

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

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

This Ninth 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 978 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 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 8 Property”), more specifically described in Exhibit “A” hereto and incorporated herein by this reference;

WHEREAS, Declarant desires to develop the Sagewood Village Phase 8 Property to include additional Lots and other improvements of a less significant nature;

WHEREAS, a final plat for the Sagewood Village Phase 8 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 8 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 Ninth Supplement to the Declaration of Covenants, Conditions, and Restrictions, and Reservation of Easements for Sagewood Village Subdivision (this "Ninth Supplement to Declaration").

1. Legal Description. The real property defined herein as the Sagewood Village Phases 8 Property is more fully described in Exhibit "A" hereto. The Sagewood Village 8 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 8 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 8 Property subject to the powers, rights, duties, functions, and jurisdiction of Sagewood Village Subdivision Homeowners Association, Inc. (the "Association").

3. 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 8 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 Ninth Supplement to Declaration.
- (c) The term "Subdivision" is hereby expanded to include the Sagewood Village Phase 8 Property and the Lots thereon.
- (d) The term "Total Votes" is hereby expanded to include the Lots in Sagewood Village Phases 8.

4. Covenants, Conditions and Restrictions Run with the Land. This Ninth Supplement to Declaration and the terms and conditions established herein and in the

**EXHIBIT A
LEGAL DESCRIPTION**

The real property subject to the foregoing Ninth 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:

BOUNDARY DESCRIPTION

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN; STANSBURY PARK, TOOELE COUNTY, UTAH DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT IS $N00^{\circ}13'40''W$ 485.01 FEET ALONG THE SECTION LINE FROM THE WEST QUARTER CORNER OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE $N00^{\circ}13'40''W$ 670.704 FEET; THENCE $N56^{\circ}42'31''E$ 183.907 FEET; THENCE $S33^{\circ}17'29''E$ 30.000 FEET; THENCE $S36^{\circ}46'29''E$ 150.592 FEET; THENCE ALONG A CURVE TO RIGHT, HAVING A RADIUS OF 170.000 FEET, A DISTANCE OF 10.330 FEET, A CHORD DIRECTION OF $N54^{\circ}58'01''E$ AND A CHORD DISTANCE OF 10.330 FEET; THENCE $N56^{\circ}42'31''E$ 30.859 FEET; THENCE ALONG A CURVE TO RIGHT, HAVING A RADIUS OF 100.000 FEET, A DISTANCE OF 53.760 FEET, A CHORD DIRECTION OF $N72^{\circ}06'32''E$ AND A CHORD DISTANCE OF 53.110 FEET; THENCE $S19^{\circ}59'51''W$ 134.863 FEET; THENCE $S15^{\circ}47'59''W$ 42.113 FEET; THENCE $S06^{\circ}25'24''W$ 45.097 FEET; THENCE $S00^{\circ}37'20''E$ 450.000 FEET; THENCE $S89^{\circ}22'42''W$ 284.752 FEET; TO THE POINT OF BEGINNING.

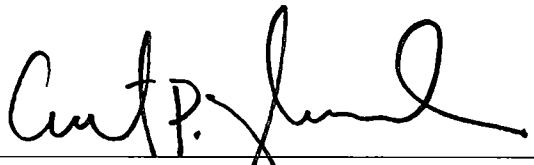
CONTAINS 204,091.57 SQUARE FEET OR 4.69 ACRES IN AREA AND 26 LOTS AND 2 PARCELS

PARCEL NOS: 05-035-0-0095

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 5TH day of April, 2022.

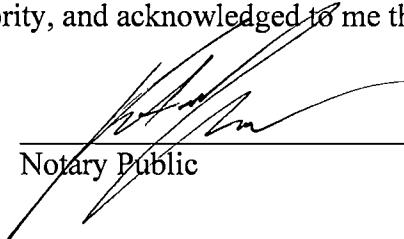
IVORY DEVELOPMENT, LLC

By: 
Christopher P. Gamvroulas

Its: President

STATE OF UTAH)
COUNTY OF SALT LAKE)ss

On this 5TH, day of April, 2022, 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:
01-14-2026

