

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

**SECOND SUPPLEMENT TO DECLARATION
OF COVENANTS, CONDITIONS, AND RESTRICTIONS,
AND RESERVATION OF EASEMENTS
FOR
SAGEWOOD VILLAGE SUBDIVISION
PHASE 3
IN
TOOELE COUNTY, UTAH**

This First Supplement to the Declaration of Covenants, Conditions, and Restrictions, and Reservation of Easements for Sagewood Village Subdivision, located in Tooele County, 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, and Reservation of Easements for Sagewood Village Subdivision (the “Declaration”) was recorded with the Office of Recorder for Tooele County, Utah on February 13th 2019, as Entry No. 481076 for the Sagewood Village subdivision (the “Project”);

WHEREAS, the First Supplement to Declaration of Covenants, Conditions, and Restrictions, and Reservation of Easements for Sagewood Village Subdivision Phase 2 (“First Supplement”) was recorded with the Office of Recorder for Tooele County, Utah on March 2nd 2019, as Entry No. 481521 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 “Sagewood Village Phase 3 Property”), more specifically described in Exhibit “A” hereto and incorporated herein by this reference;

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

WHEREAS, a final plat for the Sagewood Village Phase 3 Property has been or will be recorded with the Office of Recorder for Tooele County, Utah; and

WHEREAS, Declarant now intends that the Sagewood Village 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 Sagewood Village Subdivision (this "Second Supplement to Declaration").

1. Legal Description. The real property defined herein as the Sagewood Village Phase 3 Property is more fully described in Exhibit "A" hereto. The Sagewood Village 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 Sagewood Village 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 Sagewood Village Phase 3 Property subject to the powers, rights, duties, functions, and jurisdiction of Oakridge Park Subdivision Homeowners Association, Inc. (the "Association").

3. Description of the Project, as Supplemented by this First Supplement to Declaration. The plats for Sagewood Village Subdivision Phase 1 and Sagewood Village Phase 2 included 70 Lots (Lots 101 through 158 and Lots 201 through 212). Upon recording of the plat for the Sagewood Village Phase 3 Property, together with this Second Supplement to Declaration, an additional 25 Lots (Lots 301 through 325) will be annexed into the Association, bringing the total number of Lots in the Project to 95.

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 Sagewood Village 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, and this Second Supplement to Declaration.
- (c) The term "Subdivision" is hereby expanded to include the Sagewood Village Phase 3 Property and the Lots thereon.

(d) The term "Total Votes" is hereby expanded to include the Lots in Sagewood Village Phase 3.

5. Covenants, Conditions and Restrictions Run with the Land. This First 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 26TH day of JUNE, 2019.

IVORY DEVELOPMENT, LLC

By: Christopher P. Gamvroulas
Christopher P. Gamvroulas

Its: President

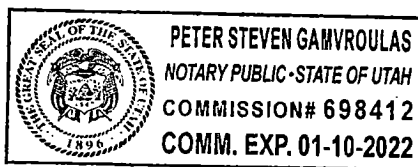
STATE OF UTAH)
COUNTY OF SALT LAKE)ss
)

On this 26TH day of JUNE, 2019, 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.

Peter Steven Gamvroulas
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, and Reservation of Easements for Sagewood Village Subdivision is located in Tooele County, Utah and more fully described as follows:

Sagewood Village Subdivision, Phase 3, Lots 301 through 325, inclusive, as shown on the official subdivision final plat on file and of record with the Office of Recorder for Tooele County, Utah recorded on July 2nd, 2019 as Entry No. 489284, and improvements and appurtenances, as shown thereon

PARCEL NOS:

20-076-0-0301	20-076-0-302	20-076-0-303	20-076-0-0304
20-076-0-0305	20-076-0-300	20-076-0-0307	20-076-0-0308
20-076-0-0309	20-076-0-0310	20-076-0-0311	20-076-0-0312
20-076-0-0313	20-076-0-0314	20-076-0-0315	20-076-0-0315
20-076-0-0316	20-076-0-0317	20-076-0-0318	20-076-0-0319
20-076-0-0320	20-076-0-0321	20-076-0-0322	20-076-0-0323
20-076-0-0324	20-076-0-0324	20-076-0-0325	20-076-0-0005
20-076-0-0005			