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RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
09/13/2018 01:31 PM
FEE \$35.00 Pgs: 4
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When Recorded, Return to
Ivory Development, LLC
970 E. Woodoak Lane
Salt Lake City, Utah 84117

RETURNED
SEP 13 2018

**FIRST SUPPLEMENT TO DECLARATION
OF COVENANTS, CONDITIONS, AND RESTRICTIONS**

10-329-0202 thru 0220 **EMERALD GROVE
PHASE 2
IN
LAYTON, UTAH**

This First Supplement to Declaration of Covenants, Conditions, and Restrictions for Emerald Grove, Phase 2, located in Layton, 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 Declaration of Covenants, Conditions, and Restrictions for Emerald Grove was recorded with the County Recorder for Davis, County, Utah on August 20, 2018 as Entry No. 3119737 in Book 7081, beginning at Page 99 (the "**Declaration**") for the Emerald Grove subdivision project (the "**Project**");

WHEREAS, the Declaration provides that the Project may be developed in phases and that additional land may be annexed into and made part of the Project and made subject to the Declaration by Declarant's recording of a Supplement to Declaration;

WHEREAS, Declarant is the record fee owner of certain adjacent real property located in Davis County, Utah more specifically described in Exhibit "A" hereinto and incorporated herein by this reference (the "**Emerald Grove Phase 2 Property**");

WHEREAS, Declarant desires to develop the Emerald Grove Phase 2 Property as part of the Project and to include additional Lots/Units and other improvements of a less significant nature;

WHEREAS, a final plat for Phase 2 of the Emerald Grove subdivision ("**Emerald Grove Phase 2 Plat**") has been recorded with the County Recorder for Davis County, Utah; and

WHEREAS, Declarant now intends that the Emerald Grove Phase 2 Property and the Lots/Units thereon 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 First Supplement to Declaration of Covenants, Conditions, and Restrictions for Emerald Grove Phase 2 (this "**First Supplement to Declaration**"). Unless otherwise defined herein, capitalized terms used in this First Supplement to Declaration are defined in the Declaration.

1. Legal Description. The real property defined herein as the Emerald Grove Phase 2 Property is more fully described in Exhibit "A" hereto. The Emerald Grove Phase 2 Property shall be and hereby is submitted to the provisions of the Declaration. Said land and the Lot/Units 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 Declarant in the Declaration, the Emerald Grove Phase 2 Property shall be and hereby is 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 Emerald Grove Phase 2 Property subject to the powers, rights, duties, functions, and jurisdiction of the Emerald Grove Association (the "**Association**").

3. Description of the Project, as Supplemented by this First Supplement to Declaration. The initial plat for Emerald Grove included 12 Lots/Units (Lots 101 through 112) and an additional parcel. The Emerald Grove Phase 2 Plat provides for an additional ~~20~~²⁹ Lots/Units (Lots ~~20~~ through 220). Upon recording of this First Supplement to Declaration annexing the Emerald Grove Phase 2 Property into the Project and the Association, the total number of Lots/Units in the Project will be 32 Lots/Units.

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

[Remainder of this page intentionally left blank.
Signature page to follow]

Dated this _____ day of _____, 2018.

IVORY DEVELOPMENT, LLC

By:

Christopher P. Gamvroulas
Christopher P. Gamvroulas

Its:

President

STATE OF UTAH)

COUNTY OF Salt Lake)

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)ss
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On this 13, day of September, 2018, personally appeared before me Christopher P Gamvroulas, whose identity is personally known to me, (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.

Donna Perkins
Notary Public

My commission expires:

5-30-2022

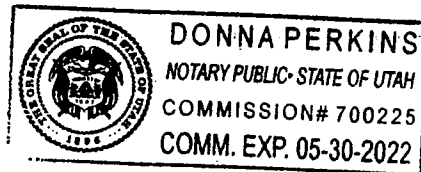


EXHIBIT A
LEGAL DESCRIPTION

Emerald Grove Phase 2 Plat, Lots 202 through 220, inclusive, as shown on the official subdivision final plat on file and of record with the County Recorder for David County, Utah recorded on August 30, 2018 as Entry No. 3114194, in Book 7098, beginning at Page 64, and all improvements and appurtenances as shown thereon.

Parcel Nos. 10-329-0202 through 0220.