

WHEN RECORDED RETURN TO:

Ivory Development, LLC
Christopher P. Gamvroulas
978 East Woodoak Lane
Salt Lake City, Utah 84117
(801) 747-7440

12-728-0101 - 0169

E 2533213 B 5043 P 100-103
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
6/10/2010 10:58:00 AM
FEE \$83.00 Pgs: 4
DEP eCASH REC'D FOR COTTONWOOD TITLE INS AGENC

**DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR
YALECREST TOWN HOMES SUBDIVISION,**

This Declaration of Covenants, Conditions, and Restrictions for Yalecrest Town Homes Subdivision (the "Declaration") is made and executed by Ivory Development, LLC, of 978 East Woodoak Lane, Salt Lake City, Utah 84117 (the "Declarant").

RECITALS

A. The Declaration of Covenants, Conditions, and Restrictions for Yalecrest Town Homes Subdivision was recorded in the office of the County Recorder of Davis County, Utah on November 17, 2008 as Entry No. 2405118 in Book 4658 at Pages 567-619 of the official records (the "Declaration").

B. This document affects the real property located in Davis County, Utah, described with particularity on Exhibit "A," attached hereto and incorporated herein by this reference (the "Property").

C. The Property is subject to the Declaration.

D. The Declarant has the unilateral right pursuant to Article III, Section 43 of the Declaration to amend the Declaration.

E. The Declarant desires to define the term "Limited Common Area" and explain the scope and nature of its use.

AMENDMENT

NOW, THEREFORE, for the reasons recited above, and for the benefit of the Property and the owners thereof, the Declarant hereby executes this Amendment to Declaration of Covenants, Conditions, and Restrictions for Yalecrest Town Homes Subdivision.

1. Article I, Definitions, of the Declaration is hereby amended to add the following new subsection:

1.70 Limited Common Area shall mean and refer to those Common Areas designated in this Declaration or in the Final Plat as reserved for the use of a certain Lot to the exclusion of the other Lots. The location and configuration of the Limited Common Area are depicted on the Final Plat. Any driveway, walk path, entry, doorstep, landing, porch, balcony, deck, patio, rear yard, or other physical improvement designed and intended to serve only a single Lot, shall constitute Limited Common Area appertaining to that Lot exclusively, whether or not the Final Plat makes such a designation. Limited Common Area may also at times be referred to as "Private Yard Area".

2. Article III, Covenants, Conditions and Restrictions, is hereby amended to add the following new subsection:

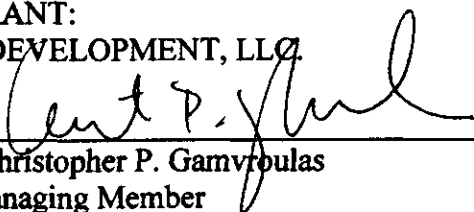
13.15 Limited Common Area. The use of the Limited Common Area is subject to the control of and the rules and regulations adopted by the Management Committee as they may be amended from time to time. No Owner may use his Limited Common Area in violation of the rules and regulations. A non-conforming use shall be considered a covenant violation. The Management Committee shall maintain the integrity of the original design scheme, uniformity of appearance and quality of construction. Owners are responsible for the removal of snow and ice accumulations from their Limited Common Area.

3. In the event of any conflict, incongruity or inconsistency between the provisions of the Declaration and this Amendment, the latter shall in all respects govern and control.

4. The effective date of this Amendment is the date it is recorded in the office of the County Recorder of Davis County, Utah.

IN WITNESS WHEREOF, the Association has executed this instrument the ___ day of June, 2010.


DECLARANT:
IVORY DEVELOPMENT, LLC

By: 
Name: Christopher P. Gamvroulas
Title: Managing Member

ACKNOWLEDGMENT

STATE OF UTAH)
 ss:
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 8 day June, 2010 by Christopher P. Gamvroulas, the Managing Member of IVORY DEVELOPMENT, LLC., a Utah limited liability company, and said Christopher P. Gamvroulas duly acknowledged to me that said IVORY DEVELOPMENT, LLC. executed the same.



NOTARY PUBLIC
Residing at: SLC, UT
My Commission Expires: 01-30-2012

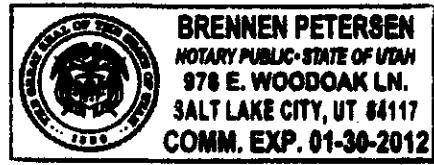


EXHIBIT "A"

LEGAL DESCRIPTION

The Property described in the foregoing document is located in Davis County, Utah and is described more particularly as follows:

BEGINNING AT A POINT ON THE SECTION LINE, SAID POINT BEING N0°03'50"E, 110.00 FEET FROM THE WEST QUARTER CORNER OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE N0°03'50"E, 317.17 FEET ALONG THE SECTION LINE; THENCE S89°53'19"E, 511.19 FEET; THENCE N0°03'50"E, 225.96 FEET; THENCE N87°56'16"E, 115.01 FEET; THENCE N87°54'36"E, 60.00 FEET; THENCE 45.84 FEET ALONG THE ARC OF A 1456.89 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS N2°59'29"W, 45.84 FEET); THENCE S89°44'56"E, 348.51 FEET; THENCE N0°06'04"E, 170.06 FEET; THENCE S89°53'56"E, 18.35 FEET; THENCE N0°06'04"E, 111.98 FEET; THENCE S89°54'10"E, 274.28 FEET; THENCE S0°05'32"W, 876.84 FEET; THENCE N89°53'19"W, 813.65 FEET; THENCE N0°06'24"E, 257.17 FEET; THENCE N89°53'19"W, 463.12 FEET; THENCE 23.57 FEET ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS S45°05'36"W, 21.22 FEET); THENCE S0°03'50"W, 242.13 FEET; THENCE N 89°56'10"W, 33.00 FEET TO THE POINT OF BEGINNING.

Now known as Yalecrest Towns, a planned residential development.