

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

ENT 91479 : 2025 PG 1 of 4
ANDREA ALLEN
UTAH COUNTY RECORDER
2025 Nov 21 03:59 PM FEE 44.00 BY TM
RECORDED FOR Cottonwood Title Insurance
ELECTRONICALLY RECORDED

**SUPPLEMENT TO MASTER DECLARATION
OF COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR RIDGEVIEW
(Ridgeview Pod B Plat M and Ridgeview Pod B Plat N)
IN
Highland, Utah**

This Supplement to Master Declaration of Covenants, Conditions, and Restrictions for Ridgeview (Ridgeview Pod B Plat M and Ridgeview Pod B Plat N), made and executed Ivory Development, LLC, a Utah limited liability company (“Declarant”) with a registered address of 970 E. Woodoak Lane, Salt Lake City, Utah 84117.

RECITALS

WHEREAS, that certain Master Declaration of Covenants, Conditions, and Restrictions, and Reservation of Easements for Ridgeview was recorded with the County Recorder for Utah County, Utah on June 22, 2021, as Entry No. 111864:2021 (the “Master Declaration”) for the Ridgeview development project (the “Project”);

WHEREAS, 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;

WHEREAS, the Master Declaration further provides that said phases and/or additional land may be made subject to additional restrictions, conditions or covenants imposed on a Unit or Owner as part of a discrete phase or neighborhood developed within the Project (collectively, “Additional Covenants”) by Declarant’s recording of a Supplement to Declaration;

WHEREAS, Declarant is the record fee owner of certain real property located in Utah County, Utah more specifically described in Exhibit “A” hereto and incorporated herein by this reference (the “Ridgeview M Property”);

WHEREAS, Declarant is the record fee owner of certain real property located in Utah County, Utah more specifically described in Exhibit “A” hereto and incorporated herein by this reference (the “Ridgeview N Property”);

WHEREAS, Declarant desires to develop the Ridgeview M Property to include additional Units and other improvements of a less significant nature;

WHEREAS, a final plat for the Ridgeview M Property has been recorded with the County Recorder for Utah County, Utah on September 11, 2025 as Entry No. 69703:2025;

WHEREAS, a final plat for the Ridgeview N Property will be recorded with the County Recorder for Utah County.

WHEREAS, Declarant now intends that this Ridgeview M Property and the Ridgeview N Property shall be subject to and burdened and benefitted by the Master Declaration.

SUPPLEMENT TO DECLARATION

NOW, THEREFORE, for the reason recited above, and for the benefit of the Project and the Owners therein, Declarant hereby executes this Supplement to the Master Declaration of Covenants, Conditions, and Restrictions, and Reservation of Easements for Ridgeview (this “Supplement to Master Declaration”).

1. **Legal Description**. The real property defined herein as Ridgeview M Property and Ridgeview N Property is more fully described in Exhibit “A” hereto (collectively the “Ridgeview Properties”). The Ridgeview Properties shall be and hereby is submitted to the provisions of the Master Declaration. Said land and the Units thereon shall be held, transferred, sold, conveyed and occupies subject to the provisions of the Master Declaration, as it may be further supplemented or amended from time to time.

2. **Annexation**. Consistent with the rights and authority reserved to Declarant in the Master Declaration, the Ridgeview Properties shall be and hereby are annexed into the Project and made subject to the Master Declaration, which, upon recordation of this instrument shall constitute and effectuate the expansion of the Project making the Ridgeview Properties subject to the powers, rights, duties, functions, and jurisdiction of the Ridgeview Master Association (the “Master Association”) and Master Association Design Guidelines.

3. **Units Added by this Supplement to Master Declaration**. The Ridgeview M Property plat adds eleven (11) Units. The Ridgeview N Property plat adds twenty-two (22) Units. This Supplement to Master Declaration adds a total of thirty-three (33) Units.

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

[Remainder of this page intentionally left blank. Signature page to follow]

Dated this 21st day of November, 2025.

IVORY DEVELOPMENT, LLC

By: Christopher P. Gamvroulas
Christopher P. Gamvroulas

Its: President

STATE OF UTAH)
COUNTY OF SALT LAKE) ss

On this 21st, day of November, 2025, personally appeared before me Christopher P. Gamvroulas, 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/she is the duly authorized representative of the corporation and that said document was signed by him/her 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

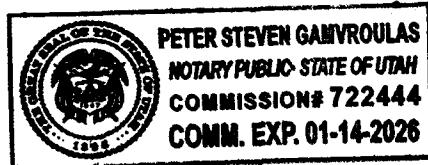


EXHIBIT A
LEGAL DESCRIPTION

Ridgeview POD B Plat M, Lots 497 through 507, inclusive, as shown on the official subdivision final plat on file and of record with the County Recorder for Utah County, Utah recorded on September 11, 2025 as Entry No. 69703:2025, and appurtenant Common Area and Facilities as shown thereon.

Parcel Nos. 51:826:0498 through 51:826:0507

Ridgeview POD B Plat N,

A part of The Southeast quarter and The Northeast quarter of Section 1, Township 5 South, Range 1 East, Salt Lake Base and Meridian, located in Highland City, Utah County, Utah, being more particularly described as follows:

Beginning at a point located along the northerly boundary line of RIDGEVIEW PLAT K, according to the official plat thereof recorded January 11, 2024, as Entry #2010-2024 in the the Utah County Recorder's Office, said point being N0°06'11" W 2260.01 feet along the Section line and S89°53'49" W 1876.54 feet from the Southeast Corner of Section 1, Township 5 South, Range 1 East, Salt Lake Base and Meridian; running thence along said boundary plat line the following four (4) courses: (1) N 89°59'59" W 143.44 feet; (2) thence N 77°16'52" W 56.00 feet; (3) thence S 12°43'08" W 11.75 feet; (4) thence N 77°16'52" W 121.35 feet; thence N 12°42'24" E 309.56 feet; thence N 10°36'11" E 71.40 feet; thence N 00°07'25" E 129.30 feet; thence N 15°06'39" E 90.08 feet; thence N 21°47'22" E 292.74 feet; thence S 68°12'38" E 178.01 feet; thence S 21°47'22" W 21.14 feet; thence S 89°54'26" E 179.36 feet; thence S 00°05'34" E 144.00 feet; thence S 89°54'26" E 18.98 feet; thence S 00°05'34" W 110.00 feet; thence N 89°54'26" W 220.33 feet; thence S 00°05'34" W 166.00 feet; thence S 89°54'26" E 5.60 feet; thence S 05°18'16" W 383.79 feet to the point of beginning.

Containing 6.34 acres +/-.

Parcel Nos. __ through __.