

When Recorded Return To:
Ivory Development, LLC
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Salt Lake City, UT 84117
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Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.
1996 EAST 6400 SOUTH SUITE 120 SALT LAKE CITY, UT 84121

14-21-376-014 thru 059

**FIRST SUPPLEMENT
TO
DECLARATION OF
COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR
TOWNS AT GABLER'S
FOR
Phases 2**

This supplement to Master Declaration of Covenants, Conditions, and Restrictions for Gabler's Grove (the "Supplement") is made and executed by Ivory Development, LLC, a Utah limited liability company with an address of 978 E Woodoak Lane, Salt Lake City, Utah 84117 (the "Declarant").

RECITALS

A. Declarant recorded that certain Master Declaration of Covenants, Conditions, and Restrictions for Towns at Gabler's with the Office of Recorder for Salt Lake County, Utah on December 21st, 2021 as Entry No. 13852848 (the "Declaration").

B. The Declaration reserves to the Declarant the right and authority to unilaterally expand the Project in accordance with the Declaration.

C. Declarant is the record owner of certain real property located in Magna, Salt Lake County, Utah, more fully described herein (the "Property" or "Gabler's Grove Townhomes Phase 2").

D. Declarant desires to further expand the Project to include an additional forty (40) Lots, and other improvements of a less significant nature on the Property.

E. Declarant now intends that the Property and the Lots thereon shall become part of the Project and subject to the Declaration.

NOW, THEREFORE, for the reasons recited above, and for the benefit of the Project, Declarant, and Owners, Declarant hereby executes this Supplement to the Declaration of Covenants, Conditions, and Restrictions for Towns at Gabler's for Gabler's Grove Townhomes Phase 2.

SUPPLEMENT TO MASTER DECLARATION

1. Supplement to Definitions. Article I of the Declaration, entitled “Definitions,” shall be and hereby is modified to include the following supplemental definitions:

- “Gabler’s Grove Townhomes Phase 2 Plat” shall mean and refer to the final plat maps of the Property that have been or will be recorded with the Office of County Recorder for Salt Lake County, Utah contemporaneous with the filing of this Supplement to Master Declaration.

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

2. Annexation. Consistent with the rights and authority reserved to Declarant in the Declaration, the Property shall be and hereby is annexed into the Project and the Towns at Gabler’s Association, which is organized and operating as a Utah nonprofit corporation (the “Association”). Recordation of this Supplement to Declaration, together with the Gabler’s Grove Townhomes Phase 2 Plat, 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 thereon subject to the Declaration and the functions, powers, rights, duties, and jurisdiction of the Association.

3. Covenants, Conditions, and Restrictions to Run with the Land. The Covenants, Conditions and Restrictions for the Property and the Lots thereon established by this Supplement to Declaration are intended to and shall be binding on the Lots, the respective Owners and their successors in interest and shall run with the land.

EXHIBIT A
LEGAL DESCRIPTION

The real property referred to in the foregoing instrument is located in Salt Lake County, Utah and is more particularly described as follows:

Gabler's Grove Townhomes, Phase 2, Lots 341 through 380, 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 January 25th, 2022 as Entry No. 13876571, and improvements and appurtenances as shown thereon.

Parcel Numbers: