

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

**SIXTH SUPPLEMENT TO DECLARATION  
OF COVENANTS, CONDITIONS, AND RESTRICTIONS,  
AND RESERVATION OF EASEMENTS  
FOR  
SAGEWOOD VILLAGE SUBDIVISION  
PHASE 8  
IN  
TOOELE COUNTY, UTAH**

This Sixth 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 13<sup>th</sup> 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 2<sup>nd</sup> 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 2<sup>nd</sup> 2019, as Entry No. 489287 for the Project;

**WHEREAS**, the Third Supplement to the Declaration of Covenants, Conditions, and Restrictions, and Reservation of Easements for Sagewood Village Subdivision Phase 5 (“Third Supplement”) was recorded with the Office of Recorder for Tooele County, Utah on July 19<sup>th</sup> 2019, as Entry No. 490199 for the Project;

**WHEREAS**, the Fourth Supplement to the Declaration of Covenants, Conditions, and Restrictions, and Reservation of Easements for Sagewood Village Subdivision Phase 4 (“Fourth

Supplement”) was recorded with the Office of Recorder for Tooele County, Utah on January 15<sup>th</sup>, 2020 as Entry No. 501623 for the Project.

**WHEREAS**, the Fifth Supplement to the Declaration of Covenants, Conditions, and Restrictions, and Reservation of Easements for Sagewood Village Subdivision Phase 6 & 7 (“Fifth Supplement”) was recorded with the Office of Recorder for Tooele County, Utah on July 27<sup>th</sup>, 2020 as Entry No. 516270 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 9 Property”), more specifically described in Exhibit “A” hereto and incorporated herein by this reference;

**WHEREAS**, Declarant desires to develop the Sagewood Village Phase 9 Property to include additional Lots and other improvements of a less significant nature;

**WHEREAS**, a final plat for the Sagewood Village Phase 9 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 9 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 Sixth Supplement to the Declaration of Covenants, Conditions, and Restrictions, and Reservation of Easements for Sagewood Village Subdivision (this “Sixth Supplement to Declaration”).

1. Legal Description. The real property defined herein as the Sagewood Village Phases 9 Property is more fully described in Exhibit “A” hereto. The Sagewood Village 9 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 9 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 9 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 Sixth Supplement to Declaration. The plats for Sagewood Village Subdivision Phases 1, 2, 3, 4, 5, 6, 7 included 218 Lots (Lots 101 through 158, Lots 201 through 212, Lots 301 through 325, Lots 501 through 519, Lots 401 through 444, 601 through 631, Lots 701 through 729). Upon recording of the plat for the Sagewood Village Phase 9 Property, together with this Sixth Supplement to Declaration, an additional 32 Lots (Lots 901 through 932) will be annexed into the Association, bringing the total number of Lots in the Project to 250.

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

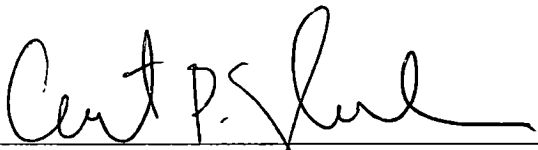
- (a) The term "Plat" is hereby expanded to include the recorded final plat for Sagewood Village Phases 9 Property.
- (b) The term "Governing Documents" is hereby expanded to include the Final Plat (as defined herein), the Declaration, Bylaws, Articles of Incorporation, Rules and Regulations, Notice of Reinvestment Fee Covenant, and this Fourth Supplement to Declaration.
- (c) The term "Subdivision" is hereby expanded to include the Sagewood Village Phase 9 Property and the Lots thereon.
- (d) The term "Total Votes" is hereby expanded to include the Lots in Sagewood Village Phases 9.

5. Covenants, Conditions and Restrictions Run with the Land. This Sixth 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.

(Remainder of Page Intentionally Left Blank)

Dated this 8<sup>TH</sup> day of JAN, 2021.

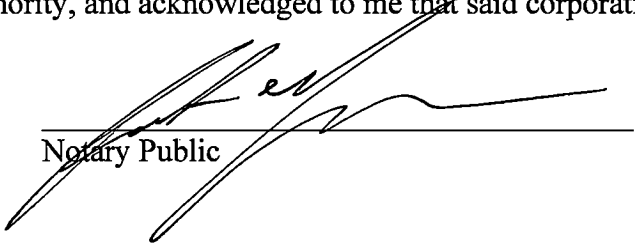
IVORY DEVELOPMENT, LLC

By:   
Christopher P. Gamvroulas

Its: President

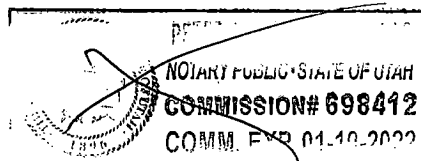
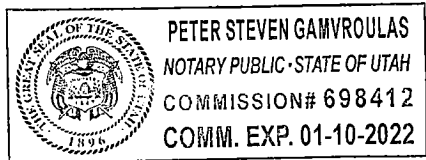
STATE OF UTAH )  
COUNTY OF SALT LAKE )ss  
)

On this 8<sup>TH</sup> day of JANUARY, 2021, 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 Fourth 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:

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN; STANSBURY PARK, TOOEE COUNTY, UTAH DESCRIBED AS FOLLOWS: BEGINNING AT A POINT THAT IS N89°22'40"E 789.82 FEET AND N00°00'00"E 485.02 FEET FROM THE WEST QUARTER CORNER OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE N00°37'20"W 285.00 FEET; THENCE N01°23'28"E 77.92 FEET; THENCE N10°52'52"E 72.60 FEET; THENCE N20°47'48"E 72.60 FEET; THENCE N30°42'44"E 72.59 FEET; THENCE N40°37'41"E 72.60 FEET; THENCE N50°32'37"E 54.31 FEET; THENCE S40°57'40"E 60.18 FEET; THENCE S36°59'29"E 108.82 FEET; S36°02'11"E 100.00 FEET; THENCE N89°22'40"E 56.92 FEET; THENCE N72°53'44"E 62.57 FEET; THENCE N89°22'40"E 105.00 FEET; THENCE S00°37'20"E 110.00 FEET; THENCE S05°23'09"E 60.21 FEET; THENCE S00°37'20"E 285.00 FEET; THENCE S89°22'40"W 560.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 283,839 SQUARE FEET OR 6.52 ACRES IN AREA

PARCEL NOS:

21-060-0-0901 THROUGH 21-060-0-0932  
± 21-060-0-000A