

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

ENT 79318:2023 PG 1 of 8
ANDREA ALLEN
UTAH COUNTY RECORDER
2023 Dec 08 11:42 AM FEE 1872.00 BY TM
RECORDED FOR Cottonwood Title Insurance
ELECTRONICALLY RECORDED

ASSIGNMENT OF DECLARANT'S RIGHTS

THIS ASSIGNMENT OF DECLARANT'S RIGHTS ("Assignment"), dated this 15th day of November, 2023, is made and entered by and between Ivory Development, a Utah limited liability company ("Assignor"), and Sundborn, LLC, a Utah limited liability company ("Assignee"), with reference to the following:

WITNESSETH:

A. Assignor is the original "Declarant" under that certain Master Declaration of Covenants, Conditions, and Restrictions for Ivory Ridge recorded November 14, 2066, as Entry No. 152736:2006, in the Official Records of the County Recorder of Utah County, State of Utah, as amended (the "Declaration"), in connection with the project known as Ivory Ridge Planned Mixed-Use Development (the "Project") located in Lehi, Utah.

B. Assignor now desires to assign, transfer, and convey to Assignee to the fullest extent permitted under law a portion of Assignor's rights and interests as Declarant under the Declaration.

C. Assignee desires to accept and succeed to Assignor's rights and interest as Declarant as further set forth herein.

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which are all hereby acknowledged by each of the parties hereto, the parties hereto agree as follows:

AGREEMENT

1. Declarant's Assignment of Declarant's Rights. Assignor hereby assigns, transfers, conveys, and sets over to Assignee, to the fullest extent permitted under law all of Assignor's rights, title, and interest as Declarant under Section 20.6 of the Second Amended and Restated Master Declaration of Covenants, Conditions, and Restrictions for Ivory Ridge in Lehi, Utah as applied to any undeveloped property that is subject to the provisions of the Declaration, as amended.

2. Assignee's Acceptance of Declarant's Rights. Assignee hereby accepts and succeeds to such assignment of Assignor's rights, title, and interests as Declarant under Section 20.6 of the Second Amended and Restated Master Declaration of Covenants, Conditions, and

Restrictions for Ivory Ridge in Lehi, Utah as applied to any undeveloped property that is subject to the provisions of the Declaration, as amended.

3. Further Assurances. Each party agrees to undertake and perform all further acts that are reasonably necessary to carry out the intent and purposes of the terms of this Assignment at the request of the other party.

4. Counterparts. This Assignment may be executed in two (2) or more identical counterparts. A signature on any counterpart shall function and have the effect of a signature on all counterparts. Assignor and Assignee agree that signatures transmitted by e-mail or facsimile shall be binding as if they were original signatures.

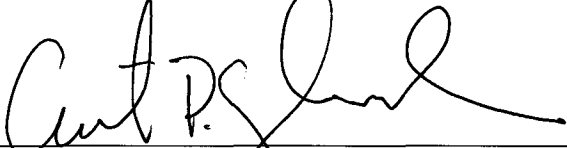
5. Successors and Assigns. This Assignment shall be binding upon Assignor's successors and assigns and the parties understand and agree that a notice of this Assignment, in the form attached as Exhibit "A" ("Notice") shall be recorded against the Project.

[signatures on following pages]

IN WITNESS WHEREOF, the parties have caused this Assignment to be executed and effective as of the dates above written.

ASSIGNOR:

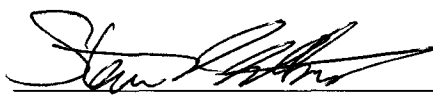
IVORY DEVELOPMENT, LLC

By: 
Christopher P. Gamvroulas

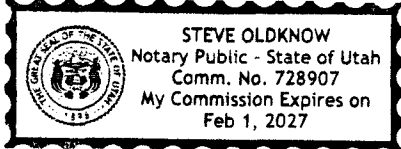
Its: President

STATE OF UTAH)
)ss
COUNTY OF SALT LAKE)

On this 15, day of November, 2023, personally appeared before me Christopher P. Gamvroulas, whose identity is personally known to me, (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:
FEB 01, 2027



ASSIGNEE:

SUNDBORN, LLC

By: Jim Seaberg
Jim/Seaberg

Its: Manager

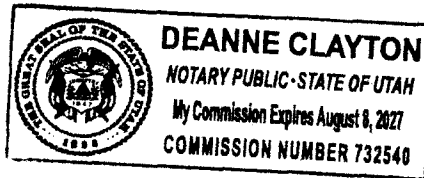
STATE OF UTAH)
)ss
COUNTY OF UTAH)

On this 20TH, day of NOVEMBER, 2023, personally appeared before me Jim Seaberg, whose identity is personally known to me, (proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he is the Manager of Sundborn, 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.

Deanne Clayton
Notary Public

My commission expires:

8/8/2027



The real property and Units and Lots referred to in the foregoing Assignment of Declarant's Rights are located in Utah County, Utah and are described more particularly as follows:

- Ivory Ridge Plat A, Lots 1 through 4, inclusive, as shown on the official plat thereof on file and of record in the office of the Utah County Recorder; and all appurtenant Common Area and Facilities as shown on the official plats on file and of record in the office of the Utah County Recorder. 42-057-0001 through 0004.
- Ivory Ridge Plat B, Lots 3A and 3B, as shown on the official plat thereof on file and of record in the office of the Utah County Recorder; and all appurtenant Common Area and Facilities as shown on the official plats on file and of record in the office of the Utah County Recorder. 42-103-0001 and 42-103-0004.
- Clubview At Ivory Ridge Plat A, Lots 101 through 152, inclusive, as shown on the official plat thereof on file and of record in the office of the Utah County Recorder; and All appurtenant Common Area and Facilities as shown on the official plats on file and of record in the office of the Utah County Recorder. 65-200-0101 through 0152.
- Clubview At Ivory Ridge Plat B, Lots 201 through 241, inclusive, as shown on the official plat thereof on file and of record in the office of the Utah County Recorder; and All appurtenant Common Area and Facilities as shown on the official plats on file and of record in the office of the Utah County Recorder. 65-250-0201 through 0241.
- Clubview Towns At Ivory Ridge Plat A, Lots 1 through 66, inclusive, as shown on the official plat thereof on file and of record in the office of the Utah County Recorder; and All appurtenant Common Area and Facilities as shown on the official plats on file and of record in the office of the Utah County Recorder. 65-211-0001 through 0066.
- Clubview Towns At Ivory Ridge Plat B, Lots 67 through 110, inclusive, as shown on the official plat thereof on file and of record in the office of the Utah County Recorder; and All appurtenant Common Area and Facilities as shown on the official plats on file and of record in the office of the Utah County Recorder. 65-255-0067 through 0110.
- The Walk At Ivory Ridge Plat A, Lots 1 through 50, inclusive, as shown on the official plat thereof on file and of record in the office of the Utah County Recorder; and All appurtenant Common Area and Facilities as shown on the official plats on file and of record in the office of the Utah County Recorder. 55-689-0001 through 0050.
- The Walk At Ivory Ridge Plat B, Lots 51 through 78, inclusive, as shown on the official plat thereof on file and of record in the office of the Utah County Recorder; and All appurtenant Common Area and Facilities as shown on the official plats on file and of record in the office of the Utah County Recorder. 55-729-0051 through 0078
- The Walk At Ivory Ridge Plat C, Lots 3, 79 through 112, inclusive, as shown on the official plat thereof on file and of record in the office of the Utah County Recorder; and All appurtenant Common Area and Facilities as shown on the official plats on file

and of record in the office of the Utah County Recorder. 55-757-0003, 55-757-0079 through 0112.

- The Walk At Ivory Ridge Plat D, Lots 3A and 3B, as shown on the official plat thereof on file and of record in the office of the Utah County Recorder; and All appurtenant Common Area and Facilities as shown on the official plats on file and of record in the office of the Utah County Recorder. 55-902-0001, and 55-902-0002.
- Parkside At Ivory Ridge Plat A, Lots 101 through 107, 109 through 113, 114 through 118, and 120 through 125, inclusive, as shown on the official plat thereof on file and of record in the office of the Utah County Recorder; and All appurtenant Common Area and Facilities as shown on the official plats on file and of record in the office of the Utah County Recorder. 49-694-0101 through 0107, 49-694-0109 through 0118, 49-694-0120 through 0125.
- Parkside At Ivory Ridge Plat B, Lots 201 through 212, inclusive, as shown on the official plat thereof on file and of record in the office of the Utah County Recorder; and All appurtenant Common Area and Facilities as shown on the official plats on file and of record in the office of the Utah County Recorder. 49-712-0201 through 0112.
- Parkside At Ivory Ridge Plat C, Lots 301 through 329, inclusive, as shown on the official plat thereof on file and of record in the office of the Utah County Recorder; and all appurtenant Common Area and Facilities as shown on the official plats on file and of record in the office of the Utah County Recorder. 49:758:0301 through 0330.
- Parkside At Ivory Ridge Plat D, Lots 401 through 438, inclusive, as shown on the official plat thereof on file and of record in the office of the Utah County Recorder; and all appurtenant Common Area and Facilities as shown on the official plats on file and of record in the office of the Utah County Recorder. 49:878:0401 through 0439.
- Parkside At Ivory Ridge Plat E, Lots 1 through 44, inclusive, as shown on the official plat thereof on file and of record in the office of the Utah County Recorder; and all appurtenant Common Area and Facilities as shown on the official plats on file and of record in the office of the Utah County Recorder. 49:900:0001 through 0052.
- Park Estates At Ivory Ridge Plat A, Lots 101 through 106, inclusive, as shown on the official plat thereof on file and of record in the office of the Utah County Recorder; and all appurtenant Common Area and Facilities as shown on the official plats on file and of record in the office of the Utah County Recorder. 49-713-0101 through 0106.
- Park Estates At Ivory Ridge Plat B, Lots 201 through 233, inclusive, as shown on the official plat thereof on file and of record in the office of the Utah County Recorder; and all appurtenant Common Area and Facilities as shown on the official plats on file and of record in the office of the Utah County Recorder. 49-723-0201 through 0233.
- Park Estates At Ivory Ridge Plat C, Lots 301 through 318, inclusive, as shown on the official plat thereof on file and of record in the office of the Utah County Recorder; and all appurtenant Common Area and Facilities as shown on the official plats on file

and of record in the office of the Utah County Recorder. 49-737-0301 through 0318.

- Park Estates At Ivory Ridge Plat D, Lots 401 through 448, inclusive, as shown on the official plat thereof on file and of record in the office of the Utah County Recorder; and all appurtenant Common Area and Facilities as shown on the official plats on file and of record in the office of the Utah County Recorder. 49-746-0401 through 0448.
- Park Estates At Ivory Ridge Plat E, Lots 501 through 534, inclusive, as shown on the official plat thereof on file and of record in the office of the Utah County Recorder; and all appurtenant Common Area and Facilities as shown on the official plats on file and of record in the office of the Utah County Recorder. 49-772-0501 through 0534.
- Park Estates At Ivory Ridge Plat F, Lots 601 through 629, inclusive, as shown on the official plat thereof on file and of record in the office of the Utah County Recorder; and all appurtenant Common Area and Facilities as shown on the official plats on file and of record in the office of the Utah County Recorder. 49-802:0601-0501 through 0629.
- Park Estates At Ivory Ridge Plat G, Lots 701 through 723, inclusive, as shown on the official plat thereof on file and of record in the office of the Utah County Recorder; and all appurtenant Common Area and Facilities as shown on the official plats on file and of record in the office of the Utah County Recorder. 49-825-0701 through 0723.
- Park Estates At Ivory Ridge Plat H, Lots 801 through 827, inclusive, as shown on the official plat thereof on file and of record in the office of the Utah County Recorder; and all appurtenant Common Area and Facilities as shown on the official plats on file and of record in the office of the Utah County Recorder. 49-861-0801 through 0829.
- Park Place Villas At Ivory Ridge Phase 1, Lots 101 through 112, inclusive, as shown on the official plat thereof on file and of record in the office of the Utah County Recorder; and all appurtenant Common Area and Facilities as shown on the official plats on file and of record in the office of the Utah County Recorder. 49-860-0101 through 0115.
- Park Place Villas Phase 2, Lots 201 through 249, inclusive, as shown on the official plat thereof on file and of record in the office of the Utah County Recorder; and all appurtenant Common Area and Facilities as shown on the official plats on file and of record in the office of the Utah County Recorder. 49-892-0201 through 0252.
- Parkview Cottages, Lots 101 through 166, inclusive, as shown on the official plat thereof on file and of record in the office of the Utah County Recorder; and all appurtenant Common Area and Facilities as shown on the official plats on file and of record in the office of the Utah County Recorder. 49:946:0101 through 0173.
- The Lofts at Ivory Ridge Condominiums, Building 1 Units 101 through 105, 201 through 205, and 301 through 305, Building 2 Units 101 through 105, 201 through 205, and 301 through 305, and Building 3 Units 101 through 105, 201 through 205, and 301 through 305, inclusive, as shown on the official plat thereof on file and of record in the office of the Utah County Recorder; and all appurtenant Common Area and Facilities as shown

on the official plats on file and of record in the office of the Utah County Recorder.
55:729:0002.