 29<sup>th</sup> 2020 as Entry No. 13410866 (the “Second Supplement”) for the Juniper Estates Phase 4;

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 5 as part of the Project, with additional Units and other improvements of a less significant nature;

Whereas, the plat map for Juniper Estates Phase 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 (respectively, the “Juniper Estates Phase 5 Plat”).

Whereas, the Declarant now intends that the Lots, Units and other real property located on Juniper Estates Phase 5 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. “Third Supplement to Declaration” shall mean and refer to this Third 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 5 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.

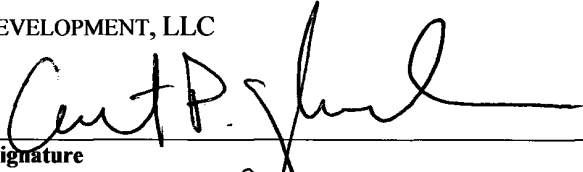
2. Legal Description. The real property defined herein as the Adjacent Property and more fully described in Exhibit “A” hereto shall be and hereby is submitted to the provisions of the Declaration. Said land and the Lots and Units thereon shall be held, transferred, sold, conveyed and occupied subject 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. The fourth phase of Juniper Estates Phase 4 Plat consists of 33 new Units. It is anticipated that the Juniper Estates Phase 5 Plat will consist of 35 new Units. Effective upon the recordation of this Third Supplement to Declaration and the Juniper Estates Phase 5 Plat, the total number of Units in the Project will be 152. 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 Third Supplement to the Declaration and the Juniper Estates Phase 5 plat shall be the date on which said instruments are filed for record with the County Recorder for Salt Lake County, Utah.

Dated this 24<sup>TH</sup> day of MARCH, 2021.

IVORY DEVELOPMENT, LLC

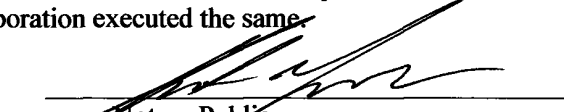
By:   
Signature

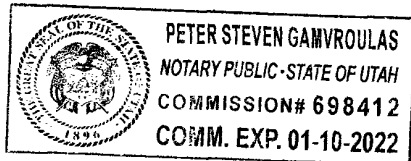
CHRISTOPHER P. GAMVROULAS  
Printed

Its: PRESIDENT

STATE OF UTAH )  
COUNTY OF SALT LAKE ) ss.  
)

On this 24<sup>TH</sup> day of MARCH, 2021, 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 5:

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

Beginning at the Northeast Corner of Lot 421, JUNIPER ESTATES PHASE 4, according to the Official Plat thereof recorded February 4th, 2021 as Entry No. 13556152 in Book 2021P at Page 036 of plats, said corner being located S0°06'23"W along the Section line 890.74 feet and West 500.62 feet from the Northeast Corner of Section 3, T4S, R2W, S.L.B. & M.; thence along said JUNIPER ESTATES PHASE 4 the following eight (8) courses: 1) West 168.96 feet; 2) South 2.74 feet; 3) West 250.50 feet; 4) North 4.96 feet; 5) West 353.63 feet; 6) S78°19'57"W 282.88 feet; 7) S46°40'35"W 140.43 feet; 8) S78°29'50"W 204.89 feet to the Easterly line of Phase 3 (Amended), HAMILTON FARMS PLANNED UNIT DEVELOPMENT, according to the Official Plat thereof recorded October 21, 2005 as Entry No. 9529951 in Book 2005P at Page 333 in the Office of the Salt Lake County Recorder; thence along said plat the following six (6) courses: 1) N01°32'16"W 227.09 feet; 2) N01°10'20"W 107.60 feet; 3) N89°53'37"W 3.57 feet; 4) N00°06'23"E 208.95 feet; 5) N89°50'31"W 33.95 feet; 6) N00°09'29"E 75.96 feet to the south line of Lot 1, MILNER ONE LOT Subdivision, according to the Official Plat thereof recorded March 7, 2002 as Entry No. 8170559 in Book 2002P at Page 58 in the Office of the Salt Lake County Recorder; thence S89°50'29"E along said plat 95.09 feet; thence S59°13'09"E 58.37 feet; thence East 1,253.04 feet; thence South 397.26 feet to the point of beginning.

Contains: 13.76 acres+/-

Parcel Nos: