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Powder Ridge Association of Unit Owners
P.O. Box 900271
Snowbird, Utah 84092

TAX IDS: 30-05-155-016-0000; 30-05-155-015-0000; 30-05-155-013-0000; 30-05-155-012-0000; 30-05-155-009-0000; 30-05-155-010-0000; 30-05-155-008-0000; 30-05-155-007-0000; 30-05-152-005-0000; 30-05-155-005-0000; 30-05-155-003-0000; 30-05-155-001-0000; 30-05-155-002-0000; 30-05-304-002-0000; 30-05-304-001-0000; 30-05-306-003-0000; 30-05-306-002-0000; 30-05-306-001-0000; 30-05-306-005-0000; 30-05-306-004-0000; 30-05-305-001-0000; 30-05-305-002-0000; 30-05-303-013-0000; 30-05-303-014-0000; 30-05-153-005-0000; 30-05-153-008-0000; 30-05-152-007-0000; 30-05-303-019-0000; 30-05-304-003-0000; 30-05-306-006-0000

**NINTH AMENDMENT TO
DECLARATION OF CONDOMINIUM FOR POWDER RIDGE**

NINTH AMENDMENT TO THE DECLARATION OF CONDOMINIUM FOR POWDER RIDGE

THIS NINTH AMENDMENT TO THE DECLARATION OF CONDOMINIUM FOR POWDER RIDGE (this "Amendment") is executed on this 21 day of January, 2022, by the President of the Management Committee of the Powder Ridge Association of Unit Owners, Inc., a Utah nonprofit corporation.

RECITALS

A. The Declaration of Condominium for Powder Ridge was recorded on March 18, 1985, in the Office of the Salt Lake County Recorder, as Entry No. 4062189, in Book 5637, at Pages 1388-1465 ("Original Declaration"), as amended by: that certain First Amendment to Declaration of Condominium for Powder Ridge, recorded on March 3, 1989, in the Office of the Salt Lake County Recorder, as Entry No. 4742658, in Book 6107, at Pages 2729-2732; that certain Second Amendment to Declaration of Condominium for Powder Ridge, recorded on January 14, 1992, in the Office of the Salt Lake County Recorder, as Entry No. 5182967, in Book 6398, at Pages 0162-0165; that certain Third Amendment to Declaration of Condominium for Powder Ridge, recorded on November 12, 1993, in the Office of the Salt Lake County Recorder, as Entry No. 5655667, in Book 6800, at Pages 1934-1943; that certain Fourth Amendment to Declaration of Condominium for Powder Ridge, recorded on April 30, 1998, in the Office of the Salt Lake County Recorder, as Entry No. 6947454, in Book 7962, at Pages 2224-2229; that certain Fifth Amendment to Declaration of Condominium for Powder Ridge, recorded on May 22, 1998, in the Office of the Salt Lake County Recorder, as Entry No. 6972149, in Book 7985, at Pages 2395-2400; that certain Sixth Amendment to Declaration of Condominium for Powder Ridge, recorded on July 30, 1999, in the Office of the Salt Lake County Recorder, as Entry No. 7427892, in Book 8298, at Pages 3184-3187; that certain Sixth Amendment to Declaration of Condominium for Powder Ridge, recorded on February 7, 2001, in the Office of the Salt Lake County Recorder, as Entry No. 7816029, in Book 8422, at Pages 5233-5238; that certain Seventh Amendment to Declaration of Condominium for Powder Ridge, recorded on July 27, 2011, in the Office of the Salt Lake County Recorder, as Entry No. 11218944, in Book 9939, at Pages 3916-3919; and that certain Eighth Amendment to Declaration of Condominium for Powder Ridge, recorded on July 27, 2011, in the Office of the Salt Lake County Recorder, as Entry No. 11218945, in Book 9939, at Pages 3920-3924 (together, the Original Declaration and all of the amendments thereto shall be referred as the "Declaration").

B. In order to subject the additional parcels of real property within the Powder Ridge Planned Unit Development (individually, a "Residence" and together, the "Residences"), of which the Powder Ridge Condominiums (the "Condominiums") are a part, to the Declaration, the Master Plan and the Design Guidelines, those certain "Covenants, Conditions and Restrictions and Notice of Master Plan and Design Guidelines and Grant of Easements" were recorded in the office of the Salt Lake County Recorder's Office, and are set forth on the Amended Master Site Plan for the Powder Ridge PUD (the "PUD", which includes all Units and Residences) dated July 19, 2011 and recorded in the Office of the Salt Lake County Recorder on July 20, 2011, as Entry No. 11215387, in Book 9937, on Pages 9102-9115 (the "Plat").

C. The Association's Condominium Unit Owners and Residence Owners have approved at the annual meeting of the Powder Ridge Association of Unit Owners and Residence Owners on March 9, 2018, and then reaffirmed at the meeting on April 20, 2021, by the affirmative vote of at least sixty-seven percent (67%) of the Condominium Unit Owners and Residence Owners, an amendment to the Declaration with respect to composition of the Management Committee, voting on matters that are exclusive to the Condominiums; and updating the square footage of all Condominium Units and Residences that are subject to the Declaration within the PUD, and therefore altering each Condominium Unit Owner's and Residence Owner's percentage of undivided interest assigned to each Condominium Unit and each Residence.

D. NOW THEREFORE, in consideration of the recitals, which are incorporated herein by reference, and for other good and valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, the Declaration is hereby amended as follows:

1. PARAGRAPH 13.2. MANAGEMENT COMMITTEE. Paragraph 13.2 of the Declaration shall be deleted in its entirety and replaced with the following provision:

“13.2 Management Committee. The management and maintenance of the Project and the administration of the affairs of the Association shall be conducted by a Management Committee. The number of the Management Committee members shall be four (4), consisting of one (1) Residence Owner and three (3) Unit Owners. The Management Committee shall be elected as provided in the Bylaws.”

2. PARAGRAPH 24 ASSESSMENTS. The following paragraph shall be added to Paragraph 24 of the Declaration:

“24.9 Assessments of Unit Owners and the Residences Owners. The Unit Owners and the Residences Owners shall be assessed their proportionate share of the Common Expenses, such share being the same as the percentage of undivided interest in the Common Areas and Facilities. The assessments for the Residences shall be billed on a quarterly basis based on the PUD's annual budget. The PUD budget will be voted on for approval by the Unit Owners and the Owners of the Residences at the annual meeting each year. Any amount paid by the Unit Owners and the Residences Owners that exceeds the annual PUD budget shall be added to offset the following year's PUD budget unless a majority of the PUD owners (including Unit Owners and Residences Owners) vote to use such excess for some other project.”

3. PARAGRAPH 25 VOTING. Paragraph 25 of the Declaration shall be amended as follows:

“At any meeting of the Association, each Unit Owner and Residence Owner either in person or by proxy, shall be entitled to the same number of votes as the percentage of undivided interest assigned to the Unit Owner's Unit or to the Residence Owner's Residence in Appendix A to this Declaration. These voting rights pertain only to matters of the PUD and the shared interests of all owners (Condominium Unit Owners and Residences Owners). Only Unit Owners shall vote

on matters pertaining to the Condominiums Units based on their percentage of undivided interests assigned to such Unit Owners as set forth in Appendix A.

The voting rights appurtenant to each Unit and Residence shall vest at the time that assessments for expenses related to Common Areas and Facilities are first levied against such Unit and Residence by the Association. If there is more than one Unit Owner or Residence Owner with respect to a particular Unit or Residence (as the case may be), any or all of such Unit Owners or Residence Owners may attend any meeting of the Association, but it shall be necessary for all such Unit Owners and Residences Owners present, in person, or by proxy, to act unanimously in order to case the votes pertaining to that particular Unit or Residence.”

4. **APPENDIX A.** Appendix A of the Declaration as previously amended and/or restated, is hereby repealed and replaced by the following:

See Attached Amended Appendix A.

5. **APPLICATION OF AMENDMENT.** The amendments adopted hereby are intended to amend the Declaration and this Amendment shall be controlling in resolving any conflicts between this Amendment and the Declaration to the extent any other provisions of the Declaration are inconsistent herewith. This Amendment shall be binding upon and inure to the benefit of all of the Unit Owners, the Owners of Residences, their Mortgagees, lessees, successors, and assigns.

6. **DECLARATION REMAINS IN FORCE.** Except as herein modified, all other terms of the Declaration, as previously amended, shall remain in full force and effect.

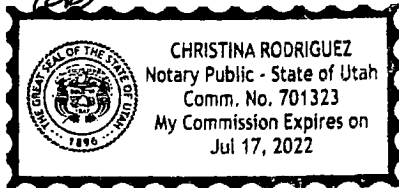
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[Signatures and Acknowledgements on Following Page]*

POWDER RIDGE ASSOCIATION OF UNIT OWNERS, INC.
a Utah nonprofit corporation

By: *Pamela Beck*
Pamela Beck, President of the Management Committee

STATE OF UTAH)
 :SS
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me on this 27 day of January, 2021, by Pamela Beck, the President of the Powder Ridge Association of Unit Owners, Inc.



Christina Rodriguez
UTAH NOTARY PUBLIC

APPENDIX A

Address	Unit No.	Total Square Feet	Undivided Interest Percentage	Condominium Percentage of PUD
9920 E. Powder Run Road	1A	2250	4.08%	2.53%
9922 E. Powder Run Road	1B	3130	5.67%	3.52%
9918 E. Powder Run Road	2-A/B	5062	9.17%	5.70%
9914 E. Powder Run Road	3-A/B	4561	8.26%	5.13%
9923 E. Powder Run Road	9-A	3293	5.97%	3.71%
9925 E. Powder Run Road	9-B	2239	4.06%	2.52%
9929 E. Powder Run Road	10-A	2509	4.54%	2.82%
9927 E. Powder Run Road	10-B	2317	4.20%	2.61%
9933 E. Powder Run Road	11-A	2129	3.86%	2.40%
9935 E. Powder Run Road	11-B	2348	4.25%	2.64%
9941 E. Powder Run Road	12-A	1737	3.15%	1.95%
9939 E. Powder Run Road	12-B	2723	4.93%	3.06%
9940 E. Powder Run Road	13	2959	5.36%	3.33%
9932 E. Powder Run Road	14-A	1328	2.41%	1.49%
9934 E. Powder Run Road	14-B	1836	3.33%	2.07%
9936 E. Powder Run Road	14-C	2110	3.82%	2.37%
9930 E. Powder Run Road	15-A	2276	4.12%	2.56%
9928 E. Powder Run Road	15-B	1671	3.03%	1.88%
9942 E. Powder Run Road	16	4538	8.22%	5.11%
9938 E. Powder Run Road	17	4188	7.59%	4.71%
TOTALS FOR CONDOMINIUMS		55,204	100.00%	62.12%

Address	Parcel No.	Total Square Feet	Undivided Interest Percentage	Residences Percentage of PUD
9954 E. Powder Ridge Drive	PRH4	4750	14.11%	5.35%
9950 E. Powder Run Road	PRH3	4542	13.49%	5.11%
9955 E. Powder Ridge Drive	PRF1	4615	13.71%	5.19%
9901 E. Powder Run Road	PRD	6040	17.94%	6.80%
9932 E. Powder Ridge Drive	PRG	4094	12.16%	4.61%
9949 E. Powder Ridge Drive	PRF2	4952	14.71%	5.57%
9961 E. Powder Ridge Drive	PRF3	4669	13.87%	5.25%
TOTALS FOR RESIDENCES		33,662	100.00%	37.88%

GRAND TOTAL		88,866	100%	100.0000%
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**Legal Descriptions
Units and Residences
Powder Ridge**

Parcel 30051550010000

UNIT 1-A, BLDG 1, POWDER RIDGE CONDMN 0.0684% INT 5798-2661 5995-2539
6109-0602 6398-0162 6800-1934 08256-3133

Parcel 30051550020000

UNIT 1-B, BLDG 1, POWDER RIDGE CONDMN 0.0789% INT 5798-2661
5995-2539 6105-0725 6375-0399,0401 6398-0162 6800-1934

Parcel 30051550030000

UNIT 2-A, BLDG 2, POWDER RIDGE CONDMN 0.0684% INT 5798-2661
5995-2539 6094-1458 6398-0162 6800-1934 08823-4991

Parcel 30051550050000

UNIT 3-A, BLDG 3, POWDER RIDGE CONDMN 0.0684% INT 5798-2661
5995-2539 6107-2718 6398-0162 6800-1934

Parcel 30051550070000

UNIT 9-A, BLDG 9, POWDER RIDGE CONDMN 0.0642% INT 5798-2661
5995-2539 6021-0212 6069-0589 6185-1027 6398-162 6800-1934 9528-
2535

Parcel 30051550080000

UNIT 9-B, BLDG 9, POWDER RIDGE CONDMN 0.0630% INT 5798-2661 5995-2539
6063-2412 6398-162 6487-1118 06800-1934 10647-0932

Parcel 30051550090000

UNIT 10-A BLDG 10 POWDER RIDGE CONDMN 0.0642% INT 5798-2661
5995-2539 6149-1777 6362-251 6398-162

Parcel 30051550100000

UNIT 10-B BLDG 10 POWDER RIDGE CONDMN 0.0630% INT 5798-2661
5995-2539 6037-2151 6398-0162 6800-1934 8350-9065 8830-5108 8856-
2758

Parcel 30051550120000

UNIT 11-A, BLDG 11, POWDER RIDGE CONDMN PH 2. 0.0705% INT. 6398-1708
6800-1934 09240-1971

Parcel 30051550130000

UNIT 11-B, BLDG 11, POWDER RIDGE CONDMN PH 2. 0.0784% INT. 6398-0162
6462-2464 6800-1934 9095-2922

Parcel 30051550150000

UNIT 12-A, BLDG 12, POWDER RIDGE PH III COMDMN. 0.0626% INT.6800-1934
7044-0816 7327-0363

Parcel 30051550160000

UNIT 12-B, BLDG 12, POWDER RIDGE PH III COMDMN. 0.0922% INT.6800-
1934 7042-1065 8496-8574,8593

Parcel 30053050010000

UNIT 13, POWDER RIDGE PHASE V CONDOMINIUM. 7996-1586 9597-
5771,5772 10378-1471,1638

Parcel 30053060030000

UNIT 14C, POWDER RIDGE PHASE VI CONDOMINIUM. 08435-1188

Parcel 30053060020000

UNIT 14B, POWDER RIDGE PHASE VI CONDOMINIUM.

Parcel 30053060010000

UNIT 14A, POWDER RIDGE PHASE VI CONDOMINIUM.

Parcel 30053040010000

LOT 15A, POWDER RIDGE CONDO PH IV. 7967-0356 8362-7104 8362-7106 9208-6083 9212-6260,6284

Parcel 30053040020000

LOT 15B, POWDER RIDGE CONDO PH IV.

Parcel 30053060040000

UNIT 16, POWDER RIDGE PHASE VI CONDOMINIUM. 8430-6530

Parcel 30053060050000

UNIT 17, POWDER RIDGE PHASE VI CONDOMINIUM. 8425-1929 08922-9057

Parcel 30053030140000

BEG S 25[^]50'13" E 2396.31 FT & S 65[^]13' W 268.92 FT FR NE COR SEC 6, T 3S, R 3E, SLM; S 65[^]13' W 145.5 FT; N 24[^]47' W 118.68 FT; N 53[^] E 7.72 FT; E'LY ALG CURVE TO R 14.49 FT; S 71[^]40' E 170.6 FT TO BEG. 0.22 AC M OR L. 6526-816 7130-13447134-2991 9533-9572

Parcel 30053030130000

BEG S 25[^]50'13" E 2396.31 FT & S 65[^]13' W 414.42 FT FR NE COR SEC 6, T 3S, R 3E, SLM; S 65[^]13' W 104.77 FT; N 24[^] 47' W 81.7 FT; N 9[^] E 37.68 FT; S 81[^] E 16.96 FT; N 53[^] E 71.34 FT; S 24[^]47' E 118.68 FT TO BEG. 0.26 AC M OR L. 6526-816 7130-1344

Parcel 30051530050000

BEG S 25[^]50'13" E 2396.31 FT FR NE COR SEC 6, T 3S, R 3E, SLM; S 65[^]13' W 225.02 FT TO N'LY R OF W LINE POWDER RIDGE DR; N 71[^]40' W 180.28 FT; N 18[^]20' E 122.97 FT TO CEN LINE LITTLE COTTONWOOD CREEK; N 88[^]01'30" E 27.72 FT; S 78[^]16'30"E 54.13 FT; S 58[^]38'34" E 74.95 FT; S 84[^]20'26" E 111.54 FT;S 70[^]58'28" E 61.35 FT; N 41[^]11'09" E 31.98 FT; N 30[^]19'25" E 3.13 FT TO W LINE COLUMBUS MINERAL CLAIM #6; S 1[^]01' E 25.77 FT TO BEG. 0.79 AC M OR L. 6107-2720 5995-2539 5798-2661 5495-0709,0711 7188-1182 8185-2491

Parcel 30051520050000

BEG S 25[^]50'13" E 2396.31 FT & S 65[^]13' W 1008.03 FT & N 8[^]25' W 249.31 FT & N 31[^]05'28" W 6.09 FT FR NE COR OF SEC 6, T 3S, R 3E, S L M; N 31[^]05'28" W 105.51 FT M OR L TO PT ON E'LY LINE OF STATE ROAD; NE'LY ALG CURVE TO L 202.51 FT; N 5[^] E 18.65 FT; NE'LY ALG CURVE TO L 52.22 FT M OR L; S 12[^]E 69.59 FT; S 36[^] E 112.89 FT; W'LY ALG CURVE TO L 41.1 FT; SW'LY ALG CURVE TO L 74.18 FT; S 14[^] W 30.22 FT; SW'LY ALG CURVE TO R 88.36 FT; N 85[^] W 9.41 FT TO BEG. 0.69 AC M OR L. 5347-1246, 1252, 1255, 1258, 5495-709, 711 5798-2661 5995-2539 6149-1774 6162-2415

Parcel 30051520070000

BEG S 2216.68 FT & E 411.82 FT & N 36[^] W 128.02 FT & N 28[^] 33' E 21.12 FT FR NE COR SEC 6, T 3S, R 3E, SLM; N 28[^]33' E 55 FT; S 61[^]27' E 45.83 FT; S 28[^]33' W 55 FT; N 61[^]27 W 45.83 FT TO BEG. 0.06 AC M OR L. 6107-2720 5995-2539 5798-2661 5495-709, 711 5347-1249, 1258 6366-0802 6473-3079 6607-2793 9063-6200 9163-8454

Parcel 30051530090000

BEG S 25[^]50'13" E 2396.31 FT & S 65[^]13' W 225.02 FT & N 71[^]40' W 180.28 FT FR NE COR SEC 6, T3S, R3E, SLM; N 71[^]40' W 68.36 FT M OR L; N 18[^]20' E 121.85 FT; SE'LY ALG CEN LINE LITTLE COTTONWOOD CREEK TO A PT N 18[^]20' E 122.97 FT FR BEG; S 18[^]20' W 122.97 FT TO BEG. 0.12 AC M OR L. 5495-0709, 0711 5798-2661 5995-2539 6107-2720 7188-1182 9937-9095 10010-0698

Parcel 30051530080000

BEG S 25[^]50'13" E 2396.31 FT & S 65[^]13'00" W 225.02 FT & N 71[^]40'00" W 248.64 FT FR NE COR SEC 6, T3S, R3E, SLM; N 71[^]40'00" W 6.48 FT; NW'LY ALG 235 FT RADIUS CURVE TO R 109.43 FT; N 18[^]20'00" E 89.44 FT; S 65[^]38'49" E 71.97 FT; N 88[^]03'31" E 43.1 FT; S 18[^]20'00" W 121.85 FT TO BEG. 0.27 ACM OR L. 5495-0709, 0711 5798-2661 5995-2539 6107-2720 7188-1182 9937-9095 10010-0698