

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

**THIRD SUPPLEMENT TO DECLARATION
OF COVENANTS, CONDITIONS, AND RESTRICTIONS,
AND RESERVATION OF EASEMENTS
FOR
SAGEWOOD VILLAGE SUBDIVISION
PHASE 5
IN
TOOELE COUNTY, UTAH**

This Third 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 the 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 Second Supplement to the Declaration of Covenants, Conditions, and Restrictions, and Reservation of Easements for Sagewood Village Subdivision Phase 3 (“Second Supplement”) was recorded with the Office of Recorder for Tooele County, Utah on July 2nd 2019, as Entry No. 489287 for the Project;

WHEREAS, the construction and approval of Phase 5 preceded that of Phase 4;

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 5 Property”), more specifically described in Exhibit “A” hereto and incorporated herein by this reference;

WHEREAS, Declarant desires to develop the Sagewood Village Phase 5 Property to include additional Lots and other improvements of a less significant nature;

WHEREAS, a final plat for the Sagewood Village Phase 5 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 5 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 Third Supplement to the Declaration of Covenants, Conditions, and Restrictions, and Reservation of Easements for Sagewood Village Subdivision (this “Third Supplement to Declaration”).

1. Legal Description. The real property defined herein as the Sagewood Village Phase 5 Property is more fully described in Exhibit “A” hereto. The Sagewood Village Phase 5 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 5 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 5 Property subject to the powers, rights, duties, functions, and jurisdiction of Sagewood Village Subdivision Homeowners Association, Inc. (the “Association”).

3. Description of the Project, as Supplemented by this Third Supplement to Declaration. The plats for Sagewood Village Subdivision Phases 1, 2 and 3 included 95 Lots (Lots 101 through 158, Lots 201 through 212, Lots 301 through 325). Upon recording of the plat for the Sagewood Village Phase 5 Property, together with this Third Supplement to Declaration, an additional 19 Lots (Lots 501 through 519) will be annexed into the Association, bringing the total number of Lots in the Project to 114.

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

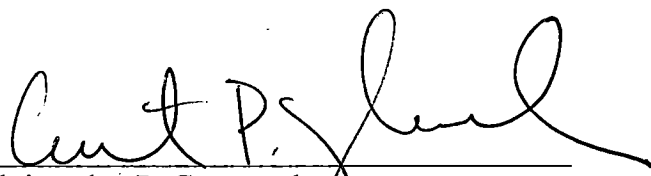
- (a) The term “Plat” is hereby expanded to include the recorded final plat for Sagewood Village Phase 5 Property.

- (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 Third Supplement to Declaration.
- (c) The term "Subdivision" is hereby expanded to include the Sagewood Village Phase 5 Property and the Lots thereon.
- (d) The term "Total Votes" is hereby expanded to include the Lots in Sagewood Village Phase 5.

5. Covenants, Conditions and Restrictions Run with the Land. This Third 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 17TH day of JULY, 2019.

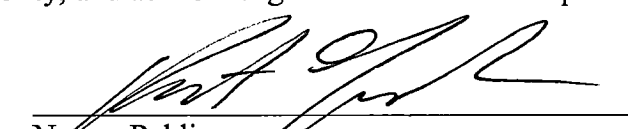
IVORY DEVELOPMENT, LLC

By: 
 Christopher P. Gamvroulas

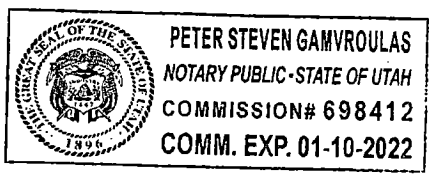
Its: President

STATE OF UTAH)
 COUNTY OF SALT LAKE)^{ss}

On this 17TH day of JULY, 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.


 Notary Public

My commission expires:
01-10-2022



**EXHIBIT A
LEGAL DESCRIPTION**

The real property subject to the foregoing Third 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 5, Lots 501 through 519, 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, 19, 2019 as Entry No. 490191, and improvements and appurtenances, as shown thereon

PARCEL NOS:

20-080-0-0501	20-080-0-0511	20-080-0-000B	
20-080-0-0502	20-080-0-0512	20-080-0-000C	
20-080-0-0503	20-080-0-0513	20-080-0-000D	
20-080-0-0504	20-080-0-0514		
20-080-0-0505	20-080-0-0515		
20-080-0-0506	20-080-0-0516		
20-080-0-0507	20-080-0-0517		
20-080-0-0508	20-080-0-0518		
20-080-0-0509	20-080-0-0519		
20-080-0-0510	20-080-0-000A		