

When Recorded Return To:  
Ivory Development, LLC  
970 E. Woodoak Lane  
Salt Lake City, Utah 84117

**SUPPLEMENT TO MASTER DECLARATION  
OF COVENANTS, CONDITIONS, AND RESTRICTIONS  
FOR DRY CREEK HIGHLANDS**

26-03-231-006

26-03-276-004 through 022

26-032-77-001 through 007

26-03=278-001 through 017

**PHASE 1-B**

**IN**

**WEST JORDAN, UTAH**

This Supplement to Master Declaration of Covenants, Conditions, and Restrictions for Dry Creek Highlands Phase 1-B, located in West Jordan, Salt Lake County, Utah, is made and executed by Ivory Development, LLC, a Utah limited liability company (“Declarant”) with a registered address of 978 E. Woodoak Lane, Salt Lake City, Utah 84117.

**RECITALS**

**WHEREAS**, that certain Master Declaration of Covenants, Conditions, and Restrictions, and Reservation of Easements for Dry Creek Highlands was recorded with the County Recorder for Salt Lake County , Utah on March 2<sup>nd</sup>, 2023, as Entry No. 14077702 (the “Master Declaration”) for the Dry Creek Highlands development project (the “Project”);

**WHEREAS**, the Master 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 Master Declaration;

**WHEREAS**, the Master Declaration further provides that said phases and/or additional land may be made subject to additional restrictions, conditions or covenants imposed on a Unit or Owner as part of a discrete phase or neighborhood developed within the Project (collectively, “Additional Covenants”) by Declarant’s recording of a Supplement to Declaration;

**WHEREAS**, Declarant is the record fee owner of certain real property located in Salt Lake County , Utah more specifically described in Exhibit “A” hereto and incorporated herein by this reference (the “Dry Creek Highlands Plat C, Phase 1 Property”);

**WHEREAS**, Declarant desires to develop the Dry Creek Highlands Phase 1-B Property to include additional Units and other improvements of a less significant nature;

**WHEREAS**, a final plat for the Dry Creek Highlands Phase 1-B Property has or will be recorded with the County Recorder for Salt Lake County , Utah; and

**WHEREAS**, Declarant now intends that this Dry Creek Highlands Phase 1-B Property shall be subject to and burdened and benefitted by the Master Declaration.

### **SUPPLEMENT TO DECLARATION**

**NOW, THEREFORE**, for the reason recited above, and for the benefit of the Project and the Owners therein, Declarant hereby executes this Supplement to the Master Declaration of Covenants, Conditions, and Restrictions, and Reservation of Easements for Holbrook Farms (this "Supplement to Master Declaration").

1. Legal Description. The real property defined herein as the Dry Creek Highlands Phase 1-B Property is more fully described in Exhibit "A" hereto. The Dry Creek Highlands Phase 1-B Property shall be and hereby is submitted to the provisions of the Master Declaration. Said land and the Units thereon shall be held, transferred, sold, conveyed and occupied subject to the provisions of the Master Declaration, as it may be further supplemented or amended from time to time.

2. Annexation. Consistent with the rights and authority reserved to Declarant in the Master Declaration, the Dry Creek Highlands Phase 1-B Property shall be and hereby is annexed into the Project and made subject to the Master Declaration, which, upon recordation of this instrument shall constitute and effectuate the expansion of the Project making the Dry Creek Highlands Phase 1-B Property subject to the powers, rights, duties, functions, and jurisdiction of the Dry Creek Highlands Master Association (the "Master Association") and Master Association Design Guidelines.

3. Description of the Project, as Supplemented by this Supplement to Master Declaration. The initial plat for Dry Creek Highlands Phase 1-A included 30 Units (Lots 101 through 130). Dry Creek Highlands Phase 1-B includes 48 Lots (Lots 131 through 173) and upon recording of this Supplement to Master Declaration, the total number of Units in the Project will be 78 Units.

4. Common Area. Consistent with the Master Declaration, the Dry Creek Highlands Phase 1-B Property includes certain Common Area that is or will be owned, administered and maintained by the Master Association, specifically, Parcel A. Consistent with the rights and authority reserved to the Declarant in the Master Declaration, said Common Area is hereby designated as Common Area for the use and benefit of the Owners of the Master Association, as defined in the Master Declaration and may be assessed to the Unit Owners in Dry Creek Highlands Master Association.joe

5. Covenants, Conditions and Restrictions Run with the Land. This Supplement to Declaration and the Terms and Conditions established herein are binding on each Owner and his/her/their assigns and successors in interest and are intended to and shall run with the land.

Dated this 22 day of MARCH, 2024.

IVORY DEVELOPMENT, LLC

By: [Signature]

Name: Kevin Anglesy

Its: Secretary

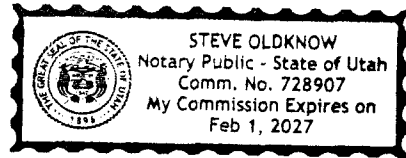
STATE OF UTAH )  
 ) ss  
COUNTY OF SALT LAKE )

On this 22, day of MARCH, 2024, personally appeared before me Kevin Anglesy, whose identity is personally known to me, or proven on the basis of satisfactory evidence and who by me duly sworn/affirmed, did say that he/she is the duly authorized representative of the corporation and that said document was signed by him/her on behalf of said corporation with all necessary authority, and acknowledged to me that said corporation executed the same.

[Signature]  
Notary Public

My commission expires:

Feb 01, 2027



**EXHIBIT A  
LEGAL DESCRIPTION**

Dry Creek Highlands Phase 1-B, Lots 131 through 173, inclusive, as shown on the official subdivision final plat on file and of record with the County Recorder for Salt Lake County, Utah recorded on February 23, 2024 as Entry No. 14207730, and appurtenant Common Area and Facilities.

Parcel Nos. 131 through 173 and Parcel A.