

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

14039437 B: 11384 P: 1829 Total Pages: 9  
11/07/2022 02:30 PM By: tpham Fees: \$116.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.  
1996 EAST 6400 SOUTH SUITE 120SALT LAKE CITY, UT 84121

**THIRD SUPPLEMENT  
TO  
MASTER DECLARATION OF COVENANTS, CONDITIONS AND  
RESTRICTIONS, AND RESERVATION OF EASEMENTS  
FOR  
HIDDEN OAKS POD 7 PHASES 1 & 2**

This Third 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 7 Phases 1 & 2”).

E. **WHEREAS**, Declarant desires to further expand the Project to include Hidden Oaks Pod 7 Phases 1 & 2.

F. **WHEREAS**, Declarant now intends that Hidden Oaks Pod 7 Phases 1 & 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 Third 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:

“Third Supplement to Declaration” shall mean and refer to this third 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 7 Phases 1 & 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 7 Phases 1 & 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 Third 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 Second Supplement to Declaration. As reflected on the Hidden Oaks Pod 7 Phase 1 & 2 Plats forty-seven (47) lots (701-748) and other improvements of a less significant nature are or will be constructed and/or created in the Project on Hidden Oaks Pod 7 Phases 1 & 2. The additional Lots in the Hidden Oaks Pod 7 Phases 1 & 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 7 Phases 1 & 2 established by this Third 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 Third 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 Third 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 7 Phases 1 & 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]



**EXHIBIT A**  
**LEGAL DESCRIPTION**  
**HIDDEN OAKS POD 7 PHASE 1**  
**&**  
**HIDDEN OAKS POD 7 PHASE 2**

Hidden Oaks Pod 7, Phase 1, Lots 701 through 724, inclusive, as shown on the official final subdivision plat on file and of record in the Office of Recorder for Utah County, Utah and recorded on August 29, 2022 as Entry No. 14007923, and all appurtenant Common Area and Facilities as shown thereon.

Parcels: \_\_\_\_\_ through \_\_\_\_\_

Hidden Oaks Pod 7, Phase 2, Lots 725 through 748, inclusive as shown on the official final subdivision plat on file and of record in the Office of Recorder for Utah County, Utah and recorded on August 29<sup>th</sup>, 2022 as Entry No 14007924, and all appurtenant Common Area and Facilities as shown thereon.

Parcels: \_\_\_\_\_ through \_\_\_\_\_

(Continued on next page)



**RECORDER**

**Subdivision Name  
HIDDEN OAKS SUB POD 7 PH 1**

Dedication Type: SUBDIVISION    Subdivision Completion Status • Completed  
 Entry Number: 14007923    Plat Book: 2022P    Plat Page: 203    Recorded Date: 8/29/2022    Recorded Time: 02:58:54 PM  
 Requesting Party: HERRIMAN

Active Parcel Numbers Found: 24

Parcel Number	Lot/Unit	Val	Bick/Bldg	Val	Type	Property Location	City	Zip Code
26342510210000	LOT	704				12922 S RED SUNSET LN	HERRIMAN	84096
26342510220000	LOT	703				12926 S RED SUNSET LN	HERRIMAN	84096
26342510230000	LOT	702				12934 S RED SUNSET LN	HERRIMAN	84096
26342510240000	LOT	701				12938 S RED SUNSET LN	HERRIMAN	84096
26342540010000	LOT	705				6664 W SNOW KING LN	HERRIMAN	84096
26342540020000	LOT	706				6656 W SNOW KING LN	HERRIMAN	84096
26342540030000	LOT	707				6644 W SNOW KING LN	HERRIMAN	84096
26342540040000	LOT	708				6632 W SNOW KING LN	HERRIMAN	84096
26342540050000	LOT	709				6626 W SNOW KING LN	HERRIMAN	84096
26342540060000	LOT	710				6622 W SNOW KING LN	HERRIMAN	84096
26342540070000	LOT	711				6618 W SNOW KING LN	HERRIMAN	84096
26342550010000	LOT	712				12919 S TWISTED OAK DR	HERRIMAN	84096
26342550020000	LOT	713				12927 S TWISTED OAK DR	HERRIMAN	84096
26342550030000	LOT	714				12931 S TWISTED OAK DR	HERRIMAN	84096
26342550040000	LOT	715				12943 S TWISTED OAK DR	HERRIMAN	84096
26342550050000	LOT	716				12951 S TWISTED OAK DR	HERRIMAN	84096
26342560010000	LOT	721				12941 S RED SUNSET LN	HERRIMAN	84096
26342560020000	LOT	722				12949 S RED SUNSET LN	HERRIMAN	84096
26342560030000	LOT	723				12957 S RED SUNSET LN	HERRIMAN	84096
26342560040000	LOT	724				12967 S RED SUNSET LN	HERRIMAN	84096
26342560050000	LOT	720				6637 W SNOW KING LN	HERRIMAN	84096
26342560060000	LOT	719				6629 W SNOW KING LN	HERRIMAN	84096
26342560070000	LOT	718				6623 W SNOW KING LN	HERRIMAN	84096
26342560080000	LOT	717				6619 W SNOW KING LN	HERRIMAN	84096

Subdivision Abstract Parcel Numbers

Parcel Number	Differs	Row/Ease	Less&Except	Area	Sec	1/4	Block	Lot	City Plat	City Block	City Lot	Lot	Value	Blk	Value	Subdivision
26342510160000				26	34	NE										



**RECORDER**

**Subdivision Name  
HIDDEN OAKS SUB POD 7 PH 2**

**Dedication Type:** SUBDIVISION    **Subdivision Completion Status** • Completed  
**Entry Number:** 14007924    **Plat Book:** 2022P    **Plat Page:** 204    **Recorded Date:** 8/29/2022    **Recorded Time:** 02:58:54 PM  
**Requesting Party:** HERRIMAN

**Active Parcel Numbers Found: 24**

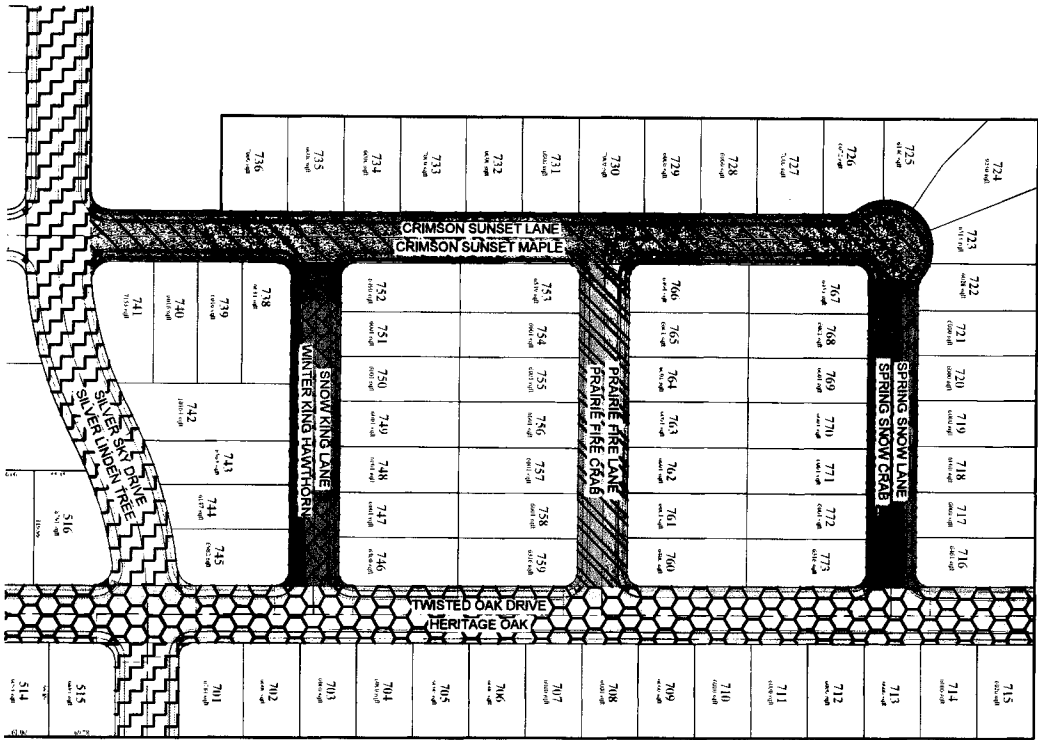
Parcel Number	Lot/Unit	Val	Bick/Bldg	Val	Type	Property Location	City	Zip Code
26342510250000	LOT	729				12916 S RED SUNSET LN	HERRIMAN	84096
26342510260000	LOT	728				12898 S RED SUNSET LN	HERRIMAN	84096
26342510270000	LOT	727				12884 S RED SUNSET LN	HERRIMAN	84096
26342510280000	LOT	726				12876 S RED SUNSET LN	HERRIMAN	84096
26342510290000	LOT	725				12872 S RED SUNSET LN	HERRIMAN	84096
26342540080000	LOT	748				6667 W PRAIRIE FIRE LN	HERRIMAN	84096
26342540090000	LOT	747				6659 W PRAIRIE FIRE LN	HERRIMAN	84096
26342540100000	LOT	746				6651 W PRAIRIE FIRE LN	HERRIMAN	84096
26342540110000	LOT	745				6643 W PRAIRIE FIRE LN	HERRIMAN	84096
26342540120000	LOT	744				6633 W PRAIRIE FIRE LN	HERRIMAN	84096
26342540130000	LOT	743				6627 W PRAIRIE FIRE LN	HERRIMAN	84096
26342540140000	LOT	742				6621 W PRAIRIE FIRE LN	HERRIMAN	84096
26342550060000	LOT	737				12867 S TWISTED OAK DR	HERRIMAN	84096
26342550070000	LOT	738				12873 S TWISTED OAK DR	HERRIMAN	84096
26342550080000	LOT	739				12881 S TWISTED OAK DR	HERRIMAN	84096
26342550090000	LOT	740				12893 S TWISTED OAK DR	HERRIMAN	84096
26342550100000	LOT	741				12911 S TWISTED OAK DR	HERRIMAN	84096
26342570010000	LOT	730				6668 W PRAIRIE FIRE LN	HERRIMAN	84096
26342570020000	LOT	731				6662 W PRAIRIE FIRE LN	HERRIMAN	84096
26342570030000	LOT	732				6652 W PRAIRIE FIRE LN	HERRIMAN	84096
26342570040000	LOT	733				6636 W PRAIRIE FIRE LN	HERRIMAN	84096
26342570050000	LOT	734				6628 W PRAIRIE FIRE LN	HERRIMAN	84096
26342570060000	LOT	735				6624 W PRAIRIE FIRE LN	HERRIMAN	84096
26342570070000	LOT	736				6616 W PRAIRIE FIRE LN	HERRIMAN	84096

**Subdivision Abstract Parcel Numbers**

Parcel Number	Differs	Row/Ease	Less&Except	Area	Sec	1/4	Block	Lot	City Plat	City Block	City Lot	Lot	Value	Blk	Value	Subdivision
26342510200000				26	34	NE										

**EXHIBIT B**  
**SUPPLEMENTAL STREET TREE PLANS**





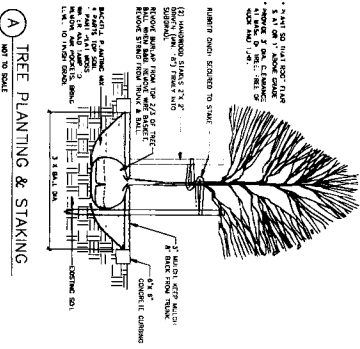
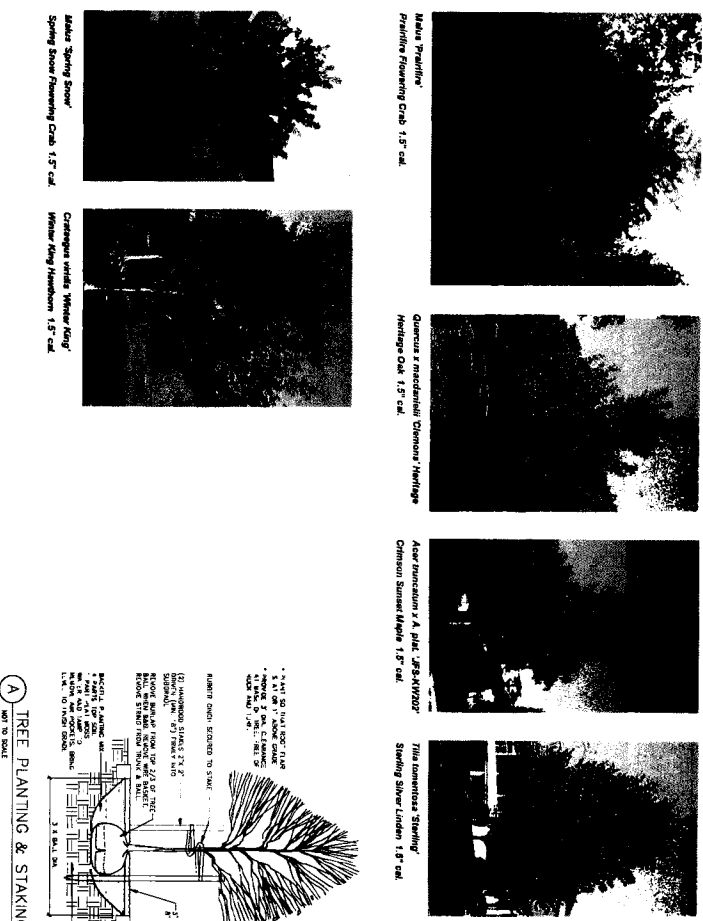
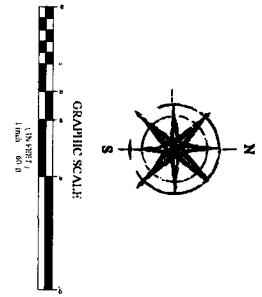
- GENERAL REQUIREMENTS**
1. Street Trees initially are to be planted by the homeowner in compliance with this plan.
  2. STREET TREES are to be planted in the parkstrip in front of each lot. They are to be centered between the back of curb and the edge of the sidewalk.
  3. Two (2) Street Trees are to be planted per lot.
  4. Corner lots shall have two (2) Street Trees on each street forming the lot or a total of four (4) Street Trees. In most cases, this will be two different varieties of trees. Consult the Street Tree Plan carefully.

5. Lots on odd side 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 line in front of an adjoining lot.
7. STREET TREES shall be planted twenty (20) feet from any adjacent intersection. This is to be measured from the point of intersection between the street curb and the sidewalk.

8. STREET TREES shall be a minimum (2") 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.

**TREE LEGEND**

- Crataegus viridis 'Winter King' Winter King Hawthorn 1.5" cal.
- Malus 'Prairifire' Prairifire Crab 1.5" cal.
- Malus 'Spring Snow' Spring Snow Crab 1.5" cal.
- Tilia tomentosa 'Sterling' Sterling Silver Linden 1.5" cal.
- Quercus x macdaniellii 'Clemons' Heritage Oak 1.5" cal.
- Acer truncatum x A. plat. 'JFS-KW202' Crimson Sunset Maple 1.5" cal.



REVISION BLOCK	DATE	DESCRIPTION

**HIDDEN OAKS POD 7**  
 HERRIMAN CITY, SALT LAKE COUNTY  
**LANDSCAPE PLAN**

1 OF 1

**FOCUS**  
 ENGINEERING AND SURVEYING, LLC  
 890 S. 1500 E. SUITE 100  
 MIDVALE, UTAH 84047 P.O. BOX 1352-0075  
 www.focuslab.com