

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

ENT 171447:2021 PG 1 of 5
Andrea Allen
Utah County Recorder
2021 Oct 05 04:57 PM FEE 356.00 BY SW
RECORDED FOR Cottonwood Title Insurance Agency, Inc.
ELECTRONICALLY RECORDED

**SUPPLEMENT TO THE SECOND AMENDED AND RESTATED
DECLARATION
OF COVENANTS, CONDITIONS, AND RESTRICTIONS,
FOR
IVORY RIDGE

FOR
PARKVIEW COTTAGES
IN
UTAH COUNTY, UTAH**

This Supplement to the Second Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Ivory Ridge, located in Utah County, Utah, is made and executed by Ivory Development, LLC, a Utah limited liability company (“Declarant”) with a registered address of 970 E. Woodoak Lane, Salt Lake City, Utah 84117.

RECITALS

WHEREAS, that certain Second Amended and Restated Declaration of Covenants, Conditions, and Restrictions, and Reservation of Easements for Ivory Ridge (the “Declaration”) was recorded with the Office of Recorder for Utah County, Utah on December 4th, 2017, as Entry No. 119858:2017 for Ivory Ridge (the “Project”);

WHEREAS, the 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 Declaration;

WHEREAS Declarant is the record fee owner of certain real property adjacent to the Project (the “Parkview Cottages”), more specifically described in Exhibit “A” hereto and incorporated herein by this reference;

WHEREAS, Declarant desires to develop the Park View Cottages Property to include additional Lots and other improvements of a less significant nature;

WHEREAS, a final plat for the Parkview Cottages Property has been or will be recorded with the Office of Recorder for Utah County, Utah; and

WHEREAS, Declarant now intends that the Parkview Cottages Property shall be subject to and burdened and benefitted by the Declaration.

SUPPLEMENT TO DECLARATION

NOW, THEREFORE, for the reasons recited above, and for the benefit of the Project and the Owners therein, Declarant hereby executes this Supplement to the Declaration of Covenants, Conditions, and Restrictions, and Reservation of Easements for Ivory Ridge (this "Parkview Cottages Supplement to Declaration").

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

2. Annexation. Consistent with the rights and authority reserved to the Declarant in the Declaration, the Parkview Cottages Property is hereby annexed into the Project and made subject to the Declaration, which, upon recordation of this instrument shall constitute and effectuate the expansion of the Project making the Parkview Cottages Property subject to the powers, rights, duties, functions, and jurisdiction of Ivory Ridge Master Property Owners Association, Inc. (the "Association").

3. Description of the Property, as Supplemented by this Parkview Cottages Supplement to Declaration. Upon recording of the plat for the Parkview Cottages Property, together with this Parkview Cottages Supplement to Declaration, an additional 66 Lots (Lots 101 through 166) will be annexed into the Association, together with Parcels A, B, C, D, E and F.

4. Benefitted Neighborhood and Service Area. Consistent with the Declaration, the 66 Lots (Lots 101 through 166) and Parcels A, B, C, D, E and F and all Private Streets are hereby designated as a Benefitted Neighborhood and a distinct Service Area within the Project. Service Area Expenses and/or Special Assessments may be assessed to the Owners of the Lots developed on the Parkview Cottages Property.

5. Benefitted Common Area. Consistent with the Declaration, the Property includes certain common area (Parcels A, B, C, D, E and F) which primarily benefits the Parkview Cottages which is hereby designated as Benefitted Common Area. Benefitted Common Area Expenses, if any, may be assessed to the Owners of the Parkview Cottages Lots developed on the Property.

6. Supplement to Definitions in Declaration. Declaration Article 1 Definitions are hereby supplemented as follows:

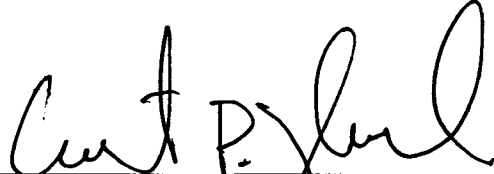
- (a) The term “Plat” is hereby expanded to include the recorded final plat for Parkview Cottages Property.
- (b) The term “Governing Documents” is hereby expanded to include the Final Plat (as defined herein), the Declaration, Bylaws, Articles of Incorporation, Rules and Regulations, Notice of Reinvestment Fee Covenant, and this Parkview Cottages Supplement to Declaration.
- (c) The term “Subdivision” is hereby expanded to include the Parkview Cottages Property and the Lots thereon.
- (d) The term “Total Votes” is hereby expanded to include the Lots in Parkview Cottages.

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

(Remainder of Page Intentionally Blank)

Dated this 4th day of OCTOBER, 2021.

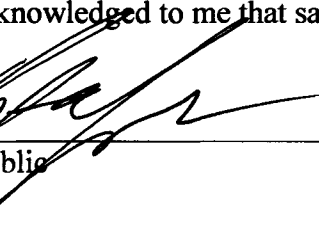
IVORY DEVELOPMENT, LLC

By: 
Christopher P. Gamvroulas

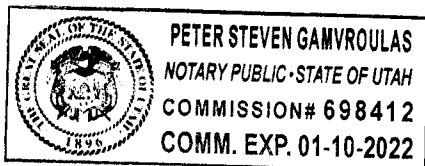
Its: President

STATE OF UTAH)
)ss
COUNTY OF SALT LAKE)

On this 4th day of OCTOBER, 2021, personally appeared before me CHRISTOPHER P. GAMVROULAS, 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 is the President of Ivory Development, LLC and that said document was signed by him on behalf of said corporation with all necessary authority, and acknowledged to me that said corporation executed the same.


Notary Public

My commission expires: 01-10-2022



**EXHIBIT A
LEGAL DESCRIPTION**

The real property subject to the foregoing Parkview Cottages Supplement to the Second Amended and Restated Declaration of Covenants, Conditions, and Restrictions, and Reservation of Easements for Ivory Ridge is located in Utah County, Utah and more fully described as follows:

Parkview Cottages, a Residential P.U.D, Lots 101 through 166, and Parcels A through F, inclusive as shown on the official subdivision final plat on file and of record with the Office of Recorder for Utah County, Utah recorded on January 27th, 2021, as Entry No. 14537:2021, and improvements and appurtenances, as shown thereon

PARCEL NOS: 49:946:0101 through 0173