

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

ENT 91484:2025 PG 1 of 4
ANDREA ALLEN
UTAH COUNTY RECORDER
2025 Nov 21 03:59 PM FEE 62.00 BY TM
RECORDED FOR Cottonwood Title Insurance
ELECTRONICALLY RECORDED

**SUPPLEMENT TO MASTER DECLARATION
OF COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR HOLBROOK FARMS
HOLBROOK PLACE PHASES 11 AND 12
IN
LEHI, UTAH**

This Supplement to Master Declaration of Covenants, Conditions, and Restrictions for Holbrook Farms Holbrook Place Phase 11 and 12, located in Lehi, Utah County, Utah is made and executed by Ivory Development, LLC, a Utah limited liability company (“Declarant”) with a registered address of 970 E. Wodoak Lane, Salt Lake City, Utah 84117.

RECITALS

WHEREAS, that certain Master Declaration of Covenants, Conditions, and Restrictions, and Reservation of Easements for Holbrook Farms was recorded with the County Recorder for Utah County, Utah on March 3, 2017, as Entry No. 21346:2017 (the “Master Declaration”) for the Holbrook Farms 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 (respectively, the “Holbrook Place Phase 11 Property” and the “Holbrook Place Phase 12 Property”);

WHEREAS, Declarant desires to develop the Holbrook Place Phase 11 Property and the Holbrook Place Phase 12 Property to include additional Units and other improvements of a less significant nature;

WHEREAS, Declarant now intends that this Holbrook Place Phase 11 Property and the Holbrook Place Phase 12 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 Holbrook Farms (this "Supplement to Master Declaration").

1. Legal Description. The real property defined herein as the Holbrook Place Phase 11 Property and the Holbrook Place Phase 12 Property are more fully described in Exhibit "A" hereto. The Holbrook Place Phase 11 Property and the Holbrook Place Phase 12 Property shall be and hereby are submitted to the provisions of the Master Declaration. Said land and the Units thereon shall be held, transferred, sold, conveyed and occupied 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 Holbrook Place Phase 11 Property and the Holbrook Place Phase 12 Property shall be and hereby is 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 Holbrook Place Phase 11 Property and the Holbrook Place Phase 12 Property subject to the powers, rights, duties, functions, and jurisdiction of the Holbrook Farms Master Association (the "Master Association") and Master Association Design Guidelines.

3. Description of the Project, as Supplemented by this Supplement to Master Declaration. As shown on the Holbrook Place Phase 11 plat, there have been created an additional nineteen (19) Units. As shown on the Holbrook Place Phase 12 plat, there are or will be created an additional fourteen (14) Units.

4. Benefitted Common Area. Consistent with the Master Declaration, the Holbrook Place Phase 12 Property includes certain Benefitted Common Area that is or will be owned, administered and maintained by the Master Association, specifically, Parcels B and C as shown on the Holbrook Place Phase 12 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 Lots established by the Holbrook Place Phase 12 Plat. Benefitted Common Area Expenses, as defined in the Master Declaration, may be assessed to the Unit Owners in Holbrook Place Phase 12.

5. Service Area. Further consistent with the Master Declaration, a distinct Service Area for the Holbrook Place Phase 12 Property shall be and hereby is established.

6. 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.

Dated this 21st day of November, 2025.

IVORY DEVELOPMENT, LLC

By: K. Anglesey
Kevin Anglesey

Its: Secretary

STATE OF UTAH)
)
COUNTY OF SALT LAKE) ss

On this 21st, day of NOVEMBER, 2025, personally appeared before me Kevin Anglesey, 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

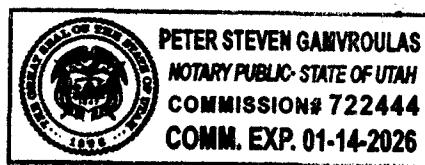


EXHIBIT A
LEGAL DESCRIPTION

Holbrook Place Phase 11

All of Holbrook Place Phase 11 subdivision, Lots 1101 through 1119, inclusive, as shown on the official plat on file and of record with the Utah County Recorder's Office and all appurtenant Common Area and Facilities.

Parcel Nos.: 68:188:1101 through 68:188:1119

Holbrook Place Phase 12

A part of the Southeast 1/4 of Section 35, Township 4 South, Range 1 West, Salt Lake Base and Meridian, located in Lehi City, Utah County, Utah, being more particularly described as follows:

Beginning at a point N0°07'50" E 1283.67 feet along the Section line from the Southeast corner of Section 35, Township 4 South, Range 1 West, Salt Lake Base and Meridian; running thence N 46°05'51" W 1,829.00 feet; thence N 00°09'03" E 105.00 feet to the southerly line of a Warranty Deed recorded as Entry No: 126092:2022 on December 20, 2022 in the Utah County Recorder's Office; thence along said deed line N 89°49'42" E 736.20 feet; thence S 35°38'22" E 11.24 feet; thence S 00°29'44" W 447.41 feet; thence S 41°39'46" E 223.48 feet; thence N 86°09'26" E 197.54 feet; thence N 45°06'56" E 198.07 feet; thence N 12°39'50" E 436.66 feet to the Section Line; thence along said Section Line S 00°07'50" W 1,331.06 feet to the point of beginning.

Containing 15.54 acres +/-.