

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

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RICHARD T. NAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
08/26/2021 03:18 PM  
FEE \$74.00 Pgs: 4  
DEP RTT REC'D FOR CLINTON CITY

**SECOND SUPPLEMENT TO DECLARATION  
OF COVENANTS, CONDITIONS, AND RESTRICTIONS  
FOR  
MONARCH MEADOWS SUBDIVISION  
DAVIS COUNTY, UTAH**

14-586-0307 → 0327

This Second Supplement to the Declaration of Covenants, Conditions, and Restrictions for Monarch Meadows Subdivision, located in Davis County, Utah, is made and executed by Ivory Development, LLC, a Utah limited liability company ("Declarant") with a registered address of 978 E. Woodoak Lane, Salt Lake City, Utah 84117.

**RECITALS**

**WHEREAS**, that certain Declaration of Covenants, Conditions, and Restrictions, and Reservation of Easements for Monarch Meadows Subdivision (the "Declaration") was recorded with the Office of Recorder for Davis County, Utah on March 14, 2019, as Entry No. 3148146, Book 7219, beginning at Page 635 (the "Declaration") for the Monarch Meadows subdivision (the "Project");

**WHEREAS**, the First Supplement to the Declaration of Covenants, Conditions, and Restrictions for Monarch Meadows Subdivision Phase 2 ("First Supplement") was recorded with the Office of Recorder for Davis County, Utah on July 12<sup>th</sup>, 2019 as Entry No. 3172126 for 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 by Declarant's recording of a plat map and a Supplement to Declaration;

**WHEREAS** Declarant is the record fee owner of certain real property adjacent to the Project (the "Monarch Meadows Phase 3 Property"), more specifically described in Exhibit "A" hereto and incorporated herein by this reference;

**WHEREAS**, Declarant desires to develop the Monarch Meadows Phase 3 Property to include additional Lots and other improvements of a less significant nature;

**WHEREAS**, a final plat for the Monarch Meadows Phase 3 Property has been or will be recorded with the Office of Recorder for Davis County, Utah; and

**WHEREAS**, Declarant now intends that Monarch Meadows Phase 3 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 Second Supplement to the Declaration of Covenants, Conditions, and Restrictions for Monarch Meadows Subdivision (this "Second Supplement to Declaration").

1. Legal Description. The real property defined herein as the Monarch Meadows Phase 3 Property is more fully described in Exhibit "A" hereto.

2. Annexation. Consistent with the rights and authority reserved to the Declarant in the Declaration, the Monarch Meadows Phase 3 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 Monarch Meadows Phase 3 Property subject to the powers, rights, duties, functions, and jurisdiction of Monarch Meadows Homeowners Association, Inc. (the "Association"). The Monarch Meadows Phase 3 Property and the Lots and Homes 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.

3. Description of the Project, as Supplemented by this Second Supplement to Declaration. The initial plat for Monarch Meadows Subdivision Phase 1 included five (5) Lots (101-R, 102-R, 103, 104, and 105). The plat for Monarch Meadows Subdivision Phase 2 included thirty-four (34) Lots (Lots 201 through 234). Upon recording of the Monarch Meadows Phase 3 Plat (Lots 301-R, 302-R, 303-R and Lots 304 through 327) and this Supplement to the Declaration, the total number of Lots in the Project will be sixty-six (66).

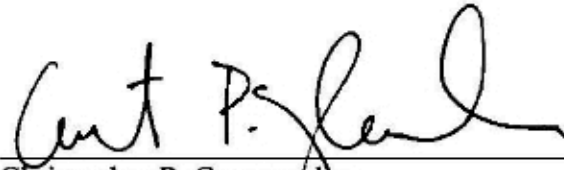
4. Supplement to Definitions in Declaration. Declaration Article 1 Definitions are hereby supplemented as follows:

- (a) The term "Plat" is hereby expanded to include the recorded final plat for Monarch Meadows Phase 3 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 Second Supplement to Declaration.
- (c) The term "Subdivision" is hereby expanded to include the Monarch Meadows Phase 3 Property and the Lots thereon.
- (d) The term "Total Votes" is hereby expanded to include the Lots in Monarch Meadows Phase 3.

5. Covenants, Conditions and Restrictions Run with the Land. This Second 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.

Dated this 3<sup>RD</sup> day of AUGUST, 2021.

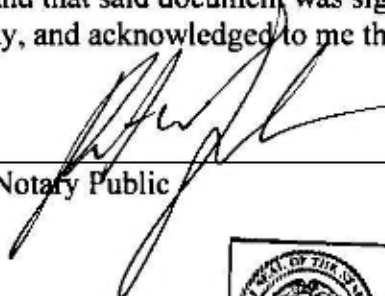
IVORY DEVELOPMENT, LLC

By:   
Christopher P. Gamvroulas

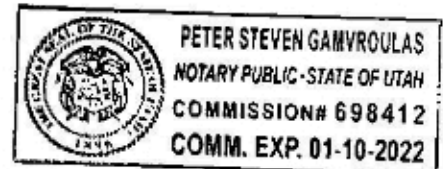
Its: President

STATE OF UTAH )  
COUNTY OF SALT LAKE )ss

On this 3<sup>RD</sup> day of AUGUST, 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 Second Supplement to the Declaration of Covenants, Conditions, and Restrictions for Monarch Meadows Phase 3 Subdivision is located in Davis County, Utah and more fully described as follows:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTH WEST QUARTER OF SECTION 33, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE ALONG THE EAST LINE OF SAID NORTHWEST QUARTER S00°05'55"W 1323.70 FEET TO THE NORTH LINE OF FENWAY ESTATES PHASE 1 SUBDIVISION AS RECORDED #3005352 IN BOOK 6713 AT PAGE 124, DAVIS COUNTY RECORDER'S OFFICE; THENCE ALONG SAID NORTH LINE N89°59'51"W 316.20 FEET; THENCE N00°01'13"W 137.57 FEET; THENCE N17°24'52"W 62.88 FEET; THENCE N00°01'13"W 908.00 FEET; THENCE N14°57'06"W 62.10 FEET; THENCE N00°01'13"W 158.00 FEET TO THE NORTH LINE OF SAID NORTHWEST QUARTER; THENCE ALONG SAID NORTH LINE N89°58'47"E 228.25 FEET; THENCE S00°01'13"E 161.00 FEET; THENCE N89°58'47"E 98.00 FEET; THENCE N00°01'13"W 161.00 FEET; THENCE N89°58'47"E 27.50 FEET TO THE POINT OF BEGINNING.

CONTAINS 9.856 ACRES IN AREA AND 27 LOTS

PARCEL NOS: