

3624144  
BK 8783 PG 305

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

E 3624144 B 8783 P 305-311  
KELLY A. SILVESTER  
DAVIS COUNTY, UTAH RECORDER  
7/3/2025 11:57 AM  
FEE 48.00 Pgs: 7  
DEP AJH REC'D FOR CLINTON  
CITY CORPORATION

13-388-1601 thru 1614

**FOURTEENTH SUPPLEMENT  
TO  
AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, AND  
RESTRICTIONS  
FOR  
CRANEFIELD ESTATES PRUD NO. 16**

This Fourteenth Supplement to the Amended and Restated Declaration of Covenants, Conditions and Restrictions, and Reservation of Easements for Cranefield Estates PRUD No 16 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 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 (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**, the Ninth Supplement to the Amended and Restated Declaration of Covenants, Conditions, and Restrictions and Reservation of Easements for Cranefield Estates PRUD No. 11 was recorded in the office of the County Recorder of Davis County together with the related Plat Map for Cranefield Estates PRUD No. 11.

M. **WHEREAS**, the Tenth Supplement to the Amended and Restated Declaration of Covenants, Conditions, and Restrictions and Reservation of Easements for Cranefield Estates PRUD No. 12 was recorded in the office of the County Recorder of Davis County together with the related Plat Map for Cranefield Estates PRUD No. 12.

N. **WHEREAS**, the Eleventh Supplement to the Amended and Restated Declaration of Covenants, Conditions, and Restrictions and Reservation of Easements for Cranefield Estates PRUD No. 13 was recorded in the office of the County Recorder of Davis County together with the related Plat Map for Cranefield Estates PRUD No. 13.

O. **WHEREAS**, the Twelfth Supplement to the Amended and Restated Declaration of Covenants, Conditions, and Restrictions and Reservation of Easements for Cranefield Estates PRUD No. 14 was recorded in the office of County Recorder of Davis County together with the related Plat Map for Cranefield Estates PRUD. No. 14.

P. **WHEREAS**, the Thirteenth Supplement to the Amended and Restated Declaration of Covenants, Conditions, and Restrictions and Reservation of Easements for Cranefield Estates PRUD No. 15 was recorded in the office of County Recorder of Davis County together with the related Plat Map for Cranefield Estates PRUD. No. 15.

Q. **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 16 Property").

R. **WHEREAS**, Declarant Desires to further expand the Project to include an additional fourteen (14) lots Units on the Phase 16 Property.

S. **WHEREAS**, Declarant now intends that the Phase 16 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 Fourteenth Supplement to the Declaration of Covenants, Conditions and Restrictions, and Reservation of Easements for Cranefield Estates PRUD No. 16.

#### **SUPPLEMENT TO DECLARATION**

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

- "Fourteenth Supplement to Declaration" shall mean and refer to this Fourteenth Supplement to Amended and Restated Declaration of Covenants, Conditions and Restrictions, and Reservation of Easements for Cranefield Estates PRUD No. 16.
- "Phase 16 Plat Map" shall mean and refer to the final plat map of Cranefield Estates PRUD No. 16 of record and on file with the Office of the County Recorder of Davis County, Utah for Phase 16 of the Project recorded contemporaneous with the filing of this Fourteenth 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 16 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 16 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 Fourteenth Supplement to Declaration, together with the Phase 16 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 Fourteenth Supplement to Declaration. As reflected on the Phase 156 Plat Map, fourteen (14) new lots (Lots Nos. 1601-1614-R) and other improvements of a less significant nature are or will be constructed and/or created in the Project of the Phase 16 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. Phase 11 has thirty-two (32) Lots. Phase 12 has Thirty-Eight (38) Lots. Phase 13 has seventeen (17) Lots. Phase 14 has twenty-two (22) Lots. Phase 15 has twenty-seven (27) Lots. Upon the recordation of the Cranefield Estates PRUD No. 15 Plat Map and this Fourteenth Supplement to Declaration, the total number of Lots in the Project will be Four Hundred Twelve (412) Lots. The additional Lots in Phase 16 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 16 Property and the Lots thereon are subject to the Street Tree Plan for Phase 16 attached hereto as Exhibit B. Owners of Lots in Phase 16 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 16 Property established by this Fourteenth 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 Fourteenth 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 16 Property into the Project shall be effective upon recording of this instrument and the Phase 16 Plat Map with the Office of Recorder of Davis County, Utah.

IN WITNESS WHEREOF, the undersigned has hereunto set its hand this 27<sup>TH</sup> day of JUNE, 2025.

DECLARANT:  
IVORY DEVELOPMENT, LLC

By:

Name:

Title:

Christopher P. Gammopoulos  
CHRISTOPHER P. GAMPOULAS  
PRESIDENT

STATE OF UTAH )

ss:

COUNTY OF SALT LAKE )

The foregoing instrument was acknowledged before me this 27<sup>TH</sup> day of JUNE, 2025 by CHRIS GAMPOULAS, as PRESIDENT of IVORY DEVELOPMENT, LLC, a Utah limited liability company, personally known to me or proved on the basis of sufficient evidence, and CHRIS GAMPOULAS duly acknowledged to me that said IVORY DEVELOPMENT, LLC executed the same.

My Commission Expires:

1-24-26

[Signature]  
NOTARY PUBLIC



**EXHIBIT A  
LEGAL DESCRIPTION  
CRANFIELD ESTATE PRUD NO. 16**

The real property referred to in the foregoing instrument as the Phase 16 Property is located in Davis County, Utah and is described more particularly as follows:

**BOUNDARY DESCRIPTION**

THAT PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 20 AND THE NORTHWEST QUARTER (NW 1/4) OF SECTION 29, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; CLINTON CITY, DAVIS COUNTY, UTAH, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING N90°00'00"E 687.49 FEET FROM THE SOUTHWEST CORNER OF SECTION 20; AND RUNNING THENCE N00°00'00"E 92.00 FEET; THENCE N13°16'03"E 55.93 FEET; THENCE N00°00'00"E 146.65 FEET; THENCE N84°08'36"E 173.89 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 220.00 FEET, A DISTANCE OF 51.92 FEET, A CHORD DIRECTION OF N14°03'20"E, AND A CHORD DISTANCE OF 51.80 FEET; THENCE N90°00'00"E 126.65 FEET; THENCE N55°34'49"E 40.55 FEET; THENCE N90°00'00"E 148.68 FEET; THENCE N80°34'57"E 66.61 FEET; THENCE S00°00'00"E 430.90 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1016.04 FEET, A DISTANCE OF 2.16 FEET, A CHORD DIRECTION OF S89°56'21"W, AND A CHORD DISTANCE OF 2.16 FEET; THENCE N90°00'00"W 299.14 FEET; THENCE S00°00'00"E 66.00 FEET; THENCE N90°00'00"W 271.59 FEET; THENCE N00°00'00"E 102.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 5.45 ACRES IN AREA AND 14 LOTS.

Lots:

# EXHIBIT B PHASE 16 STREET TREE PLAN



AMUR MAPLE



SENSATION  
BOX ELDER



CANADA RED  
CHOKECHERRY

## TREE SPECIES LIST

*Prunus virginiana* 'Canada Red'  
CANADA RED CHOKECHERRY

*Acer ginnala*  
AMUR MAPLE

*Acer negundo* 'Sensation'  
SENSATION BOX ELDER

## LANDSCAPE NOTES:

1. Street trees are to be located at approximately 40 feet on center.
  - Street trees are to be located 30 feet from corners of intersections
  - Trees are to be located 30 feet from any streetlight
2. Street trees in front of each lot are to be installed by the homebuyer in compliance with this plan
3. If driveways or utilities conflict with the street tree placement, the homeowner may apply through the HOA to eliminate a tree or adjust its placement
4. Street trees shall be centered in the parkstrip between the sidewalk and the curb
5. All parkstrips are to be planted with sod or an HOA approved waterwise plan. Any waterwise parkstrip must include an approved ground cover and drip irrigated plantings covering at least 50% of the parkstrip area.
6. Homeowners may only select street tree species from the approved list herein

