

When Recorded Return To:  
Ivory Development, LLC  
Christopher P. Gamvroulas  
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Salt Lake City, UT 84117  
(801) 747-7440

14052414 B: 11390 P: 6339 Total Pages: 8  
12/13/2022 01:27 PM By: tpham Fees: \$146.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.  
1996 EAST 6400 SOUTH SUITE 120SALT LAKE CITY, UT 84121

**FIRST SUPPLEMENT  
TO  
MASTER DECLARATION OF  
COVENANTS, CONDITIONS, AND RESTRICTIONS  
FOR  
GABLER’S GROVE  
FOR  
Phases 2 & 3**

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 Gabler’s Grove with the Office of Recorder for Salt Lake County, Utah on March 18, 2021 as Entry No. 13601697 (the “Master Declaration”).
- B. The Master Declaration reserves to the Declarant the right and authority to unilaterally expand the Project in accordance with the Master 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 Phases 2 & 3”).
- D. Declarant desires to further expand the Project to include an additional sixty-two (62) 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 Master 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 Master Declaration of Covenants, Conditions, and Restrictions for Gabler’s Grove for Gabler’s Grove Phases 2 & 3.

## SUPPLEMENT TO MASTER DECLARATION

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

- “Gabler’s Grove Phases 2 & 3 Plats” 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 Master Declaration, the Property shall be and hereby is annexed into the Project and the Gabler’s Grove Master Association, which is organized and operating as a Utah nonprofit corporation (the “Master Association”). Recordation of this Supplement to Master Declaration, together with the Gabler’s Grove Phase 3 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 Master Declaration and the functions, powers, rights, duties, and jurisdiction of the Master Association.

3. Street Tree Plan. The Street Tree plan is further updated to include Exhibit B herein.

4. 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 Master 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**

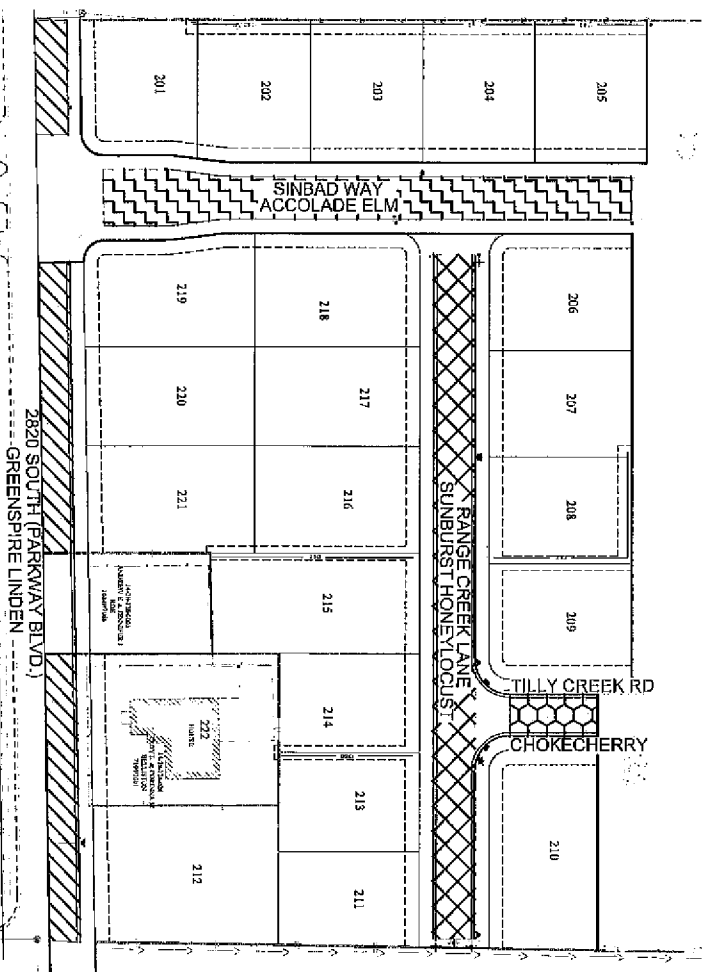
The real property referred to in the foregoing instrument is located in Salt Lake County, Utah and is more particularly described as follows:

Gabler's Grove Subdivision, Phase 2, Lots 201 through 222, 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 May 26<sup>th</sup>, 2021 as Entry No. 13674305, and improvements and appurtenances as shown thereon.

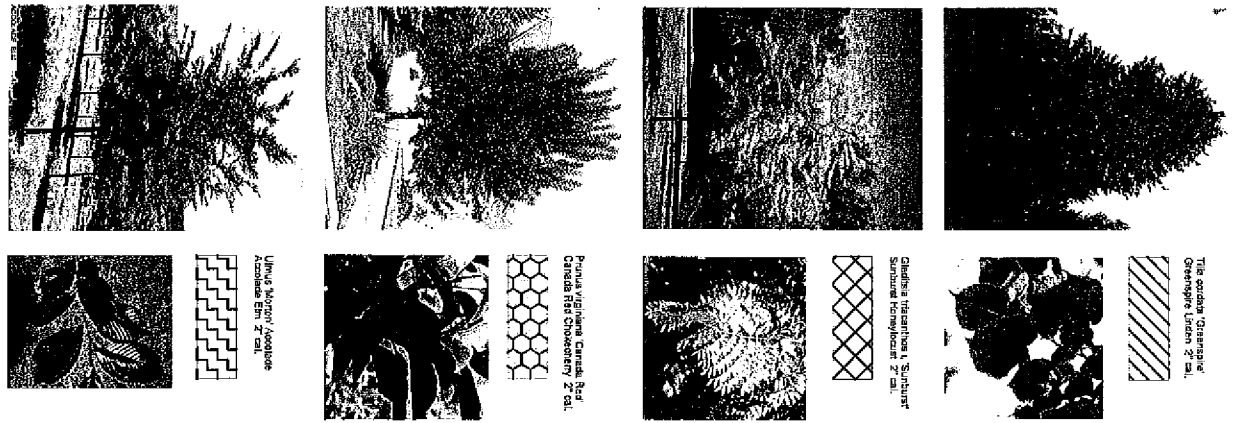
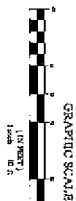
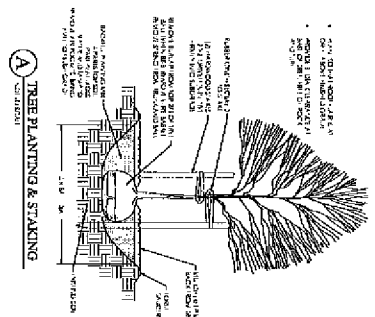
Parcel Numbers: 14-20-104-011 thru 019  
14-20-126-048 thru 063  
14-20-131-005

Gabler's Grove Subdivision, Phase 3, Lots 301 through 340 and Parcel A, 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 25<sup>th</sup>, 2022 as Entry No. 13876572, and improvements and appurtenances as shown thereon.

Parcel Numbers: 14-21-351-061 thru 064  
14-21-302-001 thru 010  
14-21-303-001 thru 019

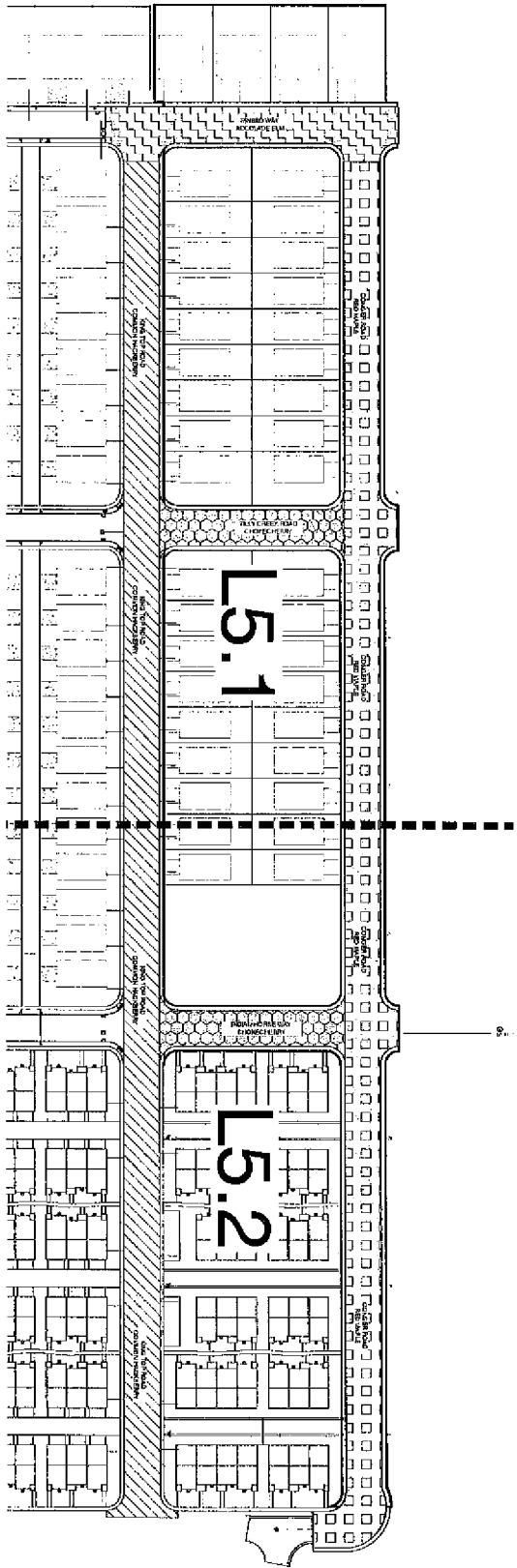


- GENERAL REQUIREMENTS**
1. Street Trees are to be planted by the Developer.
  2. STREET TREES are to be planted in the park strip in front of each lot. They are to be centered between the back of curb and the edge of the sidewalk.
  3. Tree (3) Street Trees are to be planted per lot.
  4. Corner lots shall have two (2) Street Trees on each street forming the lot or a total of four (4) Street Trees. In most cases, there will be two different varieties of trees. Condition: Street Tree Plan can vary.
  5. Lots on odd lot side have a narrower frontage and may not fit all class, 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 street 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 (21) inches in diameter when planted. (Calliper to be 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 the hydrants, five feet from driveways, and five feet from water meters.
  11. If driveway or utility easements conflict with the street tree placement, it may be eliminated or they require adjustment to the tree location.



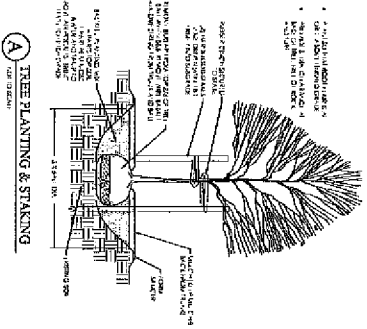
The golden Chokecherry  
Greenpire Linden 2" dia.  
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Greenpire Linden 2" dia.

<p><b>REVISION BLOCK</b></p> <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DATE	DESCRIPTION							<p><b>GABLERS GROVE PHASE 2</b> MAGNA TOWNSHIP STREET TREE PLAN</p>	<p><b>FOCUS</b> ENGINEERING AND SURVEYING, LLC 600 S. HARTZELL BLVD. SUITE 100 SANDVALE, UT 84086 PH: 801-332-0899 www.focusnh.com</p>
	NO.	DATE	DESCRIPTION								
<p><b>STREET TREE PLAN</b></p> <p>DATE: 11/11/11 SCALE: AS SHOWN</p>											



**GENERAL REQUIREMENTS:**

1. STREET TREES ARE TO BE PLANTED BY THE TOWN OF...
2. STREET TREES ARE TO BE PLANTED IN THE PARK STRIP IN FRONT OF EACH LOT. THEY ARE TO BE DESIGNATED BY THE SHOCK OR CURB AND THE SIDE 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 ONE (1) TREE (1) TREE IN EACH CASE. THIS WILL BE TWO DIFFERENT VARIETIES OF TREES. CONSULT THE STREET TREE PLAN CAREFULLY.
5. LOTS ON OLD 36 SLATS HAVE A NARROWER FRONTING AND MAY NOT, IN ALL CASES, ACCOMMODATE TWO STREET TREES. FOLLOW THE DIMENSIONS IN PHOTOGRAPH & SHOW AND KNOWLEDGE STREET TREES AT THE FRONT AND REAR CORNER SPACING.
6. STREET TREES SHALL BE SPACED AT APPROXIMATELY 10 FEET ON CENTER, BUT NOT LESS THAN 10 FEET (10) FEET FROM ANY STREET INTERSECTION.
7. STREET TREES SHALL BE PLANTED TWENTY (20) FEET FROM ANY STREET 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 OF 27" CALIBER IN SIZE WHEN PLANTED (CALIBER IS THE DIAMETER OF THE TRUNK MEASURED TWENTY (20) INCHES ABOVE THE TOP OF THE ROOT BALL).
9. ANY DAMAGED OR DISEASED STREET TREES ARE TO BE REPLACED BY THE TOWN OF... AT HIS SOLE COST AND EXPENSE. THE STREET TREE AND SPACING SHALL BE SET FROM THE TRUNK MEASURED TWENTY (20) FEET FROM ANY STREET INTERSECTION.
10. TREES TO BE PLANTED MUST BE SET FROM THE STREET CURB AND SPACING SHALL BE SET FROM THE TRUNK MEASURED TWENTY (20) FEET FROM ANY STREET INTERSECTION.
11. IF A DRIVEWAY OR DRIVEWAY LOCATIONS COINCIDE WITH THE STREET TREE PLACEMENT, IT MAY BE ELIMINATED OR ANY REQUIRE ADJUSTMENT TO THE TREE LOCATION.



**(A) TREE PLANTING & STAKING**  
SEE SPECIFICATIONS

**Legend:**

- Acer rubrum Red Maple 2' cal.
- Pinus virginiana Canada Red 2' cal.
- Callis occidentalis Common Hackberry 2' cal.
- Ulmus floridanus American Elm 2' cal.
- Quercus prinus White Oak 2' cal.

**GRAPHIC SCALE:**

100 FEET  
1" = 100'

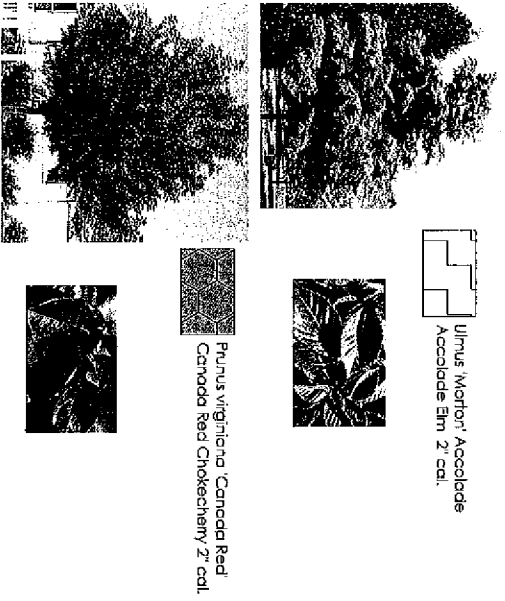
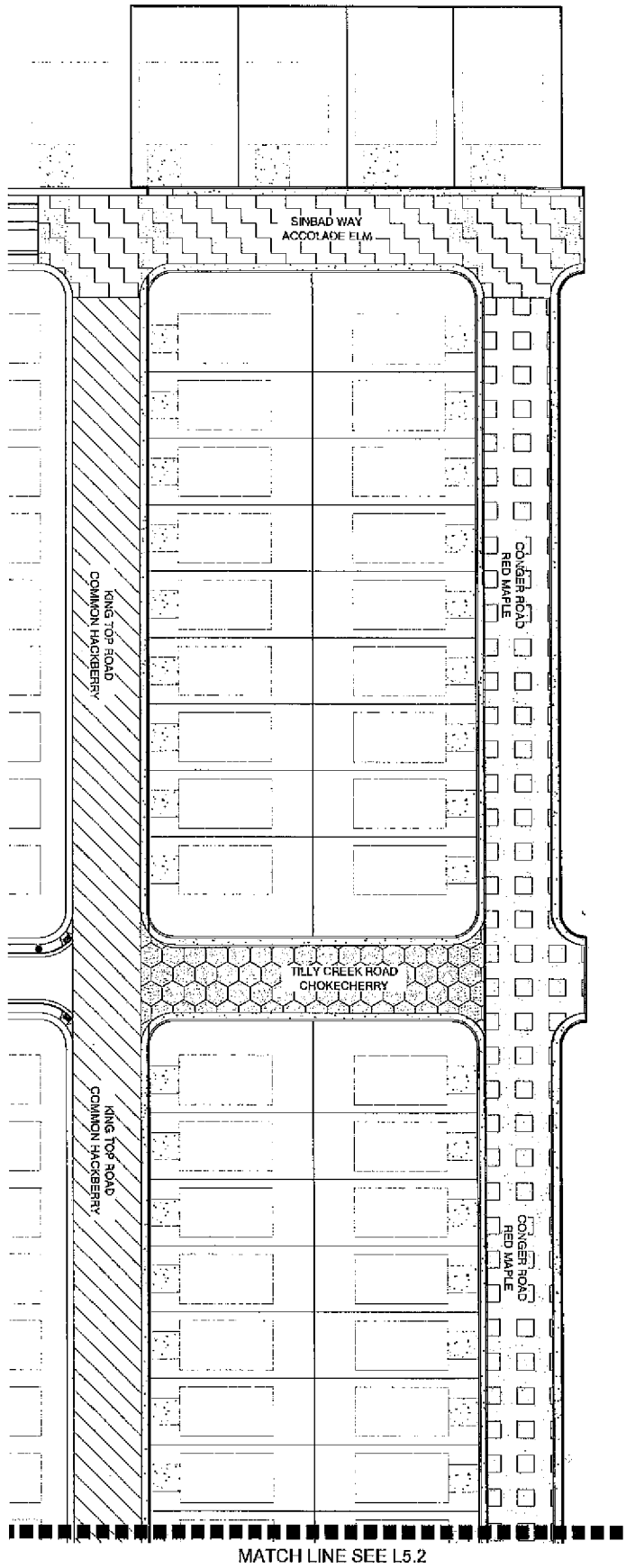


DATE	BY	REVISION

**GABLERS GROVE PHASE 3**  
MAGNA TOWNSHIP  
**STREET TREE PLAN**

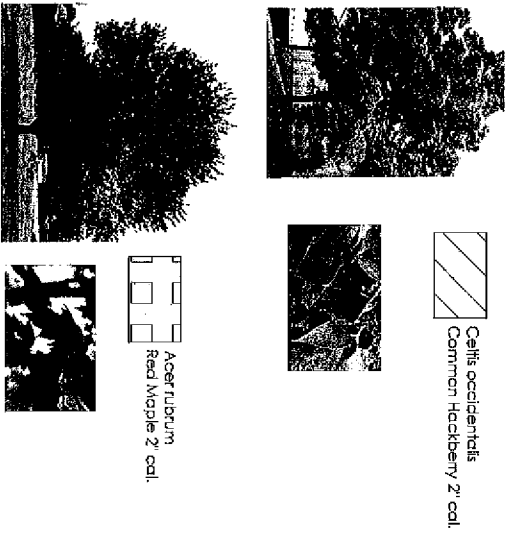


**FOCUS**  
ENGINEERING AND SURVEYING, L.L.C.  
6065 TRAIL TERRACE DRIVE SUITE 206  
MIDVALE, ONTARIO L4R 3H1 PH: (905) 352-0995  
www.focusllc.com



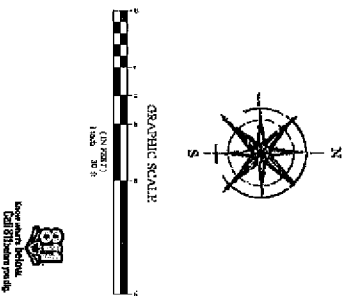
**Ulmus Mator Accolade**  
Accolade Elm 2" cal.

**Prunus virginiana 'Canada Red'**  
Canada Red Chokecherry 2" cal.



**Celtis occidentalis**  
Common Hockberry 2" cal.

**Acer rubrum**  
Red Maple 2" cal.



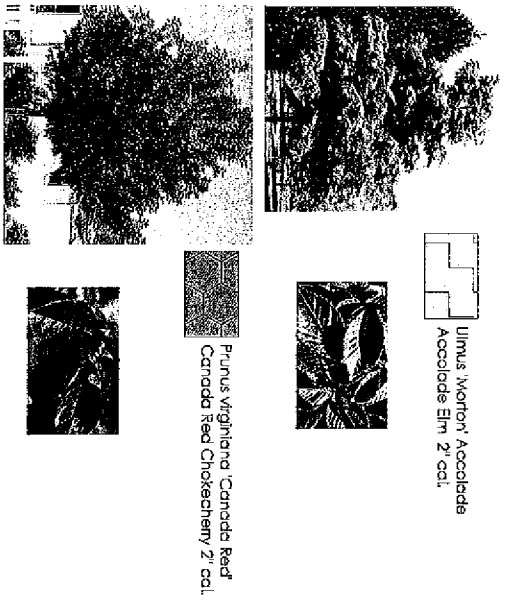
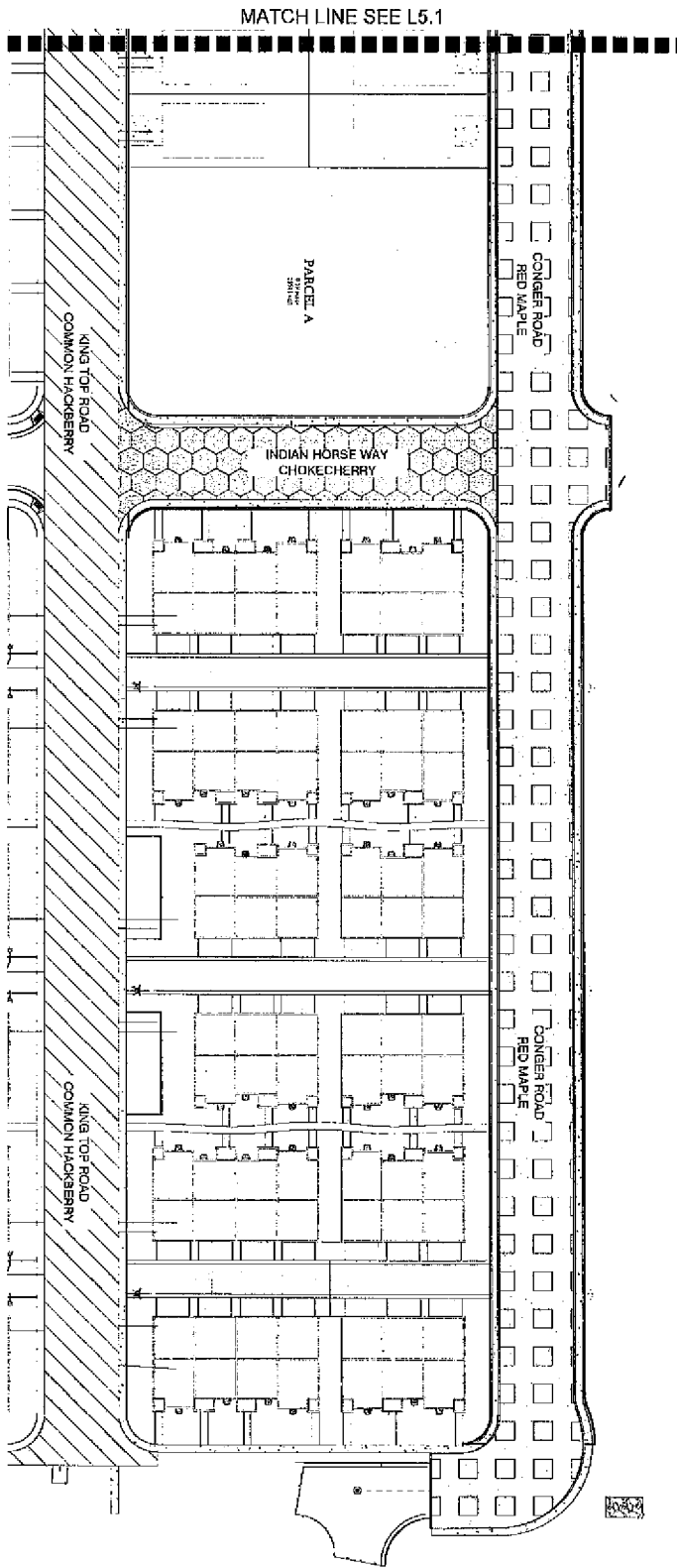
REV	DATE	DISTRICT

STREET TREE PLAN  
L5.1

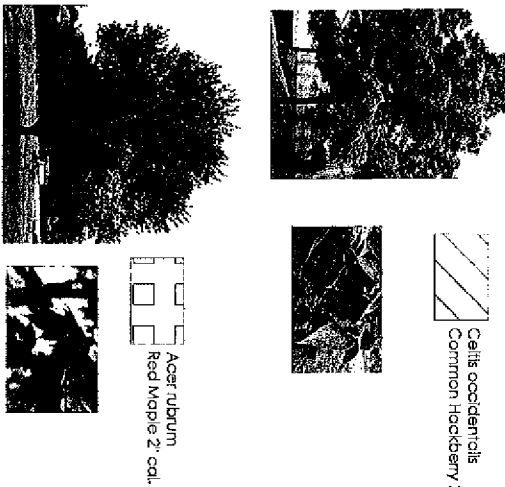
**GABLERS GROVE PHASE 3**  
MAGNA TOWNSHIP  
STREET TREE PLAN



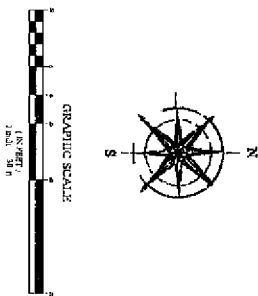
**FOCUS**  
ENGINEERING AND SURVEYING, LLC  
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MIDVALE, UTAH 84047 TEL: (801) 552-7015  
www.focusnh.com



Pinus virginiana Canada Red  
Pinus strobus Red Pine



Acer rubrum Red Maple 2' cdl.  
Quercus macrocarpa White Oak



NO.	DATE	DESCRIPTION

STREET TREE PLAN  
L5.2

# GABLERS GROVE PHASE 3

MAGNA TOWNSHIP  
STREET TREE PLAN



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