

When Recorded Return To:
Ivory Development, LLC
978 E. Woodoak Lane
Salt Lake City, Utah 84117

ENT89258:2020 PG 1 of 5
Jeffery Smith
Utah County Recorder
2020 Jun 26 01:21 PM FEE 40.00 BY SM
RECORDED FOR Cottonwood Title Insurance Agency, Inc.
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**FOURTH SUPPLEMENT TO MASTER DECLARATION
OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR
BROADVIEW SHORES
PHASE 4
IN
PROVO, UTAH**

This Fourth Supplement to the Master Declaration of Covenants, Conditions, and Restrictions for Broadview Shores, located in Provo, in Utah County, Utah, is made and executed by IVORY HOMES DEVELOPMENT, LLC, a Utah limited liability company, with offices located at 978 East Woodoak Lane, Salt Lake City, Utah 84117 (“Declarant”).

RECITALS

A. The Master Declaration of Covenants, Conditions, and Restrictions for Broadview Shores was recorded with the County Recorder for Utah County, Utah on May 25, 2016 as Entry No. 46499:2016 (the “Master Declaration”), together with the related plat map for development of Broadview Shores as a master-planned community (the “Project”);

B. The Master 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 Master Declaration by Declarant’s recording of a Supplement to Declaration, together with the related plat map;

C. Declarant is the record fee owner of certain real property located in Utah County, Utah more specifically described in Exhibit “A” hereto (the “Broadview Shores Phase 4 Property”).

D. Declarant desires to develop the Broadview Shores Phase 4 Property as an additional phase within the Project with additional Lots, common area and common elements, and other improvements of a less significant nature.

E. A final plat map for Phase 4 Broadview Shores PUD has been or will be recorded with the County Recorder for Utah County, Utah (the “Broadview Shores Phase 4 Plat”).

F. Declarant now intends that the Broadview Shores Phase 4 Property shall be subject to and benefitted and burdened by the Master Declaration.

19-042-0022
19-042-0032
19-044-0048
19-044-0057
19-044-0058

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 Fourth Supplement to the Master Declaration of Covenants, Conditions, and Restrictions for Broadway Shores (this "Fourth Supplement"). Unless otherwise defined herein, defined terms contained in the Master Declaration are incorporated herein by this reference.

1. Legal Description. The real property defined herein as the Broadview Shores Phase 4 Property is more fully described in Exhibit "A."
2. Annexation. Consistent with the rights and authority reserved to Declarant in the Master Declaration, the Broadview Shores Phase 4 Property shall be and hereby is annexed into the Project and made subject to the Master Declaration, as amended and supplemented, which, upon recordation of this Fourth Supplement, shall constitute and effectuate the expansion of the Project making the Broadview Shores Phase 4 Property subject to the powers, rights, duties, functions, and jurisdiction of the Master Association. Said land and the Lots/Units thereon shall be held, transferred, sold, conveyed, and occupied subject to the provisions of the Master Declaration, as it may be further amended and/or supplemented from time to time.
3. Description of the Project, as Supplemented by this Fourth Supplement. The Broadview Shores initial plat included 55 Lots (Lots 101 through 155). The Broadview Shores Phase 2 plat included 31 additional Lots (Lots 201 through 231). The Broadview Shores Phase 3A plat includes an additional 31 Lots (Lots 348 through 379). Broadview Shores Phase 3B plat includes an additional 47 Lots (Lots 301 through 347). The Broadview Shores Phase 4 Plat that has been or will be recorded contemporaneously herewith includes an additional 52 Lots (Lots 401 through 452) and upon the recordation of this Fourth Supplement, the total number of Lots/Units in the Project will be 216 Lots/Units.
4. Benefitted Common Area. The Broadview Shores Phase 4 Property includes certain Common Area that is or will be owned, administered and/or maintained by the Master Association, specifically, Parcels A, B, C, and D identified on the Broadview Shores Phase 4 Plat. Consistent with the rights and authority reserved to the Declarant in the Master Declaration, said Common Area is hereby designated as Benefitted Common Area primarily for the use and benefit of the Owners of the twenty (20) Lots established by the Broadview Shores Phase 4 Plat that use the parcels as their primary home access. Benefitted Common Area Expenses, as defined in the Master Declaration, may be assessed to the Owners of Lots 423 through 435 and lots 446, 447, 451, and 452 in Broadview Shores Phase 4 Plat.
5. Service Area. Further consistent with the Master Declaration, a distinct Service Area for the benefitted lots of Broadview Shores Phase 4 B Plat (Lots 423 through 435 and Lots 446, 447, 451, and 452), inclusive, shall be and hereby is established.

6. Covenants, Conditions, and Restrictions Run with the Land. This Fourth Supplement and the Terms and Conditions established herein are intended to and shall run with the land and are binding on each Owner and his/her/their assigns and successors in interest.

(signature page to follow)

EXHIBIT "A"
LEGAL DESCRIPTION

PHASE 4 BROADVIEW SHORES PUD
PROVO CITY, UTAH

BOUNDARY DESCRIPTION

A portion of Section 33, Township 6 South, Range 2 East, Salt Lake Base & Meridian, located in Provo City in Utah County, Utah, more particularly described as follows:

Beginning at the intersection of the Westerly line of BROADVIEW SHORES PUD PHASE 2, according to the Official Plat thereof recorded June 29, 2017 as Entry No. 63244:2017 in the Office of the Utah County Recorder and a fence line described in a Boundary Line Agreement recorded as Entry No. 55088:2018 of the Official Records of Utah County, located S0°50'40"E along the Section line 832.55 feet and West 1,322.66 feet from the East 1/4 Corner of Section 33, T6S, R2E, SLB&M (Basis of Bearing: N0°36'48"W along the Section line between the East 1/4 Corner and Northeast Corner of said Section 33); thence S89°14'22"W along said fence and said boundary line agreement and extension thereof 576.16 feet; thence Southwesterly along the arc of a non-tangent curve to the left having a radius of 374.00 feet (radius bears: S23°57'37"E) a distance of 60.21 feet through a central angle of 9°13'27" Chord: S61°25'40"W 60.15 feet to a point of reverse curvature; thence along the arc of a curve to the right with a radius of 15.00 feet a distance of 22.72 feet through a central angle of 86°46'59" Chord: N79°47'35"W 20.61 feet; thence N36°24'05"W 475.30 feet; thence N53°35'55"E 9.00 feet; thence N36°24'05"W 91.03 feet; thence N55°41'20"E 177.52 feet; thence along the arc of a curve to the right with a radius of 1,039.00 feet a distance of 606.41 feet through a central angle of 33°26'26" Chord: N72°24'33"E 597.84 feet; thence N89°07'46"E 252.23 feet to a point on the West Line of BROADVIEW SHORES PUD PHASE 1, according to the Official Plat thereof recorded February 18, 2016 as Entry No. 13522:2016 in the Office of the Utah County Recorder; thence S00°45'00"E along said BROADVIEW SHORES PUD PHASE 1 and along the West line of said BROADVIEW SHORES PUD PHASE 2 713.04 feet to the point of beginning.

Contains: 12.94 acres+/-