

When Recorded Return To:
Ivory Development, LLC
Christopher P. Gamvroulas
978 East Woodoak Lane
Salt Lake City, UT 84117
(801) 747-7440

ENT49863:2022 PG 1 of 4
Andrea Allen
Utah County Recorder
2022 Apr 21 04:15 PM FEE 40.00 BY CH
RECORDED FOR Cottonwood Title Insurance Agency, Inc.
ELECTRONICALLY RECORDED

**FIRST SUPPLEMENT
TO
DECLARATION OF
COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR
THE TOWNS AT SNOW SPRINGS
FOR
PHASE 2**

This supplement to Declaration of Covenants, Conditions, and Restrictions for The Towns at Snow Springs (the “Supplement”) is made and executed by Vantaggio Snow Springs Towns, LLC, a Utah limited liability company with an address of 978 E Woodoak Lane, Salt Lake City, Utah 84117 (the “Declarant”).

RECITALS

A. Declarant recorded that certain Declaration of Covenants, Conditions, and Restrictions for The Towns at Snow Springs with the Office of Recorder for Utah County, Utah on February 25th, 2022, as Entry No. 24659:2022 (the “Declaration”).

B. The Declaration reserves to the Declarant the right and authority to unilaterally expand the Project in accordance with the Declaration.

C. Declarant is the record owner of certain real property located in Lehi City, Utah County, Utah, more fully described herein (the “Property” or “The Towns at Snow Springs P.U.D. Phase 2”).

D. Declarant desires to further expand the Project to include an additional twenty-seven (27) Lots, and other improvements of a less significant nature on the Property.

E. Declarant now intends that the Property and the Lots thereon shall become part of the Project and subject to the Declaration.

NOW, THEREFORE, for the reasons recited above, and for the benefit of the Project, Declarant, and Owners, Declarant hereby executes this Supplement to the Declaration of Covenants, Conditions, and Restrictions for The Towns at Snow Springs for The Towns at Snow Springs Phase 2.

SUPPLEMENT TO MASTER DECLARATION

1. Supplement to Definitions. Article I of the Declaration, entitled “Definitions,” shall be and hereby is modified to include the following supplemental definitions:

- “The Towns at Snow Springs Phase 2 Plat” shall mean and refer to the final plat maps of the Property that have been or will be recorded with the Office of County Recorder for Utah County, Utah contemporaneous with the filing of this Supplement to Declaration.

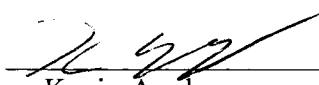
Except as otherwise provided herein, the definitions of capitalized terms contained in the Declaration are incorporated herein by this reference.

2. Annexation. Consistent with the rights and authority reserved to Declarant in the Declaration, the Property shall be and hereby is annexed into the Project and the Towns at Snow Springs Association, which is organized and operating as a Utah nonprofit corporation (the “Association”). Recordation of this Supplement to Declaration, together with the Towns at Snow Springs Plat 2, 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 to the Declaration and the functions, powers, rights, duties, and jurisdiction of the Association.

3. Covenants, Conditions, and Restrictions to Run with the Land. The Covenants, Conditions and Restrictions for the Property and the Lots thereon established by this Supplement to Master Declaration are intended to and shall be binding on the Lots, the respective Owners and their successors in interest and shall run with the land.

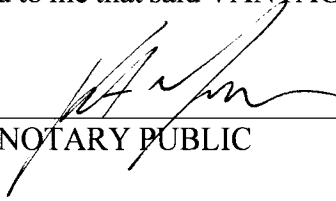
IN WITNESS WHEREOF, the undersigned has hereunto set its hand to this instrument this 20th day of April, 2022.

DECLARANT:
VANTAGGIO SNOW SPRINGS TOWNS, LLC.

By: 
Name: Kevin Anglesey
Title: MANAGER

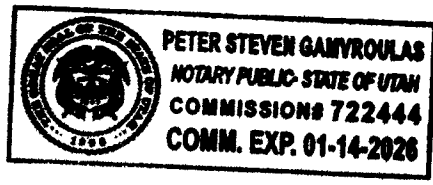
STATE OF UTAH)
SS:
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 20th day of April, 2022 by Kevin Anglesey, ~~MANAGER~~ of VANTAGGIO SNOW SPRINGS TOWNS, LLC, a Utah limited liability company, and who duly acknowledged to me that said VANTAGGIO SNOW SPRINGS TOWNS, LLC executed the same.



NOTARY PUBLIC

My Commission Expires: 01-14-2026



**EXHIBIT A
LEGAL DESCRIPTION**

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

A parcel of land situate in the SW1/4 of Section 18, Township 5 South, Range 1 East, SLB&M, located in Lehi City, Utah, being a part of one (1) parcel identified by Utah County tax numbers 13:024:0019, more particularly described as follows:

Beginning at a point on the southwesterly line of a Warranty Deed on file as Entry No. 28103:1977 in the Utah County Recorder's Office, said point being N00°08'33"W 1,216.59 feet along the Quarter Section line and S89°51'27"W 296.24 feet from the South Quarter Corner of Section 18, T5S, R1E, SLB&M; running thence N89°24'58"W 399.02 feet; thence along the arc of a curve to the right with a radius of 10.00 feet a distance of 15.61 feet through a central angle of 89°24'58" Chord: N44°42'29"W 14.07 feet; thence North 0.55 feet; thence West 20.00 feet; thence South 5.14 feet; thence along the arc of a curve to the right with a radius of 10.00 feet a distance of 15.81 feet through a central angle of 90°35'02" Chord: S45°17'31"W 14.21 feet; thence N89°24'58"W 160.05 feet; thence along the arc of a curve to the right with a radius of 10.00 feet a distance of 15.61 feet through a central angle of 89°24'58" Chord: N44°42'29"W 14.07 feet; thence North 17.79 feet; thence N89°59'52"W 130.45 feet to the easterly line of DAPPLE GRAY TRAILS PLAT "C" Subdivision, on file as Entry No. 113075:2018, Map No. 16346, in the Utah County Recorder's Office; thence along said easterly line N00°00'11"E 159.49 feet; thence S89°36'58"E 285.63 feet to and along the southerly line of a Special Warranty Deed on file as Entry No. 136123:2008, in the Utah County Recorder's Office, to the southwesterly line of a Warranty Deed on file as Entry No. 33524:1979 in the Utah County Recorder's Office; thence along said deed the following two (2) courses: (1) S65°07'00"E 385.05 feet; thence (2) North 23.99 feet to the southerly line of a Special Warranty Deed on file as Entry No. 94873:2021 in the Utah County Recorder's Office, thence along said deed and to and along a Special Warranty Deed on file as Entry No. 28103:1977, in the Utah County Recorder's Office, S65°07'00"E 115.14 feet along said deeds to the point of beginning.

Contains: 2.02 acres+/-, 27 Units and 3 Parcels