

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

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

This THIRD SUPPLEMENT TO THE DECLARATION OF PROTECTIVE COVENANTS FOR IVORY CROSSING PHASE IV, 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 29<sup>th</sup> 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, the First Supplement to the Declaration of Protective Covenants for IVORY CROSSING PHASE II, P.U.D. was recorded in the office of the County Recorder of Salt Lake County, Utah on the 12<sup>th</sup> of July, 2004 as Entry No. 9117821 in Book 9013 at Page 1269-1275 of the Official Records of the County Recorder of Salt Lake County, Utah.

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

Whereas, the Second Supplement to the Declaration of Protective Covenants for IVORY CROSSING PHASE III, P.U.D. was recorded in the office of the County Recorder of Salt Lake County, Utah on the 5<sup>th</sup> of May, 2005 as Entry No. 9368186 in Book 9127 at Page 1797-1810 of the Official Records of the County Recorder of Salt Lake County, Utah.

Whereas, the related Plat Map(s) for Phase III 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 IV 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 IV Property additional Lots.

Whereas, Declarant now intends that the PHASE IV 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 **THIRD SUPPLEMENT TO THE DECLARATION OF PROTECTIVE COVENANTS FOR IVORY CROSSING PHASE IV**.

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

A. **Third Supplemental Declaration** shall mean and refer to this **THIRD SUPPLEMENT TO THE DECLARATION OF PROTECTIVE COVENANTS FOR IVORY CROSSING PHASE IV**.

B. **PHASE IV Map** shall mean and refer to the Plat Map of PHASE IV 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 Third Supplemental Declaration.

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

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.

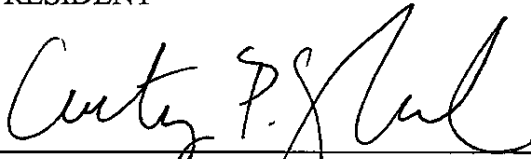
3. **Annexation.** Declarant hereby declares that the PHASE IV Property shall be annexed to and become subject to the Declaration, which, upon recordation of this Third Supplemental Declaration, shall constitute and effectuate the expansion of the Project, making the real property described in Exhibit 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 IV Map, fifty-four (54) new Lots, Numbers 401-454, are or will be constructed and/or created in the Project on the PHASE IV Property. Upon the recordation of the PHASE IV Map and this Third Supplemental Declaration, the total number of Lots in the Project will be two hundred and thirteen (213). 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 Third Supplemental Declaration and the PHASE IV 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 23rd day of March, 2006.


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

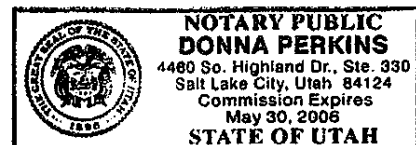
By:   
Name: Christopher P. Gamvroulas  
Title: President

#### ACKNOWLEDGMENT

STATE OF UTAH                    )  
  ss:  
COUNTY OF SALT LAKE    )

The foregoing instrument was acknowledged before me this 23 day March, 2006 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: Salt Lake  
My Commission Expires: 5/30/06



**EXHIBIT "A-2"  
LEGAL DESCRIPTION**

**IVORY CROSSING 4 P.U.D.  
REMAINING AREA TO PURCHASE**

**BEGINNING AT A POINT WHICH IS N89°46'32"W, 794.15 FEET AND N0°13'28"E, 40.00 FEET FROM THE WEST QUARTER CORNER OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE N89°46'32"W, 60.00 FEET; THENCE NORTH, 250.00 FEET; THENCE N89°46'32"W, 467.78 FEET; THENCE N0°01'37"E, 974.87 FEET; THENCE N63°52'18"E, 250.66 FEET; THENCE SOUTH, 68.04 FEET; N59°57'27"E, 127.48 FEET; THENCE S35°51'24"E, 255.71 FEET; THENCE S18°20'02"E, 192.50 FEET; THENCE S46°33'18"E, 87.48 FEET; THENCE S50°30'38"E, 55.24 FEET; THENCE S56°02'02"E, 100.00 FEET; THENCE S69°13'29"E, 87.78 FEET; THENCE S89°46'42"E, 331.00 FEET; THENCE N75°09'36"E, 66.28 FEET; THENCE S89°46'32"E, 55.00 FEET; THENCE S0°13'28"W, 106.73 FEET; THENCE 23.56 FEET ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS S44°46'32"E, 21.21 FEET); THENCE S89°46'32"E, 16.00 FEET; THENCE 24.15 FEET ALONG THE ARC OF A 597.50 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS S88°37'04"E, 24.15 FEET); THENCE LEAVING THE BOUNDARY OF SAID IVORY CROSSING NO. 2 P.U.D AND RUNNING S0°01'33"W, 169.01 FEET; THENCE N89°46'32"W, 660.00 FEET; THENCE S0°01'33"W, 318.00 FEET; THENCE N89°46'32"W, 134.09 FEET; THENCE SOUTH, 170.00 FEET TO THE POINT OF BEGINNING.**

**CONTAINS: 18.9163 ACRES**

**REVISED EXHIBIT "B"**  
**PERCENTAGE OF OWNERSHIP INTEREST**

<u>Phase</u>	<u>Lot No.</u>	<u>Percentage Of Ownership Interest</u>
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