

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

**TWELFTH SUPPLEMENT TO DECLARATION
OF COVENANTS, CONDITIONS, AND RESTRICTIONS,
AND RESERVATION OF EASEMENTS**

**FOR
SAGEWOOD VILLAGE SUBDIVISION**

25-009-0-1301 thru 1338

PHASE 13

IN

TOOELE COUNTY, UTAH

This Twelfth 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 13 Property"), more specifically described in Exhibit "A" hereto and incorporated herein by this reference;

WHEREAS, Declarant desires to develop the Sagewood Village Phase 13 Property to include additional Lots and other improvements of a less significant nature;

WHEREAS, a final plat for the Sagewood Village Phase 13 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 13 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 Twelfth Supplement to the Declaration of Covenants, Conditions, and Restrictions, and Reservation of Easements for Sagewood Village Subdivision (this "Twelfth Supplement to Declaration").

1. Legal Description. The real property defined herein as the Sagewood Village Phase 13 Property is more fully described in Exhibit "A" hereto. The Sagewood Village 13 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 13 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 13 Property subject to the powers, rights, duties, functions, and jurisdiction of Sagewood Village Subdivision Homeowners Association, Inc. (the "Association").

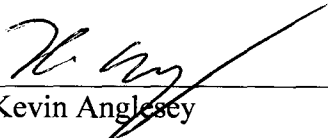
3. Supplement to Definitions in Declaration. Declaration Article 1 Definitions are hereby supplemented as follows:

- (a) The term "Plat" is hereby expanded to include the recorded final plat for Sagewood Village Phases 13 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 Twelfth Supplement to Declaration.
- (c) The term "Subdivision" is hereby expanded to include the Sagewood Village Phase 13 Property and the Lots thereon.
- (d) The term "Total Votes" is hereby expanded to include the Lots in Sagewood Village Phase 13.

4. Covenants, Conditions and Restrictions Run with the Land. This Twelfth 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 14TH day of JULY, 2025.

IVORY DEVELOPMENT, LLC

By: 
Kevin Anglesey

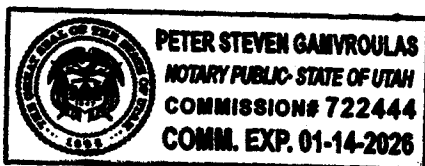
Its: Secretary

STATE OF UTAH)
COUNTY OF SALT LAKE)ss
)

On this 14TH day of JULY, 2025, 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 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



**EXHIBIT A
LEGAL DESCRIPTION**

The real property subject to the foregoing Twelfth 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 13, Lots 1301 through 1338 ~~and Parcel A~~ 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 February 20th, 2025 as Entry No. 614572, and all appurtenant Common Area and Facilities as shown thereon.

PARCEL NOS: