

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

**TENTH SUPPLEMENT TO DECLARATION
OF COVENANTS, CONDITIONS, AND RESTRICTIONS,
AND RESERVATION OF EASEMENTS
FOR
SAGEWOOD VILLAGE SUBDIVISION
PHASE 12
IN
TOOELE COUNTY, UTAH**

This Tenth 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 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 12 Property”), more specifically described in Exhibit “A” hereto and incorporated herein by this reference;

WHEREAS, Declarant desires to develop the Sagewood Village Phase 12 Property to include additional Lots and other improvements of a less significant nature;

WHEREAS, a final plat for the Sagewood Village Phase 12 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 12 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 Tenth Supplement to the Declaration of Covenants, Conditions, and Restrictions, and Reservation of Easements for Sagewood Village Subdivision (this “Tenth Supplement to Declaration”).

1. Legal Description. The real property defined herein as the Sagewood Village Phases 12 Property is more fully described in Exhibit “A” hereto. The Sagewood Village 12 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 12 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 12 Property subject to the powers, rights, duties, functions, and jurisdiction of Sagewood Village Subdivision Homeowners Association, Inc. (the “Association”).

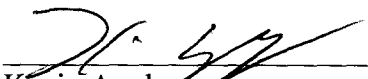
3. Supplement to Definitions in Declaration. Declaration Article 1 Definitions are hereby supplemented as follows:

- (a) The term “Plat” is hereby expanded to include the recorded final plat for Sagewood Village Phases 12 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 Tenth Supplement to Declaration.
- (c) The term “Subdivision” is hereby expanded to include the Sagewood Village Phase 12 Property and the Lots thereon.
- (d) The term “Total Votes” is hereby expanded to include the Lots in Sagewood Village Phases 12.

4. Covenants, Conditions and Restrictions Run with the Land. This Tenth 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 27th day of July, 2023.

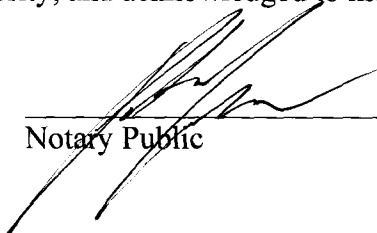
IVORY DEVELOPMENT, LLC

By: 
Kevin Anglesey

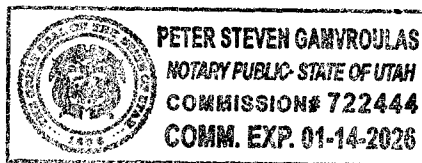
Its: Secretary

STATE OF UTAH)
COUNTY OF SALT LAKE)ss

On this 27th, day of July, 2023, personally appeared before me KEVIN ANGLESEY, 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 Secretary 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



**EXHIBIT A
LEGAL DESCRIPTION**

The real property subject to the foregoing Tenth 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 Phase 12, Lots 1201 through 1229 and Parcels A, B, and C, inclusive, as shown on the official subdivision plat on file and of record in the Office of Recorder for Tooele County, Utah and recorded on July 13th, 2023 as Entry No. 591194, and all appurtenant Common Area and Facilities as shown thereon.

PARCEL NOS: 05.036.0.0081 & 05.036.0.0092

EXHIBIT A
STREET TREE PLANTING PLAN

Plant List . Sagewood Village . Tooele County, Utah . Ivory Homes

KEY	BOTANICAL NAME	COMMON NAME	SIZE
A	Tilia tomentosa	American Linden	2" cal.
B	Ulmus Americana 'Homestead'	Homestead Elm	2" cal.
C	Acer pseudoplatanus	Sycamore Maple	2" cal.

Planting Notes. Street Trees

1. Street trees are to be located at approximately 40 feet on center.
2. Street trees are to be installed by the Homeowner
3. Locate trees a minimum of ten (10) feet from driveway or water meters; and a minimum of twenty (20) feet from streetlights.
4. Street trees shall be centered in the park strip between the sidewalk and curb.
5. All park strips are to be planted with lawn or an appropriate water-wise plan.
6. Water-wise park strip plans must include 50% coverage by drip irrigated plant material



PHASE TEN

Planting Plan: PHASE TWELVE STREET TREES
SAGEWOOD VILLAGE

3700 W. 1200 N. Salt Lake City, Utah
Ivory Development . 978 Wood Oak Lane . Salt Lake City, Utah



R. MICHAEL KELLY CONSULTANTS
Landscape Architecture

1000 West 1200 North, Salt Lake City, Utah . Phone: 801.486.4444

