

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

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04/22/2025 01:11 PM By: BGORDON Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: IVORY DEVELOPMENT LLC
978 WOODOAK LNSLC, UT 84117



**SUPPLEMENT TO
MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS,
AND RESERVATION OF EASEMENTS
FOR
DRY CREEK HIGHLANDS
(Phase 1-D and Phase 1-E)**

This Supplement to Master Declaration of Covenants, Conditions and Restrictions, and Reservation of Easements for Dry Creek Highlands is made and executed by Ivory Development, LLC, a Utah limited liability company, of 978 East Woodoak Lane, Salt Lake City, UT 84117 (“Declarant”).

RECITALS

A. **WHEREAS**, the Master Declaration of Covenants, Conditions and Restrictions, and Reservation of Easements for Dry Creek Highlands was recorded in the Office of the County Recorder of Salt Lake County, Utah on March 2, 2023 as Entry No. 14077702 (the “Master Declaration”) for the Dry Creek Highlands master-planned residential development (the “Project”).

B. **WHEREAS**, the Master Declaration reserves to Declarant the right and authority to unilaterally expand the Project in accordance with the Master Declaration.

C. **WHEREAS**, the Supplement to Master Declaration of Covenants, Conditions and Restrictions, and Reservation of Easements for Dry Creek Highlands Phase 1-B in the Office of Recorder for Salt Lake County, Utah on March 27, 2024 as Entry No. 14221255 (the “First Supplement”), together with the related plat map (“Dry Creek Highlands Phase 1-B Plat”), thereby expanding the Project.

D. **WHEREAS**, Declarant is the record owner of certain real property located in West Jordan, Utah more particularly described in Exhibit A hereto (the “Dry Creek Highlands Phase 1-D Property” and the “Dry Creek Highlands Phase 1-E Property”).

E. **WHEREAS**, Declarant desires to further expand the Project to include an additional thirteen (13) Units and other improvements of a less significant nature on the Dry Creek

Highlands Phase 1-D Property and an additional nineteen (19) Units and other improvements of a less significant nature on the Dry Creek Highlands Phase 1-E Property.

F. **WHEREAS**, final plats for the Dry Creek Highlands Phase 1-D Property and Dry Creek Highlands Phase 1-E Property have or will be recorded with the County Recorder for Salt Lake County, Utah; and

G. **WHEREAS**, Declarant now intends that the Dry Creek Highlands Phase 1-D Property and the Dry Creek Highlands Phase 1-E Property and the Units 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, and Reservation of Easements for Dry Creek Highlands for Phase 1-D and Phase 1-E.

SUPPLEMENT TO MASTER DECLARATION

1. Legal Description. The real property defined herein as the Dry Creek Highlands Phase 1-D Property and the Dry Creek Highlands Phase 1-E Property are more fully described in Exhibit "A" hereto. The Dry Creek Highlands Phase 1-D Property and the Dry Creek Highlands Phase 1-E Property shall be and hereby are 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-D Property and the Dry Creek Highlands Phase 1-E Property shall be and hereby are 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-D Property and the Dry Creek Highlands Phase 1-E 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 included 48 Lots (Lots 131 through 173). Dry Creek Highlands Phase 1-C included 13 Units (Lots 174 through 186). Dry Creek Highlands Phase 1-D Property includes 13 Units (Lots 187 through 199). Dry Creek Highlands Phase 1-E includes 19

Lots (Lots 187 through 205) and upon recording of this Supplement to Master Declaration, the total number of Units in the Project will be 123 Units.

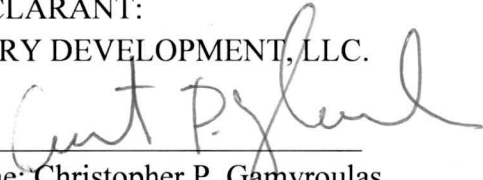
4. Common Area in Dry Creek Highlands Phase 1-D Property. Consistent with the Master Declaration, the Dry Creek Highlands Phase 1-D Property includes certain Common Area that is or will be owned, administered and maintained by the Master Association, specifically, Parcel A. Consistent with the rights 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

5. Common Area in Dry Creek Highlands Phase 1-E Property. Consistent with the Master Declaration, the Dry Creek Highlands Phase 1-E Property includes certain Common Area that is or will be owned, administered and maintained by the Master Association, specifically, Parcels A, B, and C. 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.

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

IN WITNESS WHEREOF, the undersigned has hereunto set its hand to this instrument this 10TH day of MARCH, 2024~~4~~⁵

DECLARANT:
IVORY DEVELOPMENT, LLC.

By: 
Name: Christopher P. Gamvroulas
Title: President

STATE OF UTAH)
 ss:
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 10TH day of MARCH, 2023⁵ by Christopher P. Gamvroulas, President of IVORY DEVELOPMENT, LLC, a Utah limited liability company, and who duly acknowledged to me that said IVORY DEVELOPMENT, LLC executed the same.



NOTARY PUBLIC

My Commission Expires: 01-14-2026

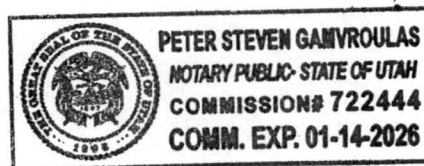


EXHIBIT "A"
LEGAL DESCRIPTION

EXHIBIT A
LEGAL DESCRIPTION

Proposed DRY CREEK HIGHLANDS PHASE 1-D, being more particularly described as follows:

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

Beginning at a point on the westerly right-of-way line of 6400 West Street as determined by that certain Final Order of Condemnation, Case No. 040926780 recorded April 6, 2007 as Entry No. 10059359 in the Official Records of Salt Lake County, said point located S00°08'42"W along the Section line 463.44 feet and N89°51'18"W 69.07 feet from the Northeast Corner of Section 3, T3S, R2W, SLB&M; running thence along said right-of-way line the following two (2) courses: (1) S00°35'22"E 96.82 feet; thence (2) along the arc of a curve to the left with a radius of 5,045.00 feet a distance of 117.14 feet through a central angle of 01°19'49" Chord: S01°15'17"E 117.14 feet to the northerly boundary line of Dry Creek Highlands Phase 1A Subdivision, according to the official plat thereof recorded February 27, 2023 as Entry No. 14075926, in Book 2023P, at Page 42 in the Salt Lake County Recorder's Office; thence along said plat the following eight (8) courses: (1) N89°46'19"W 123.94 feet; thence (2) N00°13'41"E 16.64 feet; thence (3) N89°46'19"W 170.00 feet; thence (4) S00°13'41"W 114.59 feet; thence (5) N89°46'19"W 410.00 feet; thence (6) N00°13'41"E 33.95 feet; thence (7) N89°46'19"W 170.00 feet; thence (8) N00°13'41"E 90.79 feet; thence N65°24'45"E 32.04 feet; thence N72°26'35"E 329.88 feet; thence N60°57'09"E 107.09 feet; thence N75°08'05"E 153.69 feet; thence S89°46'19"E 68.72 feet; thence N67°00'10"E 20.07 feet; thence N42°11'20"E 37.50 feet; thence N86°27'29"E 87.61 feet; thence S24°25'07"E 68.04 feet; thence N89°24'55"E 56.50 feet to the point of beginning.

EXHIBIT A
LEGAL DESCRIPTION

Proposed DRY CREEK HIGHLANDS PHASE 1-E, being more particularly described as follows:

All of Parcel C of DRY CREEK HIGHLANDS PH 1-C, according to the official plat thereof recorded February 23, 2024 as Entry No. 14207733 in Book 2024P at Page 46, said parcel being located in the Northeast Quarter of Section 3, Township 3 South, Range 2 West, Salt Lake Base and Meridian, located in the City of West Jordan, Salt Lake County, Utah, being more particularly described as follows:

Beginning at a point on a northwesterly corner of Parcel A of said plat, said corner also being located N00°08'42"E 1264.69 feet along the Section line and N89°51'18"W 1247.54 feet from the East Quarter Corner of Section 3, Township 3 South, Range 2 West, Salt Lake Base and Meridian; running thence along Parcel A of said plat S00°07'53"W 92.00 feet to the northerly right of way of Buck Mountain Road; thence along said right of way N89°52'07"W 23.00 feet to the point of Buck Mountain Road terminus; thence along the terminus of said right of way and Parcel B of said plat S00°07'53"W 112.00 feet to the Northerly right of way of Reynolds Peak Way; thence along said right of way the following two (2) courses: (1) N89°52'07"W 284.50 feet; thence (2) along the arc of a curve to the right with a radius of 15.00 feet a distance of 23.56 feet through a central angle of 90°00'27" Chord: N44°51'53"W 21.21 feet to the easterly right of way of Solitude Pass Way; thence along said right of way the following two (2) courses: (1) N00°08'20"E 174.00 feet; thence (2) along the arc of a curve to the right with a radius of 15.00 feet a distance of 23.56 feet through a central angle of 89°59'32" Chord: N45°08'06"E 21.21 feet to the southerly right of way of Bannon Street; thence along said right of way S89°52'08"E 307.48 feet to the point of beginning.