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RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
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DEP RT REC'D FOR CLINTON CITY

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

**NINTH SUPPLEMENT  
TO  
AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITONS, AND  
RESTRICTIONS  
FOR  
CRANFIELD ESTATES PRUD NO. 11**

D

13-354-1101 thru 1132

This Ninth Supplement to the Amended and Restated Declaration of Covenants, Conditions and Restrictions, and Reservation of Easements for Cranefield Estates PRUD No 11 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 WHEREAS**, the Declaration of Covenants, Conditions, and Restrictrons, 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 (the "Initial Declaration") together with the related plat map for the initial phase of the Project in conjunction with Declarant's develop of the Cranefield Estates subdivision (the "Project")

**B WHEREAS**, the Amended and Restated Declaration of Covenants, Conditions and Restrictions, and Reservation of Easements for Cranefield Estates PRUD No 1-1<sup>st</sup> 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 (the "Declaration") to facilitate expansion of the Project

**C WHEREAS**, 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

**D WHEREAS**, the First Supplement to the Amended and Restated Declaration of Covenants, Conditions, and Restrictions, and Reservation of Easements for Cranefield Estates PRUD No 3 was recorded in the office of the County Recorder of Davis County, Utah together with the related Plat Map for Cranefield Estates PRUD No 3

**E WHEREAS**, the Second Supplement to the Amended and Restated Declaration of Covenants, Conditions, and Restrictions, and Reservation of Easements for Cranefield Estates PRUD No 4 was recorded in the office of the County Recorder of Davis County together with the related Plat Map for Cranefield Estates PRUD No 4

**F WHEREAS**, the Third Supplement to the Amended and Restated Declaration of Covenants, Conditions and Restrictions, and Reservations of Easements for Cranefield Estates PRUD No 5 was recorded in the office of the County Recorder of Davis County together with the related Plat Map for Cranefield Estates PRUD No 5

**G WHEREAS**, the Fourth Supplement to the Amended and Restated Declaration of Covenants, Conditions, and Restrictions, and Reservation of Easements for Cranefield Estates PRUD No 7 was recorded in the office of the County Recorder of Davis County together with the related Plat Map for Cranefield Estates PRUD No 7

**H WHEREAS**, the Fifth Supplement to the Amended and Restated Declaration of Covenants, Conditions and Restrictions, and Reservation of Easements for Cranefield Estates PRUD No 8 was recorded in the office of the County Recorder of Davis County together with the related Plat Map for Cranefield Estates PRUD No 8

**I WHEREAS**, the Sixth Supplement to the Amended and Restated Declaration of Covenants, Conditions, and Restrictions, and Reservation of Easements for Clubview at Cranefield Estates No 2 was recorded in the office of the County Recorder of Davis County together with the related Plat Map for Clubview at Cranefield No 2

**J WHEREAS**, the Seventh Supplement to the Amended and Restated Declaration of Covenants, Conditions, and Restrictions, and Reservation of Easements for Cranefield Estates PRUD No 9 was recorded in the office of the County Recorder of Davis County together with the related Plat Map for Cranefield Estates PRUD No 9

**K WHEREAS**, the Eighth Supplement to the Amended and Restated Declaration of Covenants, Conditions, and Restrictions and Reservation of Easements for Cranefield Estates PRUD No 10 was recorded in the office of the County Recorder of Davis County together with the related Plat Map for Cranefield Estates PRUD No 10

**L WHEREAS**, Declarant is the record owner of certain real property located in Davis County, Utah and described with particularity on Exhibit "A" attached hereto and incorporated herein by reference (the "Phase 11 Property")

**M WHEREAS**, Declarant Desires to further expand the Project to include an additional thirty two (32) lots Units on the Phase 11 Property

**N WHEREAS**, Declarant now intends that the Phase 11 Property and the lots thereon shall become part of the Project and subject to the Declaration, as it may be further amended and/or supplemented from time to time

**NOW, THEREFORE**, for the reasons recited above, and for the benefit of the Project, the Declarant and the Owners, Declarant hereby executes this Ninth Supplement to the Declaration of Covenants, Conditions and Restrictions, and Reservation of Easements for Cranefield Estates PRUD No 11

**SUPPLEMENT TO DECLARATION**

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

- “Ninth Supplement to Declaration” shall mean and refer to this Ninth Supplement to Amended and Restated Declaration of Covenants, Conditions and Restrictions, and Reservation of Easements for Cranefield Estates PRUD No 11

- “Phase 11 Plat Map” shall mean and refer to the final plat map of Cranefield Estates PRUD No 11 of record and on file with the Office of the County Recorder of Davis County, Utah for Phase 11 of the Project recorded contemporaneous with the filing of this Ninth Supplement to 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 11 Property is set forth in Exhibit A

3 Annexation Consistent with the rights and authority reserved to the Declarant to develop the Project in phases, the Phase 11 Property shall be and hereby is annexed into and made part of the Project and made part of the Cranefield Estates Homeowners Association, organized and operating as a Utah nonprofit corporation (the “Association”) Recordation of this Ninth Supplement to Declaration, together with the Phase 11 Plat Map, shall constitute and effectuate further expansion of the Project, making the real property described in Exhibit A and every Owner and Occupant of a lot thereon subject the Declaration and the functions, powers, rights, duties and jurisdiction of the Association

4 Description of the Project, as Supplemented by the Ninth Supplement to Declaration As reflected on the Phase 11 Plat Map, thirty two (32) new lots (Lots Nos 1101-1132) and other improvements of a less significant nature are or will be constructed and/or created in the Project on the Phase 11 Property Phase 1 has sixty-eight (68) Lots Phase 2 has twenty-eight (28) Lots Phase 3 has twenty-one (21) Lots Phase 4 has eighteen (18) Lots Phase 5 has twenty-two (22) Lots Phase 7 has twenty-nine (29) Lots Phase 8 has seventeen (17) Lots Clubview at Cranefield 2 has twenty-nine (29) Lots Phase 9 has sixteen (16) Lots Phase 10 has twenty (20) Lots Upon the recordation of the Cranefield Estates PRUD No 11 Plat Map and this Ninth Supplement to Declaration, the total number of Lots in the Project will be Three hundred (300) Lots The additional Lots in Phase 11 and the homes constructed thereon shall be substantially similar in construction, design, and quality as the Lots and homes in other phases of the Project

5 Additional Covenants The Phase 11 Property and the Lots thereon are subject to the Street Tree Plan for Phase 11 attached hereto as Exhibit B Owners of Lots in Phase 11 shall be responsible to install and maintain trees and other landscaping in accordance with the Street Tree Plan

6 Covenants, Conditions and Restrictions to Run with the Land The Covenants, Conditions and Restrictions for the Phase 11 Property established by this

Ninth Supplement to Declaration are binding on each Owner and assigns and successors in interest to the Unit and are intended to and shall run with the land

7 Severability If any provision, paragraph, sentence, clause, phrase, or word of this instrument should under any circumstance be invalidated, such invalidity shall not affect the validity of the remainder of this instrument, and the application of any such provision, paragraph, sentence, clause, phrase, or word in any other circumstances shall not be affected thereby

8 Topical Headings and Conflict The headings appearing in this Ninth Supplement to Declaration are only for convenience of reference and are not intended to define, restrict, or otherwise affect the content, meaning or intent of this instrument or any paragraph of provision hereof In case any provisions hereof shall conflict with Utah law, Utah law shall be deemed to control

9 Effective Date The annexation of the Phase 10 Property into the Project shall be effective upon recording of this instrument and the Phase 10 Plat Map with the Office of Recorder of Davis County, Utah

IN WITNESS WHEREOF, the undersigned has hereunto set its hand this 2<sup>ND</sup> day of FEBRUARY, 2021

DECLARANT  
IVORY DEVELOPMENT, LLC

By Christopher P. Gamvroulas  
Name  
Title

STATE OF UTAH                    )  
  ss  
COUNTY OF SALT LAKE        )

The foregoing instrument was acknowledged before me this 2<sup>ND</sup> day of FEBRUARY 2021 by CHRISTOPHER P. GAMVROULAS, as PRESIDENT of IVORY DEVELOPMENT, LLC, a Utah limited liability company, personally known to me or proved on the basis of sufficient evidence, and Christopher P. Gamvroulas duly acknowledged to me that said IVORY DEVELOPMENT, LLC executed the same

Peter Steven Gamvroulas  
NOTARY PUBLIC

My Commission Expires 01-10-2022



**EXHIBIT A  
LEGAL DESCRIPTION  
CRANEFIELD ESTATE PRUD NO 10**

The real property referred to in the foregoing instrument as the Phase 11 Property is located in Davis County, Utah and is described more particularly as follows

Cranefield Estates PRUD No 11, Lots 1101 through 1132, inclusive, as shown on the official plat thereof of record and on file with the Office of Recorder for Davis County, Utah Recorded on 2-11, 2020 as Entry No 3347211

Lots