

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

**ELEVENTH SUPPLEMENT TO DECLARATION  
OF COVENANTS, CONDITIONS, AND RESTRICTIONS,  
AND RESERVATION OF EASEMENTS  
FOR  
SAGEWOOD VILLAGE SUBDIVISION**

24-004-0-1101 thru 1153

24-004-0-000A

24-004-0-000B

**PHASE 11**

**IN**

**TOOELE COUNTY, UTAH**

This Eleventh 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 13<sup>th</sup> 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 11 Property”), more specifically described in Exhibit “A” hereto and incorporated herein by this reference;

**WHEREAS**, Declarant desires to develop the Sagewood Village Phase 11 Property to include additional Lots and other improvements of a less significant nature;

**WHEREAS**, a final plat for the Sagewood Village Phase 11 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 11 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 Eleventh Supplement to the Declaration of Covenants, Conditions, and Restrictions, and Reservation of Easements for Sagewood Village Subdivision (this "Eleventh Supplement to Declaration").

1. Legal Description. The real property defined herein as the Sagewood Village Phase 11 Property is more fully described in Exhibit "A" hereto. The Sagewood Village 11 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 11 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 11 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 Phase 11 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 Eleventh Supplement to Declaration.
- (c) The term "Subdivision" is hereby expanded to include the Sagewood Village Phase 11 Property and the Lots thereon.
- (d) The term "Total Votes" is hereby expanded to include the Lots in Sagewood Village Phase 11.

4. Covenants, Conditions and Restrictions Run with the Land. This Eleventh 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.



**EXHIBIT A  
LEGAL DESCRIPTION**

The real property subject to the foregoing Eleventh 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 11 Subdivision, Lots 1101 through 1153 and Parcels A and B, inclusive, as shown on the official subdivision plat on file and of recordth, in the Office of Recorder for Tooele County, Utah and recorded on February 8<sup>th</sup>, 2024 as Entry No. 598882, and all appurtenant Common Area and Facilities as shown thereon.

PARCEL NOS:

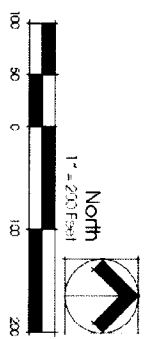
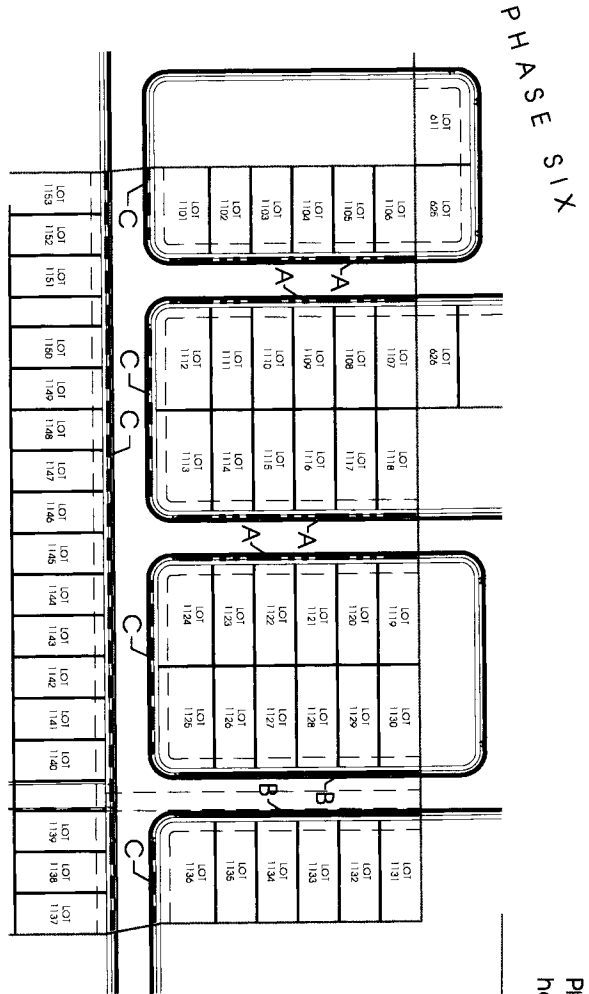
**EXHIBIT A**  
**STREET TREE PLANTING PLAN**

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

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

## 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 Home Buyer.
3. Locate trees a minimum of ten (10) feet from driveway or utilities; and a minimum of twenty (20) feet from street lights.
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—either seed or sod is acceptable. Planting is the responsibility of the homeowner and is to be maintained by the homeowner.



Planting Plan: PHASE ELEVEN STREET TREES

# SAGEWOOD VILLAGE

Ivory Development . 978 Wood Oak Lane . Salt Lake City, Utah



R. MICHAEL KELLY CONSULTANTS  
Landscaper Architecture  
100 Box 465 Millville, Utah 84156 | (435) 70-7517 | rmkelly@consultantsag.com