

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

15-176-0313 thru
0314

**SECOND SUPPLEMENT TO DECLARATION
OF COVENANTS, CONDITIONS, AND RESTRICTIONS,
AND RESERVATION OF EASEMENTS
FOR
LEGACY PARK ESTATES PHASE 3
IN
DAVIS COUNTY, UTAH**

This Second Supplement to the Declaration of Covenants, Conditions, and Restrictions, and Reservation of Easements for Legacy Park Estates Phase 3, 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 Legacy Park Estates Phase 3 (the "Declaration") was recorded with the Office of Recorder for Davis County, Utah on January 23rd, 2023, as Entry No. 3515233 for the Legacy Park Estates Subdivision (the "Project");

WHEREAS, the First Supplement to the Declaration of Covenants, Conditions, and Restrictions, and Reservation of Easements for Legacy Park Estates Phase 2 ("First Supplement") was recorded with the Office of Recorder for Davis County, Utah on October 3rd, 2023, as Entry No. 3546259 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;

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

WHEREAS, Declarant desires to develop the Legacy Park Estates Phase 3 Property to include additional Lots and other improvements of a less significant nature;

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

WHEREAS, Declarant now intends that the Legacy Park Estates 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, and Reservation of Easements for Legacy Park Estates Phase 3 (this "Second Supplement to Declaration").

1. Legal Description. The real property defined herein as the Legacy Park Estates Phase 3 Property is more fully described in Exhibit "A" hereto. The Legacy Park Phase 3 Property is hereby submitted to the provisions of the Declaration. Said land and the Lots 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 the Declarant in the Declaration, the Legacy Park Estates 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 Legacy Park Estates Phase 3 Property subject to the powers, rights, duties, functions, and jurisdiction of Legacy Park Estates Phase 3 Homeowners Association, Inc. (the "Association").

3. 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 Legacy Park 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 Legacy Park Estates Phase 3 Property and the Lots thereon.
- (d) The term "Total Votes" is hereby expanded to include the Lots in Legacy Park Estates Phase 3.

4. 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 15TH day of JANUARY, 2025.

IVORY DEVELOPMENT, LLC

By: 
Kevin Anglesey

Its: Secretary

STATE OF UTAH)
COUNTY OF SALT LAKE)ss
)

On this 15TH, day of JANUARY, 2025, personally appeared before me KEVIN ANGLESEY, 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:

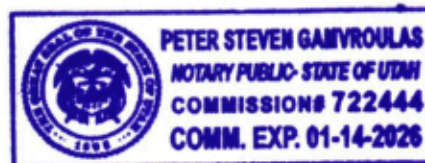


EXHIBIT A
LEGAL DESCRIPTION

The real property subject to the foregoing Second Supplement to the Declaration of Covenants, Conditions, and Restrictions, and Reservation of Easements for Legacy Park Estates Phase 3 is located in Davis County, Utah and more fully described as follows:

BOUNDARY DESCRIPTION

A part of the Southeast Quarter of Section 15, Township 4 North, Range 2 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point S0°09'08"W 800.73 feet along the Section line and N89°50'52"W 1065.65 feet from the East Quarter Corner of Section 15, Township 4 North, Range 2 West, Salt Lake Base and Meridian; running thence S00°20'43"W 85.00 feet; thence S00°09'23"E 255.00 feet; thence S89°58'04"W 178.78 feet; thence N00°01'56"W 7.28 feet; thence S89°58'04"W 111.86 feet; thence S00°01'56"E 38.74 feet; thence S89°58'04"W 340.43 feet to a easterly boundary line of HAWTHORN SUBDIVISION PHASE 1 according to the official plat thereof recorded June 10, 1997 as Entry No. 1328153, in Book 2140, at Page 385 in the Davis County Recorder's Office; thence along said plat N00°07'16"E 323.71 feet; thence N89°36'58"E 340.36 feet; thence N00°01'56"W 47.41 feet; thence N89°39'02"E 112.48 feet; thence S84°02'36"E 60.00 feet; thence N05°57'24"E 3.91 feet; thence N89°58'04"E 117.29 feet to the point of beginning.

Containing 4.79 acres +/-
13 Lots and 1 Parcel

(bearings in the boundary description are based on the Davis County coordinate system. rotate bearings clockwise 0°20'25" for the nad83 equivalent bearing)

PARCEL NOS: 15-176-0313 thru 0314