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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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RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
05/06/2013 02:38 PM
FEE \$36.00 Pgs: 4
DEP RT REC'D FOR CLINTON CITY

**FIRST SUPPLEMENT TO THE ^D
AMENDED AND RESTATED DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS, AND RESERVATION OF EASEMENTS
FOR
CRANEFIELD ESTATES PRUD NO. 3**

13-301-0078 → 0090

This First Supplement to the Amended and Restated Declaration of Covenants, Conditions and Restrictions, and Reservation of Easements for Cranefield Estates PRUD No. 3 is made and executed by Ivory Development, LLC., a Utah limited liability company, of 978 East Woodoak Lane, Salt Lake City, UT 84117 (the "Declarant").

RECITALS

A. The Declaration of Covenants, Conditions and Restrictions, and Reservation of Easements for Cranefield Estates PRUD No. 1 was recorded in the office of the County Recorder of Davis County, Utah on October 12, 2007 as Entry No. 2312956 in Book 4387 at Pages 40-108 of the official records (the "Initial Declaration").

B. The related Plat Map for Cranefield Estates PRUD No. 1 has also been recorded in the office of the County Recorder of Davis County, Utah (the "Phase 1 Final Plat").

C. The Amended and Restated Declaration of Covenants, Conditions and Restrictions, and Reservation of Easements for Cranefield Estates PRUD No. 1- 1st Amendment was recorded in the office of the County Recorder of Davis County, Utah on May 30, 2008 as Entry No. 2369147 in Book 4544 at Pages 1020-1098 of the official records (the "Declaration").

D. The related Plat Map for Cranefield Estates PRUD No. 2 has also been recorded in the office of the County Recorder of Davis County, Utah (the "Phase 2 Final Plat").

E. The Declarant is the fee simple owner of record of that certain real property located in Davis County, Utah and described with particularity on Exhibit "A" attached hereto and incorporated herein by this reference (the "Phase 3 Property").

F. Declarant reserved the unilateral right and now desires to expand Cranefield Estates and to annex additional land to the Project.

NOW, THEREFORE, for the reasons recited above, and for the benefit of Cranefield Estates and all of the Lot Owners, Declarant hereby executes this First Supplement to the Amended and Restated Declaration of Covenants, Conditions and Restrictions, and Reservation of Easements for Cranefield Estates PRUD No.3 (the "First Supplement") for the purpose of annexing the Phase 3 Property.

1. **Supplement to Definitions.** Article I of the Declaration entitled "Definitions," is hereby modified to include the following supplemental definitions:

a. **First Supplemental Declaration** shall mean and refer to this First Supplement to the Declaration of Covenants, Conditions and Restrictions for Cranefield Estates No. 3.

b. **Phase 3 Map** shall mean and refer to the Final Plat of Phase 3 of the Project, prepared and certified to by Andy Hubbard, a duly registered Utah Land Surveyor holding Certificate No. 6242920, and filed for record in the Office of the County Recorder of Davis County, Utah concurrently with the filing of this First Supplemental Declaration.

Except as otherwise herein provided, the definition of terms contained in the Declaration are incorporated herein by this reference.

2. **Legal Description.** The legal description for the Phase 3 Property is set forth with particularity in Exhibit A-3 attached hereto and incorporated herein by this reference.

3. **Annexation.** Declarant hereby declares that the Phase 3 Property is hereby annexed and the recordation of this First Supplement and the Final Plat constitutes and effectuates the expansion of Cranefield Estates so that it includes the Phase 3 Property.

4. **Description of Property and Total Number of Units Revised.** As shown on the Phase 3 Map, twenty-one (21) new Lots, Numbers 70, 71, 72, 73, 74-R, 75-R, 76, 77, 78, 79, 80, 81, 82-R, 83-LD, 84-R-LD, 85, 86, 87, 88, 89, 90 and other improvements of a less significant nature are or will be constructed and/or created in the Project on the Phase 3 Property. Phase 1 has sixty eight (68) Lots. Phase 2 has twenty eight (28) Lots. Upon the recordation of the Phase 3 Map and this First Supplemental Declaration, the total number of Lots/Units in the Project will be one hundred and seventeen (177) Lots. The additional Lots (and the homes to be constructed therein) are or will be substantially similar in construction, design and quality to the Lots and homes in the single earlier Phases.

5. **Severability.** If any provision, paragraph, sentence, clause, phrase, or word of this First Supplement should under any circumstance be invalidated, such

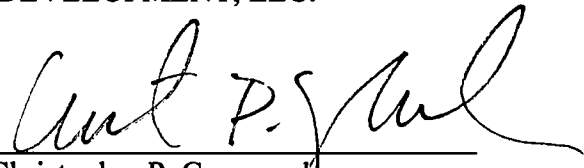
invalidity shall not affect the validity of the remainder of the First Supplement, and the application of any such provision, paragraph, sentence, clause, phrase, or word in any other circumstances shall not be affected thereby.

6. **Topical Headings and Conflict.** The headings appearing at the beginning of the paragraphs of this First Supplement are only for convenience of reference and are not intended to describe, interpret, define or otherwise affect the content, meaning or intent of this First Supplement of any paragraph or provision hereof. In case any provisions hereof shall conflict with Utah law, Utah law shall be deemed to control.

7. **Effective Date.** This annexation shall take effect upon the recording of this instrument and the Final Plat in the office of the County Recorder of Davis County, Utah.

IN WITNESS WHEREOF, the undersigned has hereunto set its hand this _____ day of April, 2013.

DECLARANT:
IVORY DEVELOPMENT, LLC.

By: 
Name: Christopher P. Gamvroulas
Title: President

ACKNOWLEDGMENT

STATE OF UTAH)
 ss:
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 8 day April, 2013 by Christopher P. Gamvroulas, as President 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

EXHIBIT "A-3"

LEGAL DESCRIPTION

The Property referred to in the foregoing document as the Phase 3 Property is located in Davis County, Utah and is described more particularly as follows:

A part of the South Half of Section 20 and the Northwest Quarter of Section 29, Township 5 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey:

Beginning at the Northeast corner of Lot 29, Cranefield Estates PRUD No. 1 1st amendment, Clinton City, Davis County Utah; said point being 483.88 feet West and 1101.79 feet North from the South Quarter corner of said Section 20; and running thence North 73°48'55" East 113.67 feet; thence North 45°18'28" East 218.11 feet; thence North 26°24'33" East 182.90 feet; thence North 4°08'00" East 107.78 feet; thence South 86°04'23" East 109.45 feet; thence South 45°30'15" East 37.10 feet; thence South 86°04'23" East 77.30 feet; thence South 3°55'37" West 18.88 feet; thence South 86°04'23" East 295.21 feet; thence South 3°55'37" West 115.00 feet; thence South 86°04'23" East 37.60 feet; thence South 3°55'37" West 178.21 feet; thence North 84°28'31" West 48.65 feet; thence West 4.86 feet; thence North 89°59'46" West 109.21 feet; thence South 83°50'16" West 138.76 feet; thence South 45°18'28" West 86.7 feet; thence South 56°44'14" West 61.21 feet; thence South 45°18'28" West 98.37 feet; thence South 19°25'13" West 89.26 feet to the North boundary of said Cranefield Estates PRUD No. 1 1st amendment; and running thence four (4) courses along said North line as follows: (1) South 65°05'38" West 298.85 feet; (2) North 16°11'05" West 133.52 feet; (3) North 20°48'19" West 66.22 feet; and (4) North 16°11'05" West 115.00 feet to the point of beginning.