

WHEN RECORDED RETURN TO:
 IVORY DEVELOPMENT
 978 E. Woodoak Lane
 Salt Lake City, Utah 84117
 (801) 747-7440

9117821
 07/12/2004 04:29 PM 128.00
 Book - 9013 Pg - 1269-1275
 GARY W. OTT
 RECORDER, SALT LAKE COUNTY, UTAH
 COTTONWOOD TITLE INS AGENCY
 1996 E 6400 S STE. 120
 SLC UT 84121
 BY: ZJM, DEPUTY - WI 7 P.

**FIRST SUPPLEMENT TO THE
 DECLARATION OF PROTECTIVE COVENANTS
 FOR IVORY CROSSING PHASE II
 An Expandable Planned Unit Development**

This FIRST SUPPLEMENT TO THE DECLARATION OF PROTECTIVE COVENANTS FOR IVORY CROSSING PHASE II, P.U.D. is made and executed by IVORY DEVELOPMENT LLC., a Utah limited liability company, of 978 E. Woodoak Lane, Salt Lake City, Utah 84117 (hereinafter referred to as "Declarant").

RECITALS

Whereas, the Declaration of Protective Covenants for IVORY CROSSING P.U.D. was recorded in the office of the County Recorder of Salt Lake County, Utah on the 29th of August, 2003 as Entry No. 8795529 in Book 8872 at Page 7924-7982 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 Article III, Section 41 of the Declaration, Declarant reserved an option to unilaterally 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.

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 IVORY CROSSING PHASE II.**

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 IVORY CROSSING PHASE II.** _____

B. **PHASE II Map** shall mean and refer to the Plat Map of **PHASE II** of the Project, prepared and certified to by Ralph 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.

C. **Subdivision** shall mean and refer to **IVORY CROSSING PHASES I and II.**

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.

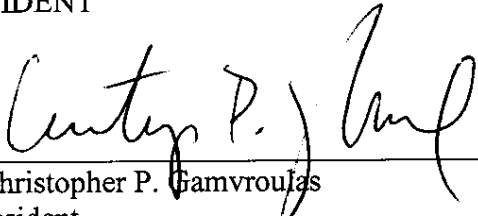
3. **Annexation.** Declarant hereby declares that the **PHASE II** Property shall be annexed to and become subject to the Declaration, which, upon recordation of this First Supplemental Declaration, shall constitute and effectuate the expansion of the Project, making the real property described in Exhibit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

4. **Total Number of Units Revised.** As shown on the **PHASE II** Map, forty-three (43) new Lots, Numbers 201-243, 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 one hundred and six (106). 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. **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.

Dated the 24 day of June, 2004.

DEVELOPER:
IVORY DEVELOPMENT, LLC.
By: CHRISTOPHER P GAMVROULAS.
Its: PRESIDENT

By: 
Name: Christopher P. Gamvroulas
Title: President

ACKNOWLEDGMENT

STATE OF UTAH)
 ss:
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 24 day June, 2004 by Christopher P. Gamvroulas, the President of IVORY DEVELOPMENT, LLC., a Utah limited liability company, and said Christopher P. Gamvroulas duly acknowledged to me that said IVORY DEVELOPMENT, LLC. executed the same.


NOTARY PUBLIC
Residing at:
My Commission Expires:

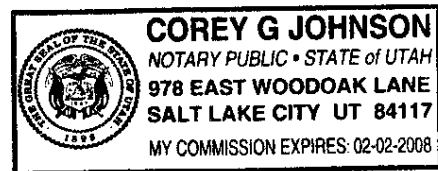


EXHIBIT "A-2"
LEGAL DESCRIPTION

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

BEGINNING AT A POINT ON THE WESTERLY LINE OF THE UTAH LAKE DISTRIBUTION CANAL, SAID POINT BEING S89°57'38"E, 279.89 FEET AND N0°02'22"E, 176.54 FEET FROM THE WEST QUARTER CORNER OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE 52.68 FEET ALONG THE ARC OF A 464.50 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS N15°28'42"W, 52.65 FEET); THENCE WEST, 265.85 FEET; THENCE N0°01'33"E, 295.91 FEET; THENCE S89°46'32"E, 153.53 FEET; THENCE N0°15'38"W, 162.67 FEET; THENCE 0.11 FEET ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS N89°59'14"W, 0.11 FEET); THENCE N89°46'32"W, 8.67 FEET; THENCE 84.69 FEET ALONG THE ARC OF A 602.50 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS N85°44'55"W, 84.62 FEET); THENCE 83.99 FEET ALONG THE ARC OF A 597.50 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS N85°44'55"W, 83.92 FEET); THENCE N89°46'32"W, 16.00 FEET; THENCE 23.56 FEET ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS N44°46'32"W, 21.21 FEET); THENCE N0°13'28"E, 106.73 FEET; THENCE 175.37 FEET ALONG THE ARC OF A 350.00 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS N14°07'46"W, 173.54 FEET); THENCE N28°29'01"W, 305.88 FEET; THENCE 24.46 FEET ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS N18°14'18"E, 24.46 FEET); THENCE N64°57'37"E, 161.95 FEET; THENCE 65.55 FEET ALONG THE ARC OF A 150.00 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS N77°28'48"E, 65.03 FEET); THENCE EAST, 56.15 FEET; THENCE 41.35 FEET ALONG THE ARC OF A 35.00 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS S56°09'11"E, 38.99 FEET); THENCE 121.04 FEET ALONG THE ARC OF A 160.00 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS S43°58'42"E, 118.18 FEET); THENCE 39.95 FEET ALONG THE ARC OF A 35.00 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS S32°57'17"E, 37.81 FEET); THENCE N89°44'28"E, 35.50 FEET; THENCE N0°15'32"W, 362.89 FEET; THENCE N89°44'28"E, 35.50 FEET; THENCE 44.07 FEET ALONG THE ARC OF A 35.00 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS S36°19'47"E, 41.21 FEET); THENCE 54.63 FEET ALONG THE ARC OF A 160.00 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS S62°37'09"E, 54.36 FEET); THENCE EAST, 179.79 FEET; THENCE N14°47'55"E, 114.67 FEET; THENCE N16°18'08"E, 55.92 FEET; THENCE N8°15'28"E, 116.00 FEET; THENCE N19°34'36"W, 85.92 FEET; THENCE N0°15'32"W, 100.00 FEET; THENCE N3°36'36"E, 95.00 FEET; THENCE N81°01'07"E, 117.95 FEET; THENCE S88°49'06"E, 86.69 FEET; THENCE S75°37'23"E, 50.92 FEET; THENCE N69°04'46"E, 64.34 FEET; THENCE S78°25'39"E, 110.51 FEET; THENCE S4°07'13"W, 9.49 FEET; THENCE S69°24'04"E, 100.09 FEET; THENCE S46°11'12"E, 61.04 FEET; THENCE S71°53'00"E, 112.00 FEET TO THE WESTERLY LINE OF THE UTAH LAKE DISTRIBUTION CANAL; THENCE ALONG SAID WESTERLY LINE THE FOLLOWING ELEVEN (11) COURSES: S18°06'59"W, 134.25 FEET; THENCE S21°01'53"W, 113.44 FEET; THENCE S25°38'19"W, 619.31 FEET; THENCE S26°26'00"W, 235.82 FEET; THENCE S31°43'48"W, 173.37 FEET; THENCE S34°02'23"W, 139.23 FEET; THENCE S32°38'40"W, 152.54 FEET; THENCE S29°37'52"W, 102.51 FEET; THENCE S28°47'23"W, 52.99 FEET; THENCE S28°39'58"W, 199.74 FEET; THENCE S20°40'09"W, 88.92 FEET TO THE POINT OF BEGINNING.

CONTAINS: 27.5926 ACRES — 43 LOTS AND 2 PARKS

REVISED EXHIBIT "B"
PERCENTAGE OF OWNERSHIP INTEREST

<u>Phase</u>	<u>Lot No.</u>	<u>Percentage Of Ownership Interest</u>
1	101	0.9433%
1	102	0.9433%
1	103	0.9433%
1	104	0.9433%
1	105	0.9433%
1	106	0.9433%
1	107	0.9433%
1	108	0.9433%
1	109	0.9433%
1	110	0.9433%
1	111	0.9433%
1	112	0.9433%
1	113	0.9433%
1	114	0.9433%
1	115	0.9433%
1	116	0.9433%
1	117	0.9433%
1	118	0.9433%
1	119	0.9433%
1	120	0.9433%
1	121	0.9433%
1	122	0.9433%
1	123	0.9433%
1	124	0.9433%
1	125	0.9433%
1	126	0.9433%
1	127	0.9433%
1	128	0.9433%
1	129	0.9433%
1	130	0.9433%
1	131	0.9433%
1	132	0.9433%
1	133	0.9433%
1	134	0.9433%
1	135	0.9433%
1	136	0.9433%
1	137	0.9433%
1	138	0.9433%

1	139	0.9433%
1	140	0.9433%
1	141	0.9433%
1	142	0.9433%
1	143	0.9433%
1	144	0.9433%
1	145	0.9433%
1	146	0.9433%
1	147	0.9433%
1	148	0.9433%
1	149	0.9433%
1	150	0.9433%
1	151	0.9433%
1	152	0.9433%
1	153	0.9433%
1	154	0.9433%
1	155	0.9433%
1	156	0.9433%
1	157	0.9433%
1	158	0.9433%
1	159	0.9433%
1	160	0.9433%
1	161	0.9433%
1	162	0.9433%
1	163	0.9433%
2	201	0.9433%
2	202	0.9433%
2	203	0.9433%
2	204	0.9433%
2	205	0.9433%
2	206	0.9433%
2	207	0.9433%
2	208	0.9433%
2	209	0.9433%
2	210	0.9433%
2	211	0.9433%
2	212	0.9433%
2	213	0.9433%
2	214	0.9433%
2	215	0.9433%
2	216	0.9433%
2	217	0.9433%
2	218	0.9433%
2	219	0.9433%

2	220	0.9433%
2	221	0.9433%
2	222	0.9433%
2	223	0.9433%
2	224	0.9433%
2	225	0.9433%
2	226	0.9433%
2	227	0.9433%
2	228	0.9433%
2	229	0.9433%
2	230	0.9433%
2	231	0.9433%
2	232	0.9433%
2	233	0.9433%
2	234	0.9433%
2	235	0.9433%
2	236	0.9433%
2	237	0.9433%
2	238	0.9433%
2	239	0.9433%
2	240	0.9433%
2	241	0.9433%
2	242	0.9433%
2	243	0.9433%