

8674126

WHEN RECORDED RETURN TO:
IVORY HOMES
970 E. Woodoak Lane
Salt Lake City, Utah 84117

8674126
06/03/2003 02:22 PM 37.00
Book - 8810 Pg - 4186-4190
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
IVORY HOMES
970 E WOOD OAK LN
SLC UT 84117
BY: JCR, DEPUTY - WI 5 P.

**FIRST SUPPLEMENT TO THE
DECLARATION OF PROTECTIVE COVENANTS
FOR RIVERTON FARMS NO. 2**

This FIRST SUPPLEMENT TO THE DECLARATION OF PROTECTIVE COVENANTS FOR RIVERTON FARMS NO. 2 is made and executed by IVORY HOMES, a Utah limited partnership, of 970 E. Woodoak Lane, Salt Lake City, Utah 84117 (hereinafter referred to as "Declarant").

RECITALS

Whereas, the Declaration of Protective Covenants for RIVERTON FARMS NO. 1 Subdivision was recorded in the office of the County Recorder of Salt Lake County, Utah as Entry 8550648 in Book 8748 at Pages 5867-5883 of the Official Records of the County Recorder of Salt Lake County, Utah (the "Declaration").

Whereas, the related Plat Map(s) for Phase I of the Project has also been recorded in the office of the County Recorder of Salt Lake County, Utah.

Whereas, under Section 3 of the Declaration, Declarant reserved an option to expand the subdivision in accordance with the Declaration.

Whereas, Declarant is the fee simple owner of record of that certain real property located in Salt Lake County, Utah and described with particularity on Exhibit "A-2" attached hereto and incorporated herein by this reference (the "Phase II Property").

Whereas, under the provisions of the Declaration, Declarant expressly reserved the absolute right to expand the application of the Declaration to other real property.

Whereas, Declarant desires to expand the subdivision by creating on the Phase II Property additional Lots.

Whereas, Declarant now intends that the Phase II Property shall become subject to the Declaration.

Whereas, the name of this Phase shall be Riverton Farms No. 2.

NOW, THEREFORE, for the reasons recited above, and for the benefit of the subdivision and the Lot Owners thereof, Declarant hereby executes this FIRST SUPPLEMENT TO THE DECLARATION OF PROTECTIVE COVENANTS FOR RIVERTON FARMS NO. 2.

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1. Supplement to Definitions. Article I of the Declaration, entitled "Definitions," is hereby modified to include the following supplemental definitions:

A. First Supplemental Declaration shall mean and refer to this FIRST SUPPLEMENT TO THE DECLARATION OF PROTECTIVE COVENANTS FOR RIVERTON FARMS NO. 2.

B. Phase II Map shall mean and refer to the Plat Map of Phase II of the Project, prepared and certified to by Ralph E. Goff, a duly registered Utah Land Surveyor holding Certificate No.144147, and filed for record in the Office of the County Recorder of Salt Lake County, Utah concurrently with the filing of this First Supplemental Declaration.

Except as otherwise herein provided, the definition of terms contained in the Declaration are incorporated herein by this reference.

2. Legal Description. The real property described in Exhibit A-2 is hereby submitted to the provisions of the Declaration and said land shall be held, transferred, sold, conveyed and occupied subject to the provisions of the Declaration as it may be supplemented or amended from time to time.

3. Annexation. Declarant hereby declares that the Phase II Property shall be annexed to and become subject to the Declaration, which, upon recordation of this First Supplemental Declaration, shall constitute and effectuate the expansion of the Project, making the real property described in Exhibit A-2 subject to the functions, powers, rights, duties and jurisdiction of the Association.

4. Total Number of Units Revised. As shown on the Phase II Map, eight (8) new Lots, Numbers 201-208, are or will be constructed and/or created in the Project on the Phase II Property. Upon the recordation of the Phase II Map and this First Supplemental Declaration, the total number of Lots in the Project will be twenty (20). The additional Lots (and the homes to be constructed therein) are or will be substantially similar in construction, design and quality to the Lots and homes in the prior Phase.

5. Percentage of Ownership Interest. Any common expenses, common profits and voting rights shall be divided equally and uniformly among the Lot Owners.

6. Mortgagee Protection. Nothing herein contained, and no violation of these covenants, conditions, and restrictions, shall invalidate or impair the lien of any mortgage or deed of trust, given in good faith and for value.

7. Original Declaration. The Declaration of Protective Covenants for Riverton Farms No. 1 is incorporated herein by this reference (the "Original Declaration"). In the event of any conflict, inconsistency or incongruity between the provisions of this First Supplement and the Original Declaration, the former shall in all respects govern and control.

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8. Effective Date. The effective date of this First Supplemental Declaration and the Phase II Map shall be the date on which said instruments are filed for record in the Office of the County Recorder of Salt Lake County, Utah.

IN WITNESS WHEREOF, Declarant has executed this instrument the day and year first above written.

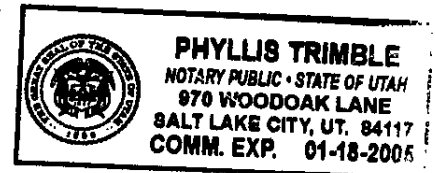
DECLARANT:
IVORY HOMES, LTD.
By: VALUE, L.C.
Its General Partner

By: [Signature]
Title: Manager
Name: Clark D. Ivory

STATE OF UTAH)
)ss:
COUNTY OF SALT LAKE)

On the 26 day of March, 2003, personally appeared before me Clark D. Ivory, who by me being duly sworn, did say that he is the Manager of Value, L.C., who is the General Partner of IVORY HOMES, LTD, and that the within and foregoing instrument was signed in behalf of said partnership pursuant to its Partnership Agreement, and said Clark D. Ivory further acknowledged to me that IVORY HOMES, LTD, executed the same.

[Signature]
Notary Public
Residing at: SL, UT



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EXHIBIT "A-2"
LEGAL DESCRIPTION

The Land referred to in the foregoing document is located in Salt Lake County, Utah and is described more particularly as follows:

BOUNDARY DESCRIPTION

BEGINNING AT A POINT NORTH 331.66 FEET AND SOUTH 89°57'45" WEST 1121.28 FEET FROM THE CENTER OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING:
THENCE SOUTH 78.96 FEET; THENCE 135.45 FEET ALONG THE ARC OF A 205.00 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS SOUTH 18°55'42" EAST, 133.00 FEET); THENCE 181.70 FEET ALONG THE ARC OF A 275.00 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS SOUTH 18°55'42" EAST, 178.41 FEET); THENCE SOUTH, 15.70 FEET; THENCE WEST, 5.00 FEET; THENCE SOUTH, 40.00 FEET; THENCE 23.55 FEET ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS SOUTH 44°58'34" EAST, 21.20 FEET) TO THE NORTH LINE OF RAVENWOOD SUBDIVISION PHASE 1 AS RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER AS ENTRY NO. 5939627;

THENCE NORTH 89°57'09" WEST 500.39 FEET ALONG THE NORTH LINE OF SAID RAVENWOOD SUBDIVISION, PHASE 1 TO AND ALONG THE NORTH LINE OF RAVENWOOD SUBDIVISION, PHASE 2 AS RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER AS ENTRY NO. 6145180 TO A POINT ON A DEED AS RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER IN BOOK 7144 PAGE 1911;

THENCE NORTH 148.36 FEET ALONG THE EAST LINE OF SAID DEED;
THENCE EAST 169.98 FEET ALONG THE SOUTH LINE OF SAID DEED;
THENCE NORTH 00°00'29" EAST 315.00 FEET ALONG THE EAST LINE OF SAID DEED;

THENCE NORTH 89°57'10" EAST 219.36 FEET;

THENCE SOUTH 19.72 FEET TO THE POINT OF BEGINNING
A DEED AS RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY

CONTAINS: 3.4328 ACRES - 8 LOTS

RECORDED
JAN 10 1989
No. 1

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REVISED EXHIBIT "C"
PERCENTAGES OF UNDIVIDED OWNERSHIP INTEREST

Phase	Lot No.	Percentage of Ownership Interest
1	101	5%
1	102	5%
1	103	5%
1	104	5%
1	105	5%
1	106	5%
1	107	5%
1	108	5%
1	109	5%
1	110	5%
1	111	5%
1	112	5%
2	201	5%
2	202	5%
2	203	5%
2	204	5%
2	205	5%
2	206	5%
2	207	5%
2	208	5%

TOTAL: 100.0%