

WHEN RECORDED, RETURN TO:



Nicole C. Evans, Esq.
Ballard Spahr LLP
201 S. Main Street, Suite 800
Salt Lake City, UT 84111

**SECOND SUPPLEMENT
TO
DECLARATION OF CONDOMINIUM
OF
LAKE RESIDENCES AT BEAR LAKE**

An Expandable Utah Condominium Project

PHASES 7A and 7B

This Second Supplement to Declaration of Condominium of Lake Residences at Bear Lake, an Expandable Utah Condominium Project Phases 7A and 7B (“Second Supplement”) is executed pursuant to the provisions of the Declaration of Condominium of Lake Residences at Bear Lake, an Expandable Utah Condominium Project, as described in Recital C hereof, and the provisions of the Utah Condominium Ownership Act, Title 57, Chapter 8, Utah Code Annotated, as amended (the “Act”), by Water’s Edge Properties, LLC, a Utah limited liability company (“Declarant”).

RECITALS

A. Declarant holds both legal and equitable title to that certain real property located in Rich County, Utah, described in Exhibit “A” attached hereto and incorporated herein by this reference (the “Property”), upon which Declarant has created a condominium project, known as Lake Residences at Bear Lake Condominium (the “Project”).

B. Declarant executed that certain Declaration of Condominium of Lake Residences at Bear Lake, an Expandable Utah Condominium Project (the “Declaration”) dated November 9, 2021, and recorded in the office of the Rich County Recorder on November 18, 2021, as Filing No. 101882 (the “Condominium Declaration”), and that certain First Supplement to Declaration of Condominium of Lake Residences at Bear Lake, an Expandable Utah Condominium Project Phase 8B, dated [JANUARY 31], 2022 and recorded in the office of the Rich County Recorder on [July 28], 2022 as Entry No. [103795] (the “First Supplement”, and collectively with the Condominium Declaration, the “Declaration”).

C. On November 18, 2021, in connection with the recording of the Condominium Declaration, Declarant also recorded that certain Lake Residences at Bear Lake Phase 8A Condominium Plat, as Filing No. 101881 in the Rich County Recorder’s Office (the “Initial Condominium Plat”). In connection with the recording of the First Supplement, Declarant also recorded that certain Lake Residences at Bear Lake Phase 8B Condominium Plat, as Entry No.

[] in the Rich County Recorder's Office (the "First Supplemental Condominium Plat", and collectively with the Initial Condominium Plat, the "Condominium Plat").

D. Pursuant to Article 8 of the Declaration, Declarant reserved the right to expand the Project without the prior consent of any Owners, Mortgagees, Management Committee or any other person having any right or interest in all or any portion of the Project. Declarant now desires to exercise its right to expand the Project by adding to the Project the Additional Land described on Exhibit "C" attached hereto and incorporated herein by this reference (the "Additional Land").

E. In connection with Declarant's exercise of its right to expand described above, sixteen (16) Units will be added to the Project, together with additional Common Areas and Facilities, and Limited Common Areas and Facilities, as identified in two supplemental condominium plats entitled "Lake Residences at Bear Lake Phase 7A" condominium plat and "Lake Residences at Bear Lake Phase 7B" condominium plat (together referred to herein as the "Second Supplemental Condominium Plats"). The Second Supplemental Condominium Plats will be recorded with the Rich County Recorder's Office in connection with the recording of this Second Supplement. Declarant will be the Owner of the Units shown on the Second Supplemental Condominium Plats, including the appurtenant ownership interest in the Common Areas and Facilities, created by exercise of the Option to Expand.

NOW, THEREFORE, Declarant hereby unilaterally exercises its right to expand the Additional Land, and unilaterally amends the Declaration as follows:

1. Defined Terms and Status of Recitals. Capitalized terms used and not otherwise defined in this Second Supplement shall have the meaning or meanings given to them in the Declaration. The Recitals set forth above shall constitute a portion of the terms of this Second Supplement.

2. Exercise of Option to Expand. Declarant hereby exercises the Option to Expand as set forth in Article 8 of the Declaration. The Additional Land, as more particularly described in Exhibit "C" attached hereto, is hereby added to and made a part of the Project, with Units, Common Areas and Facilities, and Limited Common Areas and Facilities as more particularly set forth in the Second Supplemental Condominium Plat. Declarant declares that from and after recordation of this Second Supplement and the Second Supplemental Condominium Plats, the Additional Land shall be subject to, and governed by, the provisions of the Declaration and any amendments or supplements thereto. A copy of the Second Supplemental Condominium Plats are attached hereto as Exhibit "D".

3. Reallocation of Undivided Interests and Replacement of Exhibit "B". Pursuant to Section 8.5 of the Declaration, the undivided interests in the Common Areas and Facilities are hereby reallocated on the same basis as described in the Declaration. Exhibit "B" to the Declaration, setting forth the Schedule of Units, Square Footage, Votes and Undivided Interests in the Common Areas is hereby amended and restated in its entirety by Exhibit "B" attached to this Second Supplement and incorporated herein by this reference.

4. Declaration Remains in Effect. The Second Supplement and the Second Supplemental Condominium Plats shall be considered supplemental to the Declaration and the Condominium Plat. Except as expressly amended by the foregoing, the Declaration and the

Condominium Plat shall remain in full force and effect and shall not be canceled, suspended or otherwise abrogated or amended by the recording of this Second Supplement and the Second Supplemental Condominium Plats.

5. Authority. Declarant hereby certifies that Declarant may execute this Second Supplement without the consent or signature of any Owners pursuant to the Act and Article 8 of the Declaration.

IN WITNESS WHEREOF, this Second Supplement is hereby executed this 31 day of January, 2022.

DECLARANT:

WATER'S EDGE PROPERTIES, LLC
a Utah limited liability company

By: [Signature]
Name: CHRIS SWANSON
Its: Manager

STATE OF UTAH)
) : ss.
COUNTY OF UTAH)

The foregoing instrument was acknowledged before me this 31st day of January, 2022, by CHRIS SWANSON, the Manager of Water's Edge Properties, LLC, a Utah limited liability company, on behalf of such entity.

[Signature]

NOTARY PUBLIC
Residing at: Draper, UT

My Commission Expires: 12/23/2025

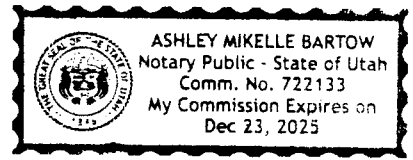


EXHIBIT "A"

PROJECT LEGAL DESCRIPTION

LAKE RESIDENCES AT BEAR LAKE
PHASE 8 A
BOUNDARY LEGAL DESCRIPTION

COMMENCING AT THE RICH COUNTY MONUMENT REPRESENTING THE WEST ONE QUARTER CORNER OF SECTION 21, TOWNSHIP 14 NORTH, RANGE 5 EAST, SALT LAKE BASE & MERIDIAN, THENCE NORTH 00°31'22" EAST 708.97 FEET AND EAST 2225.28 FEET TO THE TRUE POINT OF BEGINNING, (BASIS OF BEARINGS BEING NORTH 00°31'22" EAST BETWEEN THE RICH COUNTY MONUMENTS REPRESENTING THE WEST ONE QUARTER CORNERS OF SECTION 21 AND 16, TOWNSHIP 14 NORTH, RANGE 5 EAST, SALT LAKE BASE & MERIDIAN):

THENCE N00°57'12"E 11.50 FEET; THENCE N89°02'48"W 14.96 FEET; THENCE N00°57'12"E 33.50 FEET; THENCE S89°02'48" 14.96 FEET; THENCE N00°57'12"E 12.50 FEET; THENCE S89°02'48"E 20.33 FEET; THENCE S00°57'12"W 0.33 FEET; THENCE S89°02'48"E 46.00 FEET; THENCE S00°57'12"W 13.33 FEET; THENCE N89°02'48"W 9.33 FEET; THENCE S00°57'12"W 30.17 FEET; THENCE S89°02'48E 9.33 FEET; THENCE S00°57'12"W 13.33 FEET; THENCE N89°02'48"W 46.00 FEET; THENCE S00°57'12"W 0.33 FEET; THENCE N89°02'48"W 20.33 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 0.092 ACRES, OR 4003 SQUARE FEET

LAKE RESIDENCES AT BEAR LAKE
PHASE 8 B
BOUNDARY LEGAL DESCRIPTION

COMMENCING AT THE RICH COUNTY MONUMENT REPRESENTING THE WEST ONE QUARTER CORNER OF SECTION 21, TOWNSHIP 14 NORTH, RANGE 5 EAST, SALT LAKE BASE & MERIDIAN; THENCE NORTH 00°31'22" EAST 766.46 FEET AND EAST 2225.71 FEET TO THE TRUE POINT OF BEGINNING, (BASIS OF BEARINGS BEING NORTH 00°31'22" EAST BETWEEN THE RICH COUNTY MONUMENTS REPRESENTING THE WEST ONE QUARTER CORNERS OF SECTION 21 AND 16, TOWNSHIP 14 NORTH, RANGE 5 EAST, SALT LAKE BASE & MERIDIAN):

THENCE N00°57'12"E 11.50 FEET; THENCE N89°02'48"W 14.96 FEET; THENCE N00°57'12"E 33.50 FEET; THENCE S89°02'48" 14.96 FEET; THENCE N00°57'12"E 12.50 FEET; THENCE S89°02'48"E 20.33 FEET; THENCE S00°57'12"W 0.33 FEET; THENCE S89°02'48"E 46.00 FEET; THENCE S00°57'12"W 13.33 FEET; THENCE N89°02'48"W 9.33 FEET; THENCE S00°57'12"W 30.17 FEET; THENCE S89°02'48E 9.33 FEET; THENCE S00°57'12"W 13.33 FEET; THENCE N89°02'48"W 46.00 FEET; THENCE S00°57'12"W 0.33 FEET; THENCE N89°02'48"W 20.33 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 0.092 ACRES, OR 4003 SQUARE FEET

EXHIBIT "B"

**SCHEDULE OF UNITS, SQUARE FOOTAGE, PAR VALUE POINTS,
VOTES AND UNDIVIDED INTERESTS IN COMMON AREAS**

**Schedule of Units, Square Footage,
Votes and Undivided Interests**

Unit Identifying Number	Approx. Sq. Footage of Unit ¹	Undivided Interest Per Unit ²	No. of Votes Per Unit ³
101E	1635	2.8%	8
102E	1635	2.8%	8
201E	1635	2.8%	8
202E	1635	2.8%	8
301E	1635	2.8%	8
302E	1635	2.8%	8
401E	1635	2.8%	8
402E	1635	2.8%	8
101D	1635	2.8%	8
102D	1635	2.8%	8
201D	1635	2.8%	8
202D	1635	2.8%	8
301D	1635	2.8%	8
302D	1635	2.8%	8
401D	1635	2.8%	8
402D	1635	2.8%	8
101C	1635	2.8%	8
102C	1635	2.8%	8
201C	1635	2.8%	8
202C	1635	2.8%	8
301C	1635	2.8%	8
302C	1635	2.8%	8
401C	1635	2.8%	8
402C	1635	2.8%	8
101B	1635	2.8%	8
102B	1635	2.8%	8
201B	1635	2.8%	8
202B	1635	2.8%	8
301B	1635	2.8%	8
302B	1635	2.8%	8
401B	1635	2.8%	8

Unit Identifying Number	Approx. Sq. Footage of Unit ¹	Undivided Interest Per Unit ²	No. of Votes Per Unit ³
402B	1635	2.8%	8
Convertible Space (Building E – Phase 8A)	1241	2.1%	6
Convertible Space (Building D – Phase 8B)	1241	2.1%	6
Convertible Space (Building C – Phase 7A)	1241	2.1%	6
Convertible Space (Building B – Phase 7B)	1241	2.1%	6
Totals:	57,284	98%	280

¹ Once the Units are completed, Declarant has the unilateral right, but not the obligation to amend this Exhibit B to reflect the actual Square Footage of the Units, as constructed.

² May total slightly more or less than 100% or 100 due to rounding.

³ Whole numbers shown reflect the correct rounded votes per Unit.

EXHIBIT "C"

LEGAL DESCRIPTION OF ADDITIONAL LAND ADDED TO THE PROJECT

Phase 7A:

LAKE RESIDENCES AT BEAR LAKE
PHASE 7A
BOUNDARY LEGAL DESCRIPTION

COMMENCING AT THE RICH COUNTY MONUMENT REPRESENTING THE WEST ONE-QUARTER CORNER OF SECTION 21, TOWNSHIP 14 NORTH, RANGE 5 EAST, SALT LAKE BASE & MERIDIAN, THENCE NORTH 00°31'22" EAST 823.95' FEET AND EAST 2226.14 FEET TO THE TRUE POINT OF BEGINNING, (BASIS OF BEARINGS BEING NORTH 00°31'22" EAST BETWEEN THE RICH COUNTY MONUMENTS REPRESENTING THE WEST ONE-QUARTER CORNER OF SECTION 21 AND THE WEST ONE-QUARTER CORNER OF SECTION 16, TOWNSHIP 14 NORTH, RANGE 5 EAST, SALT LAKE BASE & MERIDIAN):

THENCE N00°57'12"E 11.50 FEET; THENCE N89°02'48"W 14.96 FEET; THENCE N00°57'12"E 33.50 FEET; THENCE S89°02'48"E 14.96 FEET; THENCE N00°57'12"E 12.50 FEET; THENCE S89°02'48"E 20.33 FEET; THENCE S00°57'12"W 0.33 FEET; THENCE S89°02'48"E 46.00 FEET; THENCE S00°57'12"W 13.33 FEET; THENCE N89°02'48"W 9.33 FEET; THENCE S00°57'12"W 30.17 FEET; THENCE S89°02'48"E 9.33 FEET; THENCE S00°57'12"W 13.33 FEET; THENCE N89°02'48"W 46.00 FEET; THENCE S00°57'12"W 0.33 FEET; THENCE N89°02'48"W 20.33 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 0.092 ACRES, OR 4,003 SQUARE FEET

Phase 7B:

LAKE RESIDENCES AT BEAR LAKE
PHASE 7B
BOUNDARY LEGAL DESCRIPTION

COMMENCING AT THE RICH COUNTY MONUMENT REPRESENTING THE WEST ONE-QUARTER CORNER OF SECTION 21, TOWNSHIP 14 NORTH, RANGE 5 EAST, SALT LAKE BASE & MERIDIAN, THENCE NORTH 00°31'22" EAST 881.45' FEET AND EAST 2226.57 FEET TO THE TRUE POINT OF BEGINNING, (BASIS OF BEARINGS BEING NORTH 00°31'22" EAST BETWEEN THE RICH COUNTY MONUMENTS REPRESENTING THE WEST ONE-QUARTER CORNER OF SECTION 21 AND THE WEST ONE-QUARTER CORNER OF SECTION 16, TOWNSHIP 14 NORTH, RANGE 5 EAST, SALT LAKE BASE & MERIDIAN):

THENCE N00°57'12"E 11.50 FEET; THENCE N89°02'48"W 14.96 FEET; THENCE N00°57'12"E 33.50 FEET; THENCE S89°02'48"E 14.96 FEET; THENCE N00°57'12"E 12.50 FEET; THENCE S89°02'48"E 20.33 FEET; THENCE S00°57'12"W 0.33 FEET; THENCE S89°02'48"E 46.00 FEET; THENCE S00°57'12"W 13.33 FEET; THENCE N89°02'48"W 9.33 FEET; THENCE S00°57'12"W 30.17 FEET; THENCE S89°02'48"E 9.33 FEET; THENCE S00°57'12"W 13.33 FEET; THENCE N89°02'48"W 46.00 FEET; THENCE S00°57'12"W 0.33 FEET; THENCE N89°02'48"W 20.33 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 0.092 ACRES, OR 4,003 SQUARE FEET

EXHIBIT "D"
COPY OF SECOND SUPPLEMENTAL CONDOMINIUM PLATS
(Attached)

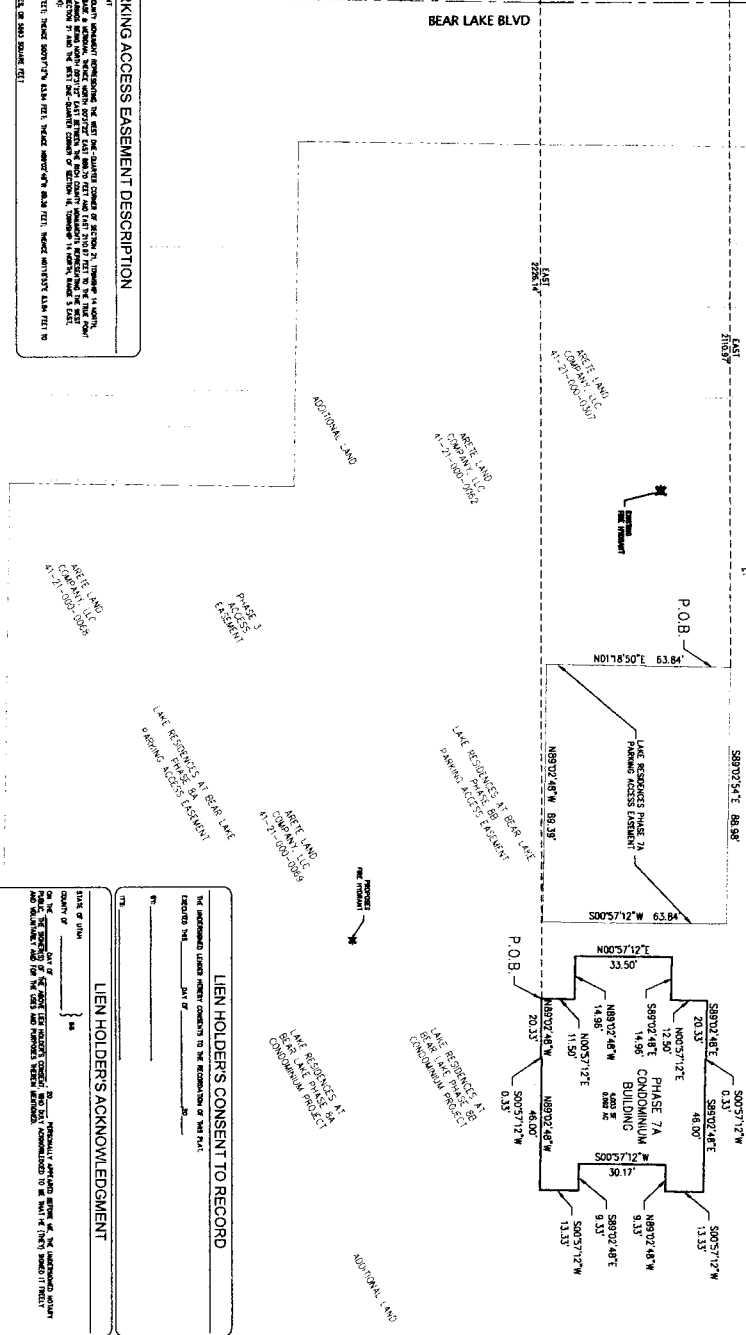
LOCAL ROAD CORNER
SECTION 21, TOWNSHIP 14 N, RANGE 5 E, S413.98'

LAKE RESIDENCES AT BEAR LAKE PHASE 7A

WATER USE P.O.
UNIT 1, 2, 3, 4
41-1-2-100-1-100

ADDRESS:
35 EAST 101ST ST
BUILDING C UNITS 101-102

BEAR LAKE BLVD



PARKING ACCESS EASEMENT DESCRIPTION

THIS IS A PLAT FOR THE CONDOMINIUM PROJECT... THE PARKING ACCESS EASEMENT... THE CONDOMINIUM PROJECT... THE PARKING ACCESS EASEMENT... THE CONDOMINIUM PROJECT...

PLAT NOTES

1. THIS PLAT IS SUBJECT TO THE EXISTING EASEMENTS OF RECORD...
2. THE CONDOMINIUM PROJECT IS SUBJECT TO THE EXISTING EASEMENTS OF RECORD...
3. THE CONDOMINIUM PROJECT IS SUBJECT TO THE EXISTING EASEMENTS OF RECORD...
4. THE CONDOMINIUM PROJECT IS SUBJECT TO THE EXISTING EASEMENTS OF RECORD...
5. THE CONDOMINIUM PROJECT IS SUBJECT TO THE EXISTING EASEMENTS OF RECORD...
6. THE CONDOMINIUM PROJECT IS SUBJECT TO THE EXISTING EASEMENTS OF RECORD...
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8. THE CONDOMINIUM PROJECT IS SUBJECT TO THE EXISTING EASEMENTS OF RECORD...
9. THE CONDOMINIUM PROJECT IS SUBJECT TO THE EXISTING EASEMENTS OF RECORD...
10. THE CONDOMINIUM PROJECT IS SUBJECT TO THE EXISTING EASEMENTS OF RECORD...
11. THE CONDOMINIUM PROJECT IS SUBJECT TO THE EXISTING EASEMENTS OF RECORD...
12. THE CONDOMINIUM PROJECT IS SUBJECT TO THE EXISTING EASEMENTS OF RECORD...

PLAT NOTES (CONTINUED)

1. WITHIN A PERCENTAGE OF PROPERTY OWNERS BY THE PLAT AND OWNER TO THE PLAT...
2. WITHIN A PERCENTAGE OF PROPERTY OWNERS BY THE PLAT AND OWNER TO THE PLAT...
3. WITHIN A PERCENTAGE OF PROPERTY OWNERS BY THE PLAT AND OWNER TO THE PLAT...
4. WITHIN A PERCENTAGE OF PROPERTY OWNERS BY THE PLAT AND OWNER TO THE PLAT...
5. WITHIN A PERCENTAGE OF PROPERTY OWNERS BY THE PLAT AND OWNER TO THE PLAT...
6. WITHIN A PERCENTAGE OF PROPERTY OWNERS BY THE PLAT AND OWNER TO THE PLAT...
7. WITHIN A PERCENTAGE OF PROPERTY OWNERS BY THE PLAT AND OWNER TO THE PLAT...
8. WITHIN A PERCENTAGE OF PROPERTY OWNERS BY THE PLAT AND OWNER TO THE PLAT...
9. WITHIN A PERCENTAGE OF PROPERTY OWNERS BY THE PLAT AND OWNER TO THE PLAT...
10. WITHIN A PERCENTAGE OF PROPERTY OWNERS BY THE PLAT AND OWNER TO THE PLAT...
11. WITHIN A PERCENTAGE OF PROPERTY OWNERS BY THE PLAT AND OWNER TO THE PLAT...
12. WITHIN A PERCENTAGE OF PROPERTY OWNERS BY THE PLAT AND OWNER TO THE PLAT...

PROJECT: THE WATERS EDGE PROPERTIES, LLC
PROJECT: LAKE RESIDENCES AT BEAR LAKE PHASE 7A
DATE: 11/27/2024

PREPARED FOR: Summit Engineering Group Inc.
ENGINEER: Chad S. Williams, P.E.
DATE: 11/27/2024

SCALE: AS SHOWN
DATE: 11/27/2024

LAKE RESIDENCES AT BEAR LAKE PHASE 7A AN EXPANDABLE CONDOMINIUM PROJECT
LOCATED IN THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 14 NORTH, RANGE 5 EAST, S413.98' GARDEN CITY, BOON COUNTY, IOWA

LIEN HOLDER'S CONSENT TO RECORD

STATE OF IOWA
COUNTY OF BOON

WE, THE UNDERSIGNED LIEN HOLDERS, HEREBY CONSENT TO THE RECORDATION OF THIS PLAT.

DEPOSITED THIS _____ DAY OF _____, 2024.

BY: _____

LIEN HOLDERS' ACKNOWLEDGMENT

STATE OF IOWA
COUNTY OF BOON

I, _____, DO HEREBY ACKNOWLEDGE THAT I AM THE HOLDER OF THE LIEN DESCRIBED IN THE ABOVE PLAT AND THAT I HAVE REVIEWED THE PLAT AND CONSENT TO THE RECORDATION OF THE SAME.

DEPOSITED THIS _____ DAY OF _____, 2024.

BY: _____

LEGEND

- BOUNDING AND OUTLINE
- ADDITIONAL PROPERTY EASEMENTS
- ADDITIONAL LAND
- SECTION LINES
- BOUNDARY ANGLE POINT AND DISTANCE (SEE PARAGRAPHS 11 AND 12)
- CONDOMINIUM UNITS (SEE PARAGRAPHS 13 AND 14)
- CONDOMINIUM SERVICE (SEE PARAGRAPHS 15 AND 16)
- INDIVIDUAL LAND

SURVEYOR'S CERTIFICATE

I HAVE MADE A CAREFUL SURVEY OF THE PROPERTY AND HAVE FOUND THAT THE PLAT IS CORRECT AND ACCURATE AND THAT THE PROPERTY IS AS DESCRIBED IN THE PLAT AND THAT THE PLAT IS IN ACCORDANCE WITH THE LAWS OF THE STATE OF IOWA AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYORS AND LAND ADJUSTERS OF THE STATE OF IOWA.

DATE: _____

BY: _____

BOUNDARY DESCRIPTION

CONSIDER THAT THE BOON COUNTY REGISTERED PLAT OF THE BEAR LAKE PHASE 7A CONDOMINIUM PROJECT, PLAT NO. 41-1-2-100-1-100, IS A PART OF THE BEAR LAKE PHASE 7A CONDOMINIUM PROJECT AND THAT THE BEAR LAKE PHASE 7A CONDOMINIUM PROJECT IS A PART OF THE BEAR LAKE PHASE 7A CONDOMINIUM PROJECT.

THE BOUNDARY DESCRIPTION OF THE BEAR LAKE PHASE 7A CONDOMINIUM PROJECT IS AS FOLLOWS:

BEARING OF BEARING

OWNER'S DEDICATION

I, _____, DO HEREBY DEDICATE TO THE PUBLIC THE PARKING ACCESS EASEMENT DESCRIBED IN THE PLAT AND THE PARKING ACCESS EASEMENT DESCRIBED IN THE PLAT.

DATE: _____

BY: _____

OWNER'S ACKNOWLEDGMENT

I, _____, DO HEREBY ACKNOWLEDGE THAT I AM THE OWNER OF THE PROPERTY DESCRIBED IN THE ABOVE PLAT AND THAT I HAVE REVIEWED THE PLAT AND CONSENT TO THE RECORDATION OF THE SAME.

DATE: _____

BY: _____

ACCEPTANCE BY LEGISLATIVE BODY

I, _____, DO HEREBY ACCEPT THE PLAT AND THE PARKING ACCESS EASEMENT DESCRIBED IN THE PLAT AND THE PARKING ACCESS EASEMENT DESCRIBED IN THE PLAT.

DATE: _____

BY: _____

SURVEYOR

DATE: _____

BY: _____

GARDEN CITY ATTORNEY

DATE: _____

BY: _____

GARDEN CITY ENGINEER

DATE: _____

BY: _____

BEAR LAKE SPECIAL SERVICE DISTRICT

DATE: _____

BY: _____

OFFICIAL AGENCY USE

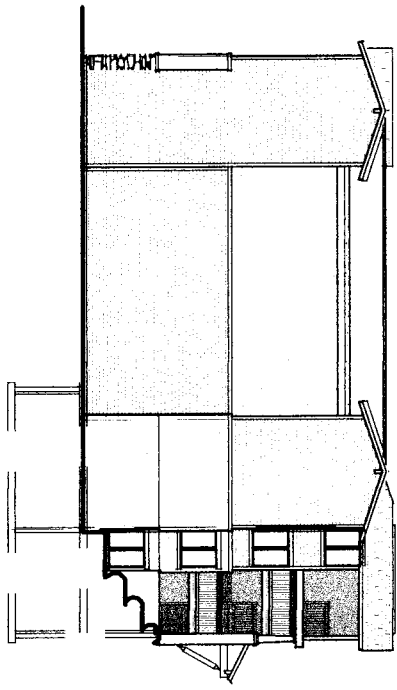
COUNTY RECORDER'S NUMBER: _____

STATE OF IOWA, COUNTY OF BOON, RECORDER AND DATE AT THE REQUEST OF: _____

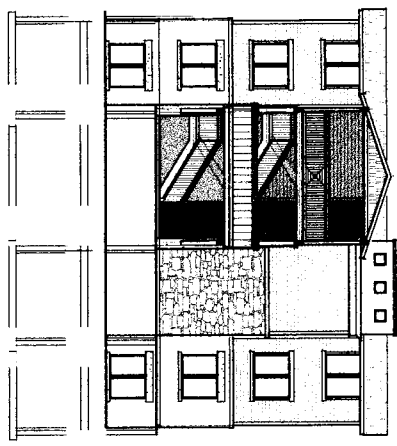
DATE: _____

BY: _____

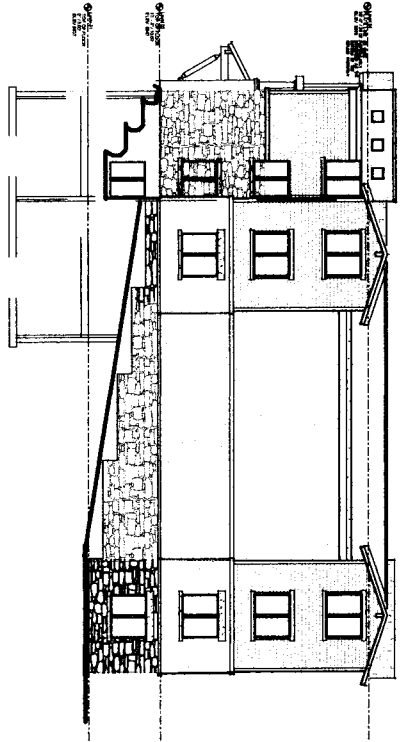
LAKE RESIDENCES AT BEAR LAKE PHASE 7A



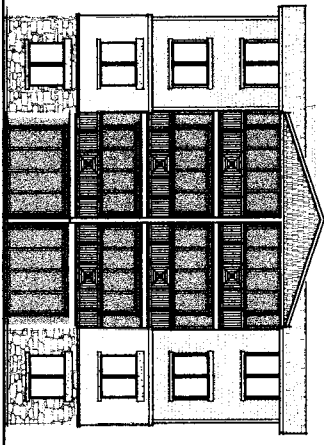
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

LAKE RESIDENCES AT BEAR LAKE PHASE 7A

LOCATED IN THE NORTHWEST 1/4 SECTION 20, TOWNSHIP 14 NORTH, RANGE 3 EAST, SARAH

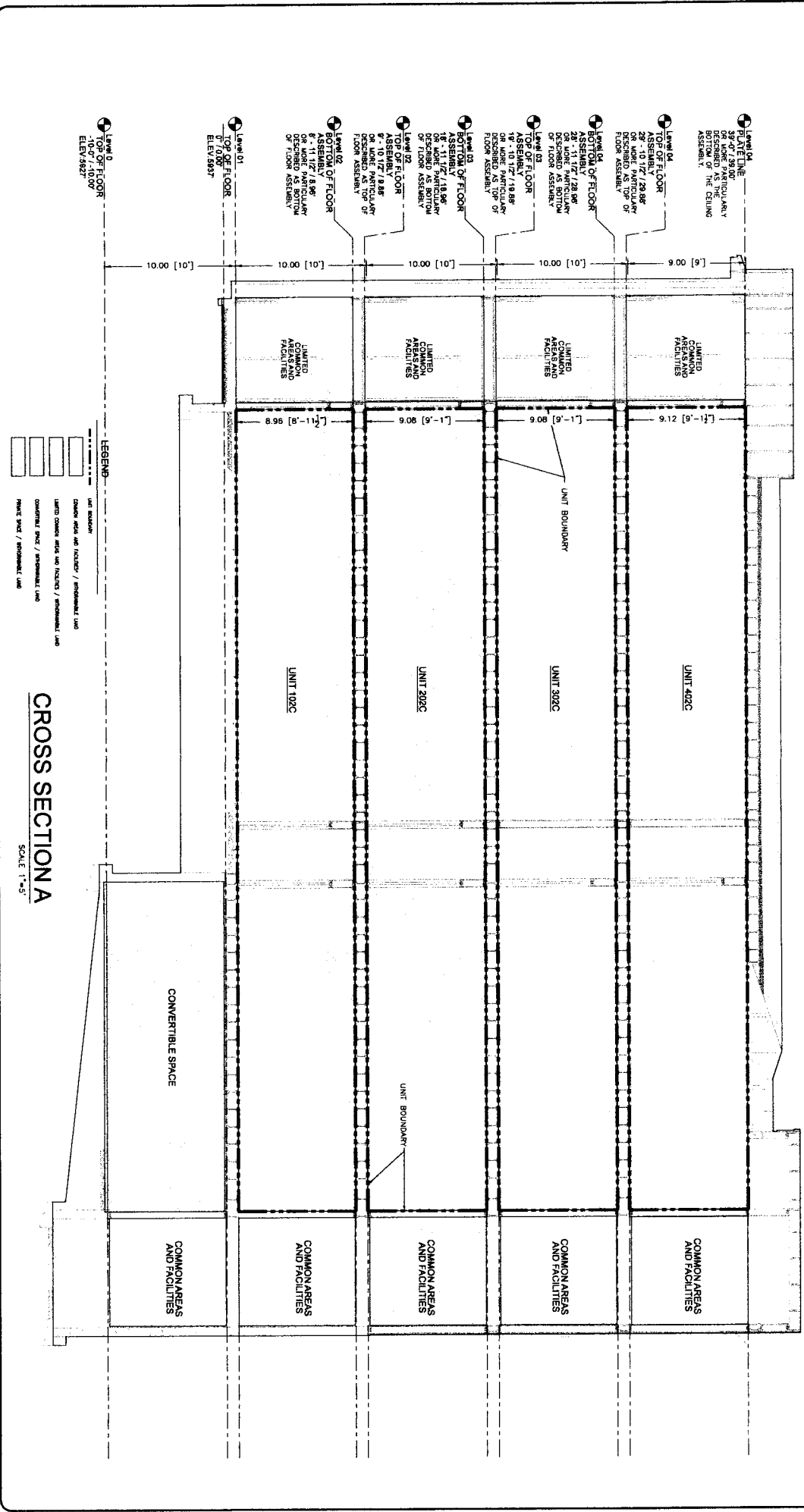
PROJECT
 CH-027
 SHEET
 3 OF 7
 DATE
 01/09/2022

Samuel Engineering Group Inc.
 Registered Civil Engineers
 1100-100 Ave. N. Suite 100
 Edmonton, Alberta T6A 4K1
 Tel: 780-443-1111
 Fax: 780-443-1112

Samuel Engineering Group Inc.
 1100-100 Ave. N. Suite 100
 Edmonton, Alberta T6A 4K1
 Tel: 780-443-1111
 Fax: 780-443-1112

ARCHITECTURAL DRAWINGS BY
 NORMAN GREEN ARCHITECTURE
 1100-100 AVE. N. SUITE 100
 EDMONTON, ALBERTA T6A 4K1
 TEL: 780-443-1111

LAKE RESIDENCES AT BEAR LAKE PHASE 7A



LAKE RESIDENCES AT BEAR LAKE PHASE 7A

LOCATED IN THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 14 NORTH, RANGE 5 EAST, S24841
 SALT LAKE COUNTY, UTAH

PROJECT
 C18-027

DATE OF 7
 12/17/2020

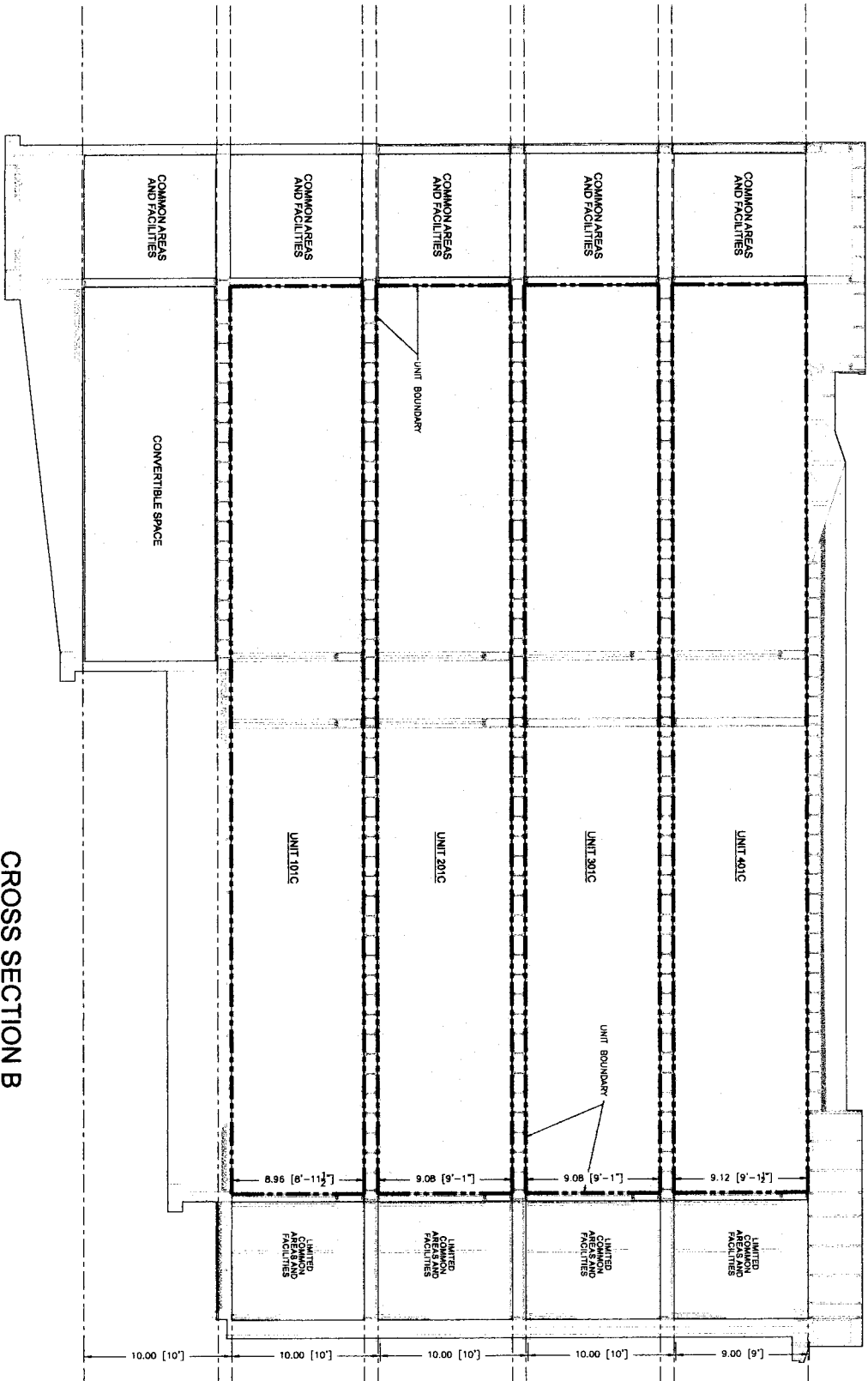
DESIGNER
 Summit Engineering Group Inc.
 1000 S. 1000 E. SUITE 100
 SALT LAKE CITY, UT 84143
 TEL: 801.488.1100
 FAX: 801.488.1101
 WWW.SUMMITENGINEERING.COM

ARCHITECT
 Summit Engineering Group Inc.
 1000 S. 1000 E. SUITE 100
 SALT LAKE CITY, UT 84143
 TEL: 801.488.1100
 FAX: 801.488.1101
 WWW.SUMMITENGINEERING.COM

LAKE RESIDENCES AT BEAR LAKE PHASE 7A

CROSS SECTION B

SCALE 1"=5'



- LEGEND**
- UNIT BOUNDARY
 - COMMON AREA AND FACILITIES / APPOINTMENT LANE
 - LIMITED COMMON AREA AND FACILITIES / APPOINTMENT LANE
 - CONVERTIBLE SPACE / APPOINTMENT LANE
 - PLANT SPACE / APPOINTMENT LANE

- Level 0A
PLATE LINE
39'-0" / 39'-00"
OR MORE PARTICULARLY
DESCRIBED AS THE
BOTTOM OF THE DEWING
ASSEMBLY
- Level 0B
TOP OF FLOOR
28'-10 1/2" / 28'-10 1/2"
OR MORE PARTICULARLY
DESCRIBED AS THE
FLOOR ASSEMBLY
- Level 0C
TOP OF FLOOR
19'-10 1/2" / 19'-10 1/2"
OR MORE PARTICULARLY
DESCRIBED AS THE
FLOOR ASSEMBLY
- Level 0D
TOP OF FLOOR
8'-11 1/2" / 8'-11 1/2"
OR MORE PARTICULARLY
DESCRIBED AS THE
FLOOR ASSEMBLY
- Level 0E
TOP OF FLOOR
18'-11 1/2" / 18'-11 1/2"
OR MORE PARTICULARLY
DESCRIBED AS THE
FLOOR ASSEMBLY
- Level 0F
TOP OF FLOOR
9'-10 1/2" / 9'-10 1/2"
OR MORE PARTICULARLY
DESCRIBED AS THE
FLOOR ASSEMBLY
- Level 0G
TOP OF FLOOR
8'-11 1/2" / 8'-11 1/2"
OR MORE PARTICULARLY
DESCRIBED AS THE
FLOOR ASSEMBLY
- Level 0H
TOP OF FLOOR
10'-0" / 10'-00"
ELEV. 45927'

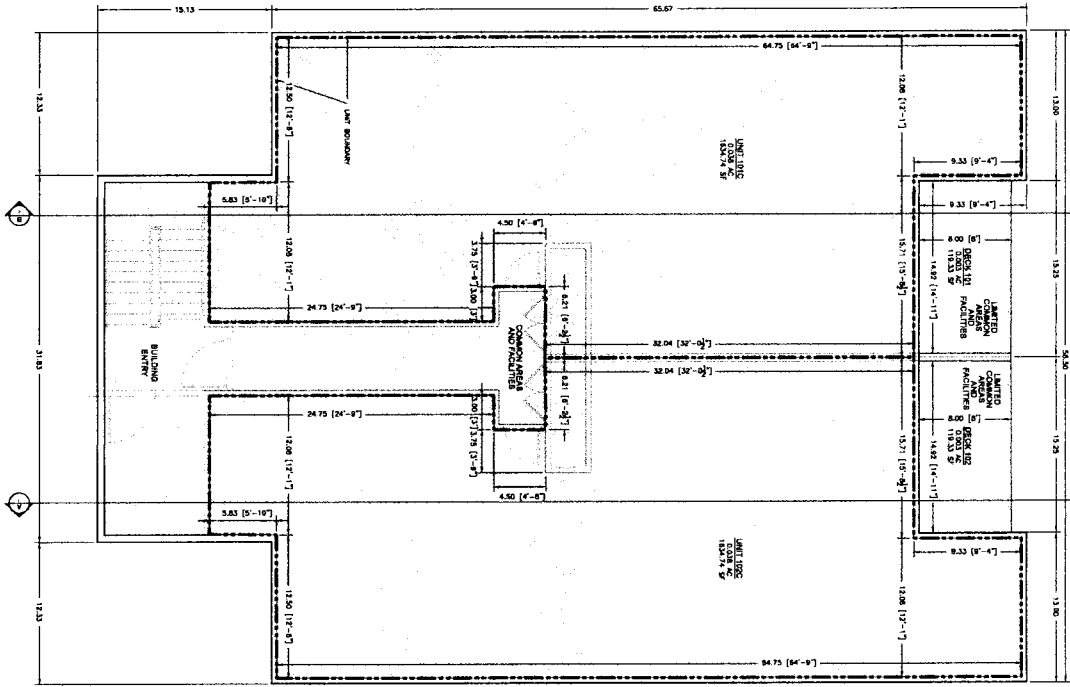
C18-027
SHEET
4 OF 7
DATE: 3/17/2020

Swart Engineering Group Inc.
1100 W. 2ND ST. SUITE 100
DENVER, CO 80202
TEL: 303.733.1100
WWW.SWARTENGINEERING.COM

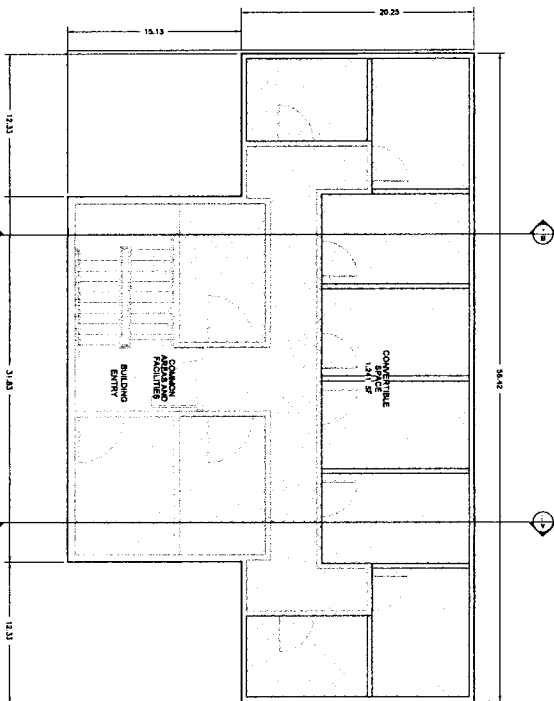
PROJECT: LAKE RESIDENCES AT BEAR LAKE PHASE 7A
LOCATION: 1100 W. 2ND ST. SUITE 100, DENVER, CO 80202
DATE: 3/17/2020
DRAWN BY: [Name]

LAKE RESIDENCES AT BEAR LAKE PHASE 7A
LOCATED IN THE NORTHWEST 1/4 SECTION 21, TOWNSHIP 14 NORTH, RANGE 3 EAST, SB&M
BAMPOUT CITY, FREDERICK COUNTY, UTAH

LAKE RESIDENCES AT BEAR LAKE PHASE 7A



FIRST FLOOR
SCALE 1/8" = 1'-0"



BASEMENT LEVEL
SCALE 1/8" = 1'-0"

LEGEND

	UNIT BOUNDARY
	COMMON AREA AND FACILITIES / ENVIRONMENTAL LAND
	SHARED COMMON AREA AND FACILITIES / ENVIRONMENTAL LAND
	OPENING SPACE / ENVIRONMENTAL LAND
	PRIVATE SPACE / ENVIRONMENTAL LAND

PROJECT: C18-027
 SHEET: 5 OF 7
 DATE: 12/03/2011

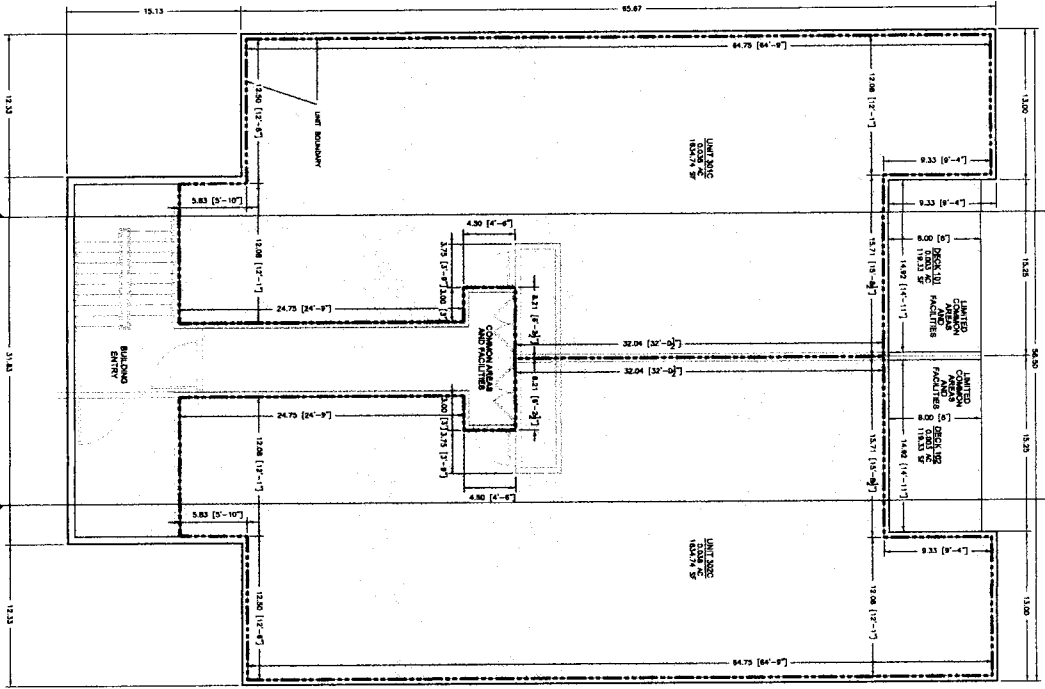
Submitted by: Summit Engineering Group Inc.
 Engineers - Civil & Landscaping
 1400 WEST 10TH AVENUE, SUITE 100
 DENVER, CO 80202

Submitted to: Summit Engineering Group Inc.
 1400 WEST 10TH AVENUE, SUITE 100
 DENVER, CO 80202

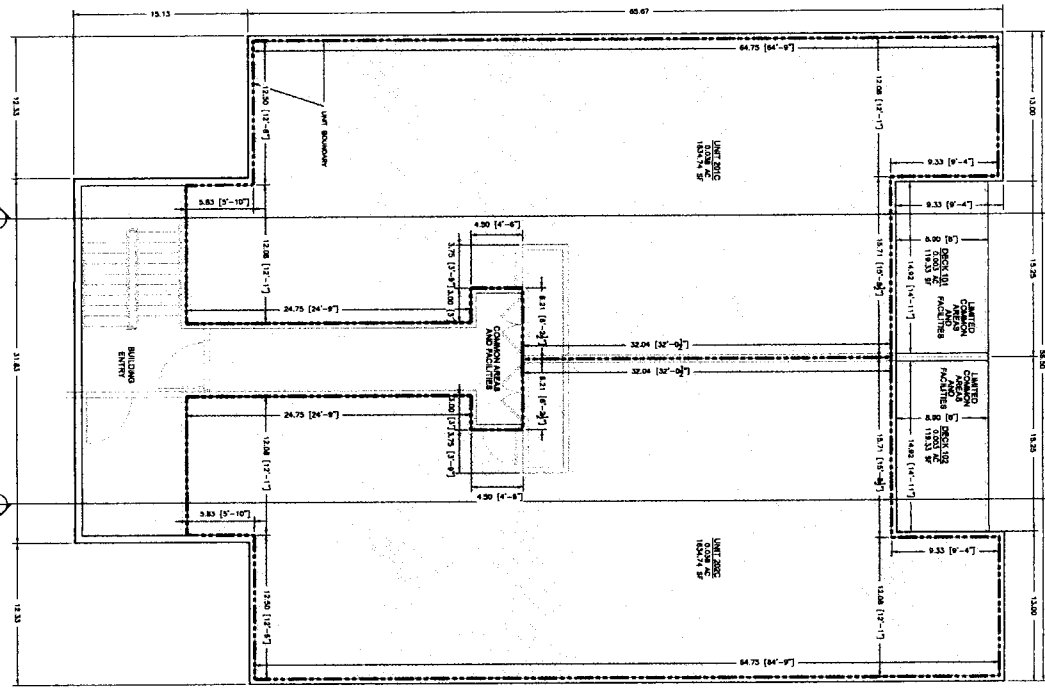
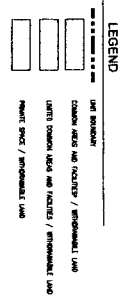
LAKE RESIDENCES AT BEAR LAKE PHASE 7A

LOCATED IN THE NORTHWEST 1/4 SECTION 24, TOWNSHIP 14 NORTH, RANGE 5 EAST, SUBRA 14

LAKE RESIDENCES AT BEAR LAKE PHASE 7A



THIRD FLOOR
SHEET 152



SECOND FLOOR
SHEET 153

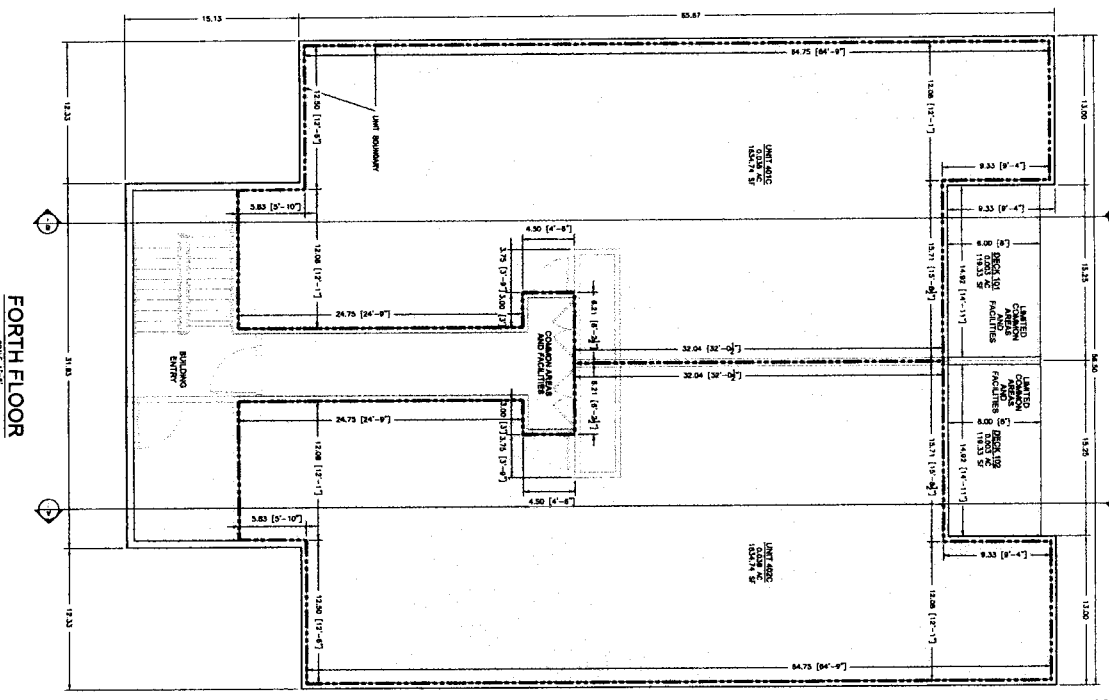
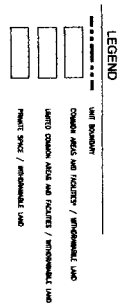
LAKE RESIDENCES AT BEAR LAKE PHASE 7A

LOCATED IN THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 14 NORTH, RANGE 5 EAST, SABAHA
SANDHURST CITY, BOON COUNTY, ILLINOIS

C18.027
6 OF 7
DATE: 10/20/2011

Spartan Engineering Group Inc.
 1100 S. 10th St., Suite 100
 Lincoln, NE 68502
 Phone: (402) 441-1111
 Fax: (402) 441-1112
 Email: info@spartaneng.com
 www.spartaneng.com

LAKE RESIDENCES AT BEAR LAKE PHASE 7A



LAKE RESIDENCES AT BEAR LAKE PHASE 7A

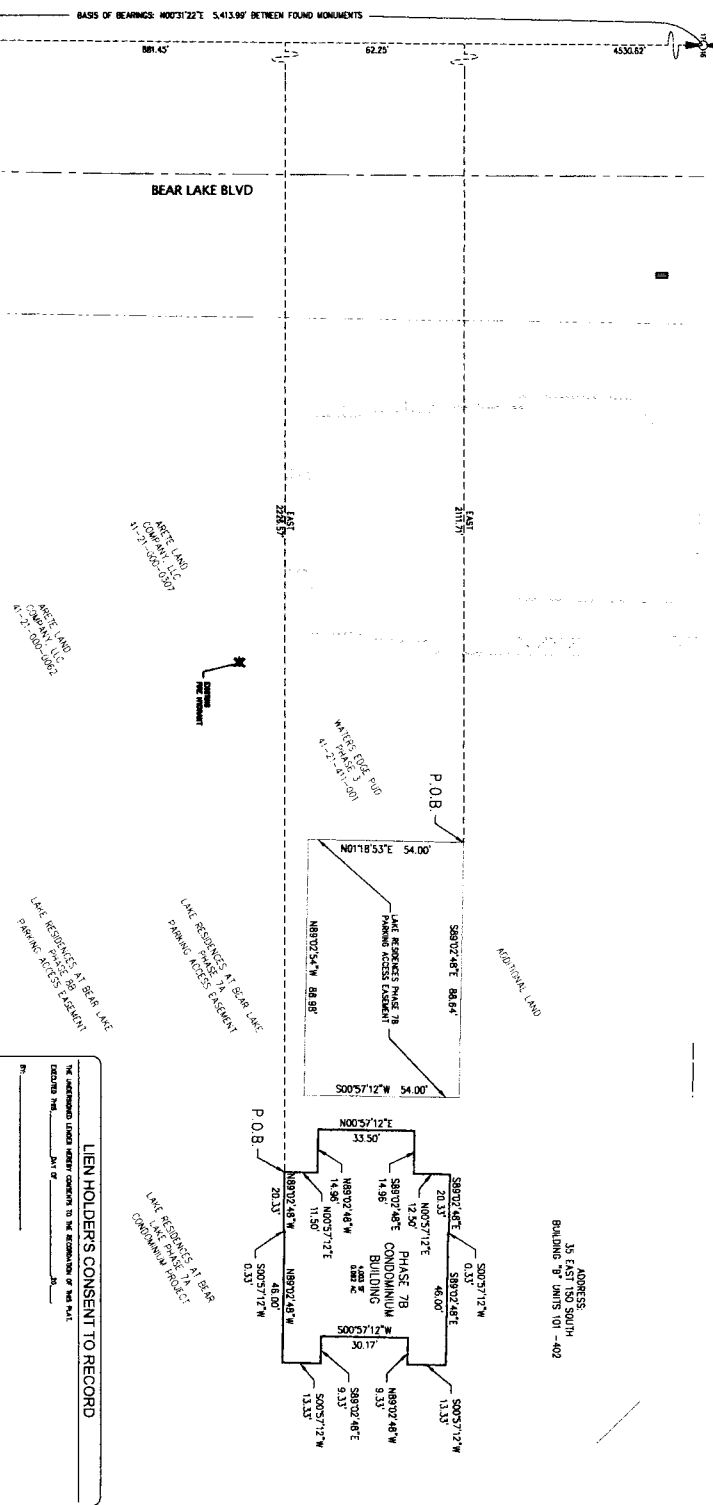
LOCATED IN THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 14-NORTH, RANGE 5 EAST, S26M4.

PROJECT
 C18-027
 SHEET
 7 OF 7
 ISSUE DATE
 11/17/2011

Special Engineering Group, Inc.
 10000 14th Avenue S.E.
 Bellevue, WA 98006
 P: 206.461.1100
 F: 206.461.1101
 www.segroup.com

Professional Engineer
 License No. 10000
 State of Washington
 Date of Issue: 11/17/2011
 Expiration Date: 11/17/2012

LAKE RESIDENCES AT BEAR LAKE PHASE 7B



LEASING RIGHTS... PLAT NO. 2017-001

PARKING ACCESS EASEMENT DESCRIPTION... THIS PARCEL BEING EASEMENT GRANTED TO THE...

PLAT NOTES... 1. THIS PLAT RELATES TO THE MONUMENT WHICH IS SUBJECT TO THE ORIGINAL SUBDIVISION OF...

PLAT NOTES (CONTINUED)... 2. PORTION AND VARIATION ARE EITHER DESIGNATED BY THE PLAT AND SHOULD BE PLANNED...

LEGEND... BUILDING FOOTPRINT, PARKING EASEMENT, ADDITIONAL LINES, SECTION BOUNDARY, EASEMENT BOUNDARY...

THE WATERS EDGE PROPERTIES, LLC... LAKE RESIDENCES AT BEAR LAKE PHASE 7B

Submitted Engineering Group Inc... 10000 W. BEAR LAKE BLVD. SUITE 100...

LAKE RESIDENCES AT BEAR LAKE PHASE 7B AN EXPANDABLE CONDOMINIUM PROJECT... LOCATED IN THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 14 NORTH, RANGE 5 EAST, SLABAK, GARDEN CITY, RICH COUNTY, IOWA

SURVEYORS CERTIFICATE... I, THE SURVEYOR, HAVE PERSONALLY EXAMINED THE PLAT AND FOUND IT TO BE A TRUE AND CORRECT...

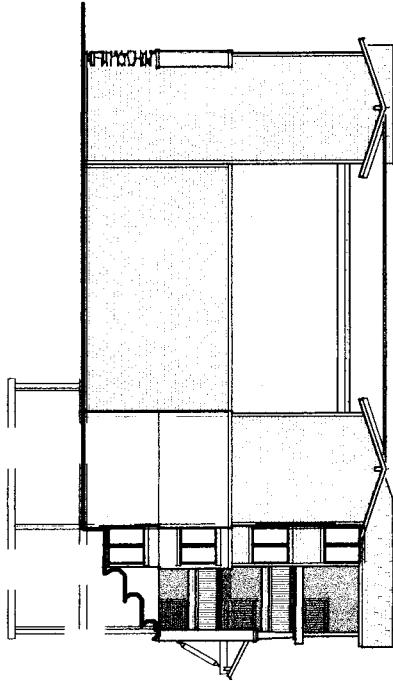
BOUNDARY DESCRIPTION... CONFORMANCE WITH THE BOUNDARY DESCRIPTION IN THE DEED... THE EAST LINE OF SECTION 20...

OWNER'S DEDICATION... OWNER'S ACKNOWLEDGMENT... GARDEN CITY ATTORNEY... GARDEN CITY ENGINEER...

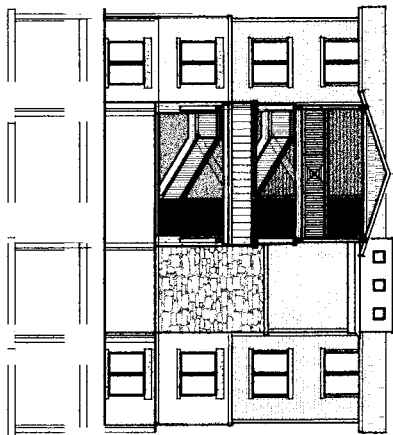
ACCEPTANCE BY LEGISLATIVE BODY... OFFICIAL AGENCY USE... COUNTY RECORDER'S NUMBER...

OFFICIAL AGENCY USE... BEAR LAKE SPECIAL SERVICE DISTRICT... OFFICIAL AGENCY USE...

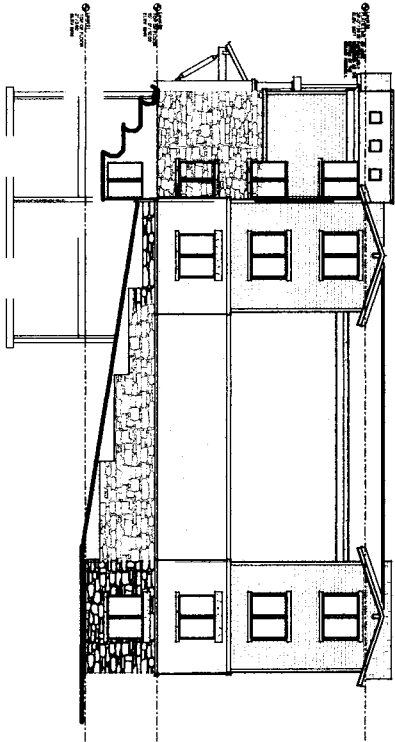
LAKE RESIDENCES AT BEAR LAKE PHASE 7B



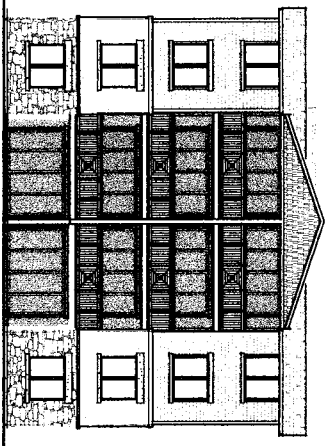
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

C18-027
 2 OF 7
 ISSUE DATE: 01/10/2023
 Summit Engineering Group Inc.
 1000 West 1st Street, Suite 100
 Whitefish, MT 59901
 Phone: (406) 261-1111
 Fax: (406) 261-1112
 Email: info@summiteng.com

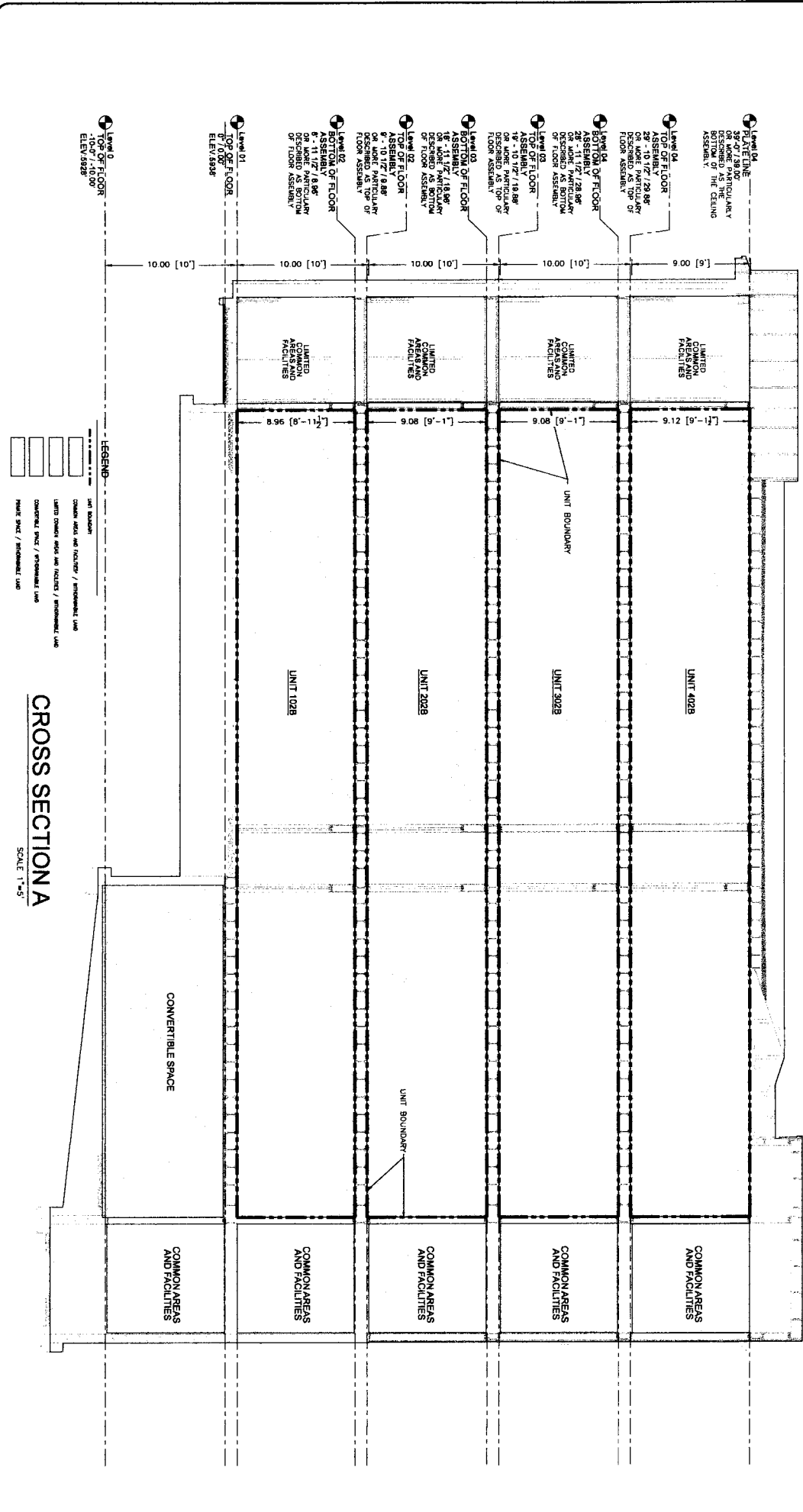
Summit Engineering Group Inc.
 1000 West 1st Street, Suite 100
 Whitefish, MT 59901
 Phone: (406) 261-1111
 Fax: (406) 261-1112
 Email: info@summiteng.com

LAKE RESIDENCES AT BEAR LAKE PHASE 7B

LOCATED IN THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 14 NORTH, RANGE 5 EAST, S.88W.
 (LAKESIDE DRIVE, BEAR LAKE, MONTANA)

ARCHITECTURAL DRAWINGS BY:
 HORN & MUMFORD ARCHITECTURE
 PO BOX 238 BOUNTIFUL, UT 84011
 PH: 801-298-0375 FAX: 801-298-1111

LAKE RESIDENCES AT BEAR LAKE PHASE 7B



CROSS SECTION A

SCALE 1"=5'

PROJECT
 C18-027
 3 OF 7
 SHEET TITLE
 11/10/2021

Client:
 Summit Engineering Group Inc.
 1000 Lakeshore Blvd. W.
 Suite 1000
 Burnaby, BC V5A 1K6
 Tel: 604-291-1111
 Fax: 604-291-1112
 Email: info@summiteng.com

Author:
 J. Smith
 11/10/2021

Checked:
 K. Jones
 11/10/2021

Approved:
 M. Brown
 11/10/2021

LAKE RESIDENCES AT BEAR LAKE PHASE 7B

LOCATED IN THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 14 NORTH, RANGE 5 EAST, S24M.

LAKE RESIDENCES AT BEAR LAKE PHASE 7B

CROSS SECTION B

SCALE 1"=5'

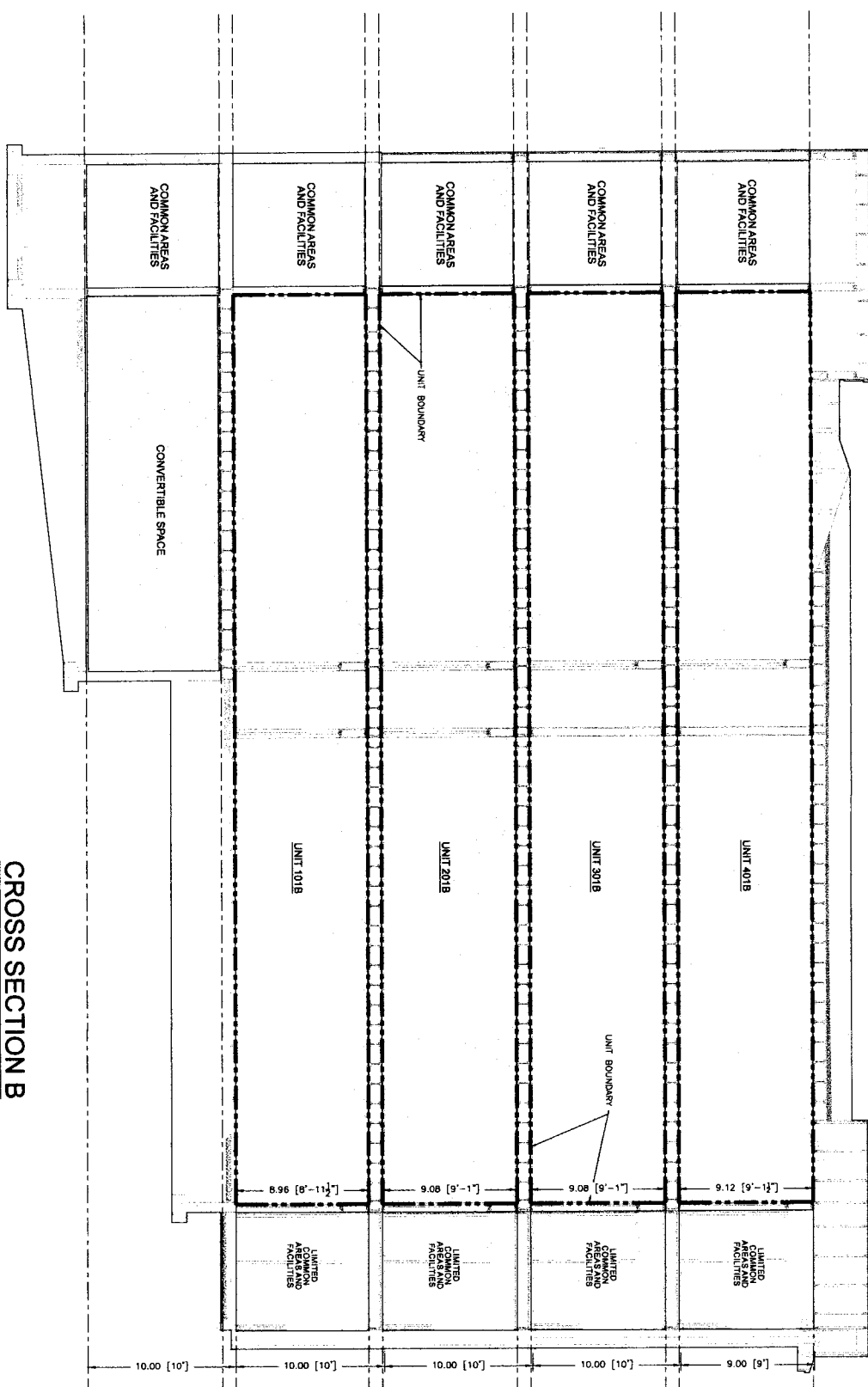
LAKE RESIDENCES AT BEAR LAKE PHASE 7B

LOCATED IN THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 14 NORTH, RANGE 3 EAST, S28W,
DANBURY CITY, BEN. COUNTY, VT. 05201

PROJECT:
C19-027
SHEET NO. 7
DATE: 12/17/2020

Client:
Summit Engineering Group Inc.
1000 S. MAIN ST., SUITE 100
DANBURY, VT. 05201
TEL: 802.249.1111

Project:
LAKE RESIDENCES AT BEAR LAKE PHASE 7B
CROSS SECTION B
SCALE 1"=5'



LEGEND

- UNIT BOUNDARY
- COMMON AREAS AND FACILITIES / INCIDENTAL LINES
- LIMITED COMMON AREAS AND FACILITIES / INCIDENTAL LINES
- CONVERTIBLE SPACE / INCIDENTAL LINES
- FINISH SPACE / INCIDENTAL LINES

Level 04
DATE LINE
9-7' / 29.00"
OR MORE PARTICULARLY
DESCRIBED AS THE
BOTTOM OF THE CEILING
ASSEMBLY

Level 03
TOP OF FLOOR
22' - 10 1/2' / 22.88"
OR MORE PARTICULARLY
DESCRIBED AS FLOOR ASSEMBLY

Level 02
TOP OF FLOOR
19' - 10 1/2' / 19.88"
OR MORE PARTICULARLY
DESCRIBED AS FLOOR ASSEMBLY

Level 01
TOP OF FLOOR
ELEV: 99.98'

Level 04
BOTTOM OF FLOOR
ASSEMBLY
9-11 1/2' / 9.88"
OR MORE PARTICULARLY
DESCRIBED AS BOTTOM
OF FLOOR ASSEMBLY

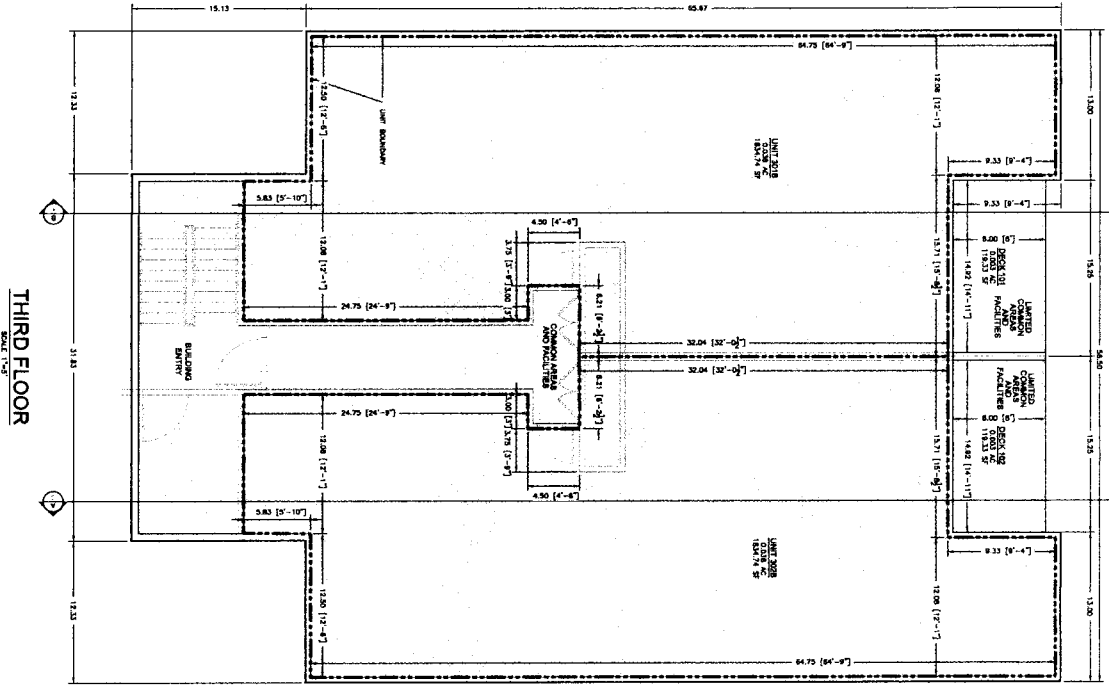
Level 03
BOTTOM OF FLOOR
ASSEMBLY
9-10 1/2' / 9.88"
OR MORE PARTICULARLY
DESCRIBED AS TOP OF
FLOOR ASSEMBLY

Level 02
BOTTOM OF FLOOR
ASSEMBLY
9-10 1/2' / 9.88"
OR MORE PARTICULARLY
DESCRIBED AS BOTTOM
OF FLOOR ASSEMBLY

Level 01
TOP OF FLOOR
ELEV: 99.98'

Level 0
TOP OF FLOOR
ELEV: 99.98'

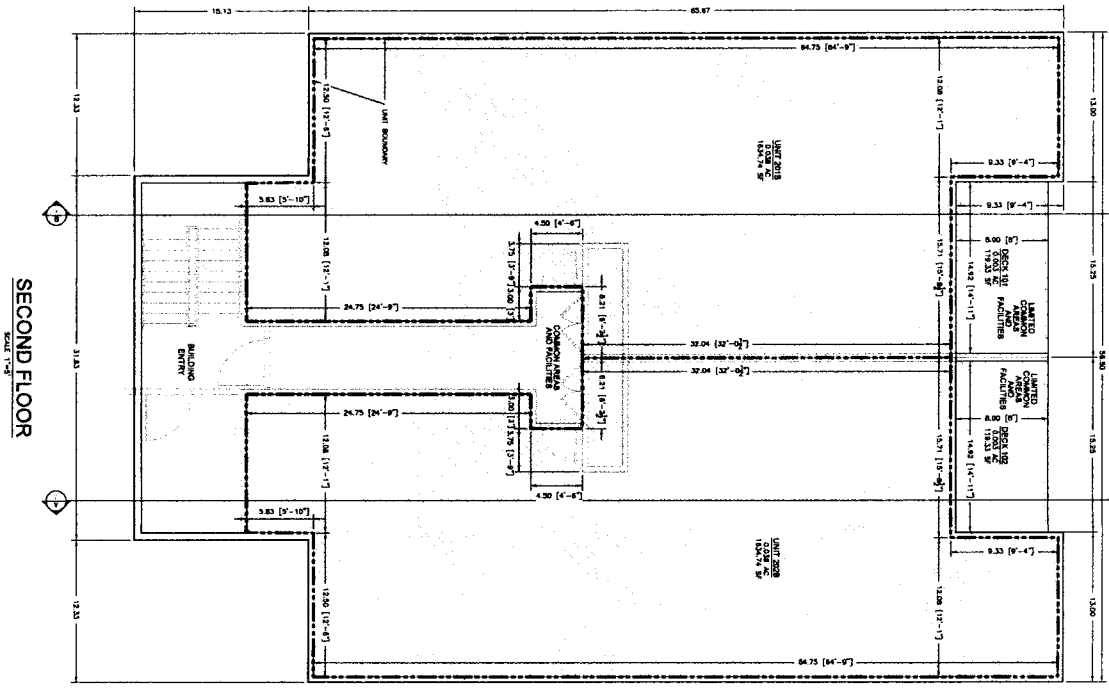
LAKE RESIDENCES AT BEAR LAKE PHASE 7B



THIRD FLOOR
SCALE 1/8" = 1'-0"

LEGEND

- UNIT BOUNDARY
- COMMON WALLS AND DECKETS / MISCELLANEOUS WALLS
- LIGHT COMMON WALLS AND DECKETS / MISCELLANEOUS WALLS
- PAINTED PANEL / MISCELLANEOUS WALLS

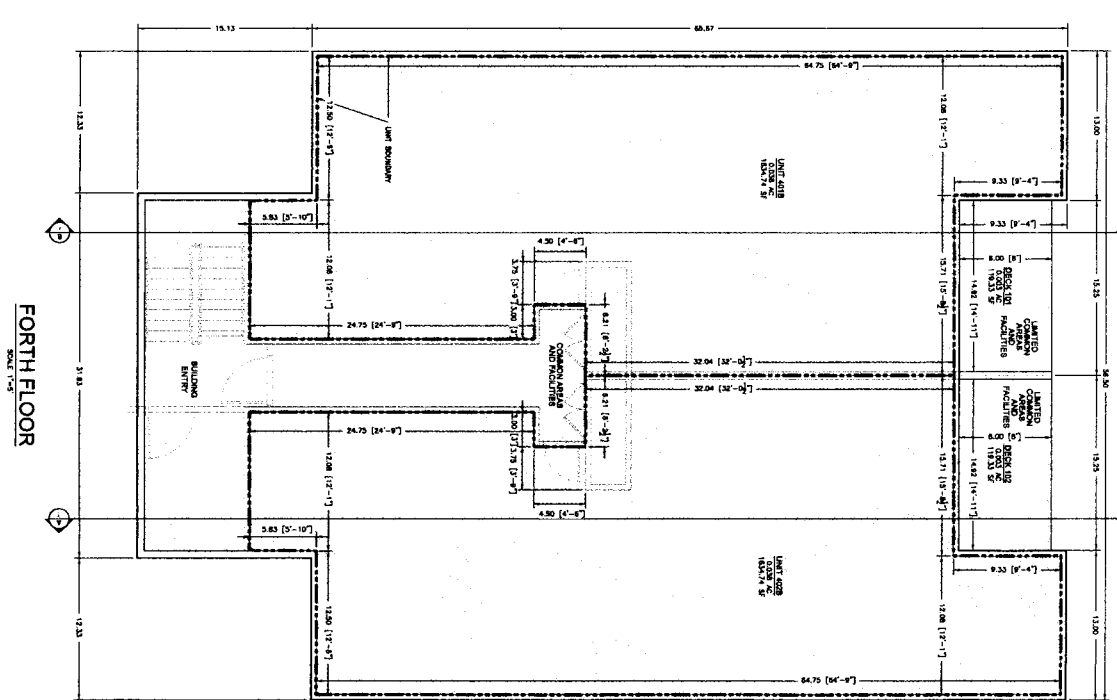
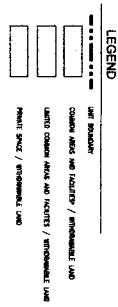


SECOND FLOOR
SCALE 1/8" = 1'-0"

PROJECT: C19-027
 SHEET: 6 OF 7
 DATE: 12/19/2011
 SHEET TITLE: LAKE RESIDENCES AT BEAR LAKE PHASE 7B
 PROJECT LOCATION: 14 WEST END AVENUE, BEAR LAKE, WY
 CLIENT: SHERRILL INVESTMENTS, LLC
 ARCHITECT: SHERRILL INVESTMENTS, LLC
 ENGINEER: SHERRILL INVESTMENTS, LLC
 DESIGNER: SHERRILL INVESTMENTS, LLC
 CONTRACTOR: SHERRILL INVESTMENTS, LLC
 DATE: 12/19/2011

LAKE RESIDENCES AT BEAR LAKE PHASE 7B
 LOCATED IN THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 1 N, RANGE 5 EAST, S28844
 LAKE RESIDENCES AT BEAR LAKE PHASE 7B
 PROJECT LOCATION: 14 WEST END AVENUE, BEAR LAKE, WY
 CLIENT: SHERRILL INVESTMENTS, LLC
 ARCHITECT: SHERRILL INVESTMENTS, LLC
 ENGINEER: SHERRILL INVESTMENTS, LLC
 DESIGNER: SHERRILL INVESTMENTS, LLC
 CONTRACTOR: SHERRILL INVESTMENTS, LLC
 DATE: 12/19/2011

LAKE RESIDENCES AT BEAR LAKE PHASE 7B



FORTH FLOOR
Scale: 1/8" = 1'-0"

LAKE RESIDENCES AT BEAR LAKE PHASE 7B

LOCATED IN THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 14 NORTH, RANGE 5 EAST, SUBM.

PROJECT	C19-027
SHEET	7 OF 7
DATE	1/9/2021
DESIGNED BY	Summit Engineering Group Inc.
CHECKED BY	Summit Engineering Group Inc.
DATE	1/9/2021