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WHEN RECORDED PLEASE RETURN TO: )  
 )  
520/500 CONDOS, LLC )  
9980 SOUTH 300 WEST STE 310 )  
SANDY, UT 84070 )  
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6/1/2010 11:44:00 AM \$50.00  
Book - 9829 Pg - 7783-7787  
Gary W. Ott  
Recorder, Salt Lake County, UT  
COTTONWOOD TITLE  
BY: eCASH, DEPUTY - EF 5 P.

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**THIRD AMENDMENT TO  
DECLARATION OF COVENANTS, CONDITIONS  
AND RESTRICTIONS**

**FOR**

**HUNTINGTON TOWNHOMES  
CONDOMINIUMS**

**A Utah Residential Condominium Project**

Salt Lake County, State of Utah

**THIRD AMENDMENT TO  
DECLARATION OF COVENANTS, CONDOMINIUMS AND RESTRICTIONS  
FOR  
HUNTINGTON TOWNHOMES CONDOMINIUMS**

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THIS THIRD AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HUNTINGTON TOWNHOMES CONDOMINIUMS (this "Third Amendment"), is made and executed in Salt Lake County, State of Utah, as of the 27<sup>th</sup> day of May 2010, by 520/500 condos, LLC, a Utah Liability company (the "Declarant"), pursuant to the provisions of the Utah Condominium Ownership Act (Title 57, Chapter 8, Utah Code Annotated, 1953), as amended (the "Act").

**W I T N E S S E T H :**

**WHEREAS**, Declarant is the owner of certain real property located at or about 520 South 500 East, Salt Lake City, Salt Lake County, State of Utah (the "Property")

**WHEREAS**, a Declaration of Covenants, Conditions and Restrictions for Huntington Townhomes Condominiums was recorded April 4, 2008, in the Salt Lake County Recorder's Office as Entry No. 10392024 (the "Original Declaration").

**WHEREAS**, an Amended and Restated Declaration of Covenants, Condominiums and Restrictions for Huntington Townhomes Condominiums was recorded July 2, 2008 in the Salt Lake County Recorder's Office as Entry No. 10470133 which superseded in its entirety the Original Declaration (the "Amended and Restated Declaration").

**WHEREAS**, an Amendment to the Declaration of Covenants, Condominiums and Restrictions for Huntington Townhomes Condominiums (also known as Trolley Place Condominiums) was recorded April 20, 2010 in the Salt Lake County Recorder's Office as Entry No. 10936934 (the "First Amendment").

**WHEREAS**, a Second Amendment to the Declaration of Covenants, Condominiums and Restrictions for Huntington Townhomes Condominiums (also known as Trolley Place Condominiums) was recorded April 27, 2010 in the Salt Lake County Recorder's Office as Entry No. 10941981 (the "Second Amendment").

**WHEREAS**, this Third Amendment to the declaration (this "Third Amendment") clarifies for purposes of maintaining Fannie Mae financing approval that the name of the Project is "Huntington Townhomes Condominiums" (the Amended and Restated Declaration as amended by the Second Amendment and the Third Amendment shall hereafter be referred to as the "Declaration") and shall be binding on all Units within the Condominium Project.

**WHEREAS**, the Property is, or will be, so constructed as to contain separate individual units and certain other improvements heretofore constructed or hereafter to be constructed upon the Property which shall constitute a condominium development project known as Huntington Townhomes Condominiums (the "Project"), under the terms of the provisions of the Act.

**WHEREAS**, Declarant desires to record with this Third Amendment;

**WHEREAS**, the Declarant reserves the right to subsequently amend the Declaration;

**WHEREAS**, Declarant owns all Units in the Project now desires to amend the covenants, conditions and restrictions for the Project pursuant to Article 13 of the Declaration to which all Owners shall be bound.

**AGREEMENT:**

NOW, THEREFORE, Declarant does hereby amend the Declaration as follows:

1. **Definitions.** Capitalized terms not otherwise defined herein shall have the respective meanings ascribed to such terms in the Amended and Restated Declaration. The following terms are hereby modified by this Third Amendment:

1.8. "Declaration" means and refers to the Amended and Restated Declaration amended by the Second Amendment together with this Third Amendment (but not the First Amendment), and all amendments thereto.

2. **Amendment to Declaration Text.** Declarant does hereby amend the Declaration to include the following revised sections as if originally included in the Declaration:

**ARTICLE 2  
PROJECT DESCRIPTION**

2.1. **Name.** The Project, as subject to the provisions of the Act, shall be known as Huntington Townhomes Condominiums, consistent with the official Plat which is recorded under the name Huntington Townhomes Condominiums.

3. **Survival of Remaining Terms of Declaration.** Except as specifically amended herein, the Declaration and all of its terms and provisions remains in full force and effect.

4. **Effective Date.** This Third Amendment shall be effective as of the date of recording in Salt Lake County, Utah, of an original of this Third Amendment properly executed and acknowledged hereto.

5. **Exhibits.** The following exhibits of the Declaration have been amended by this Third Amendment and attached and incorporated hereby this reference: Exhibit "A" Legal Description, Exhibit "C" Bylaws, Exhibit "D" Articles of Incorporation.

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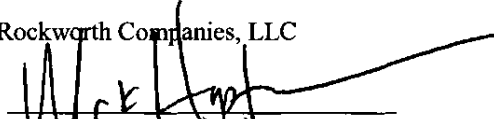
IN WITNESS WHEREOF, the Declarant has duly executed this Third Amendment.

**DECLARANT:**


520/500 condos, LLC  
a Utah limited liability company

By: Blue Rock Capital, LLC,  
Its: Manager

By Its Manager: Rockworth Companies, LLC

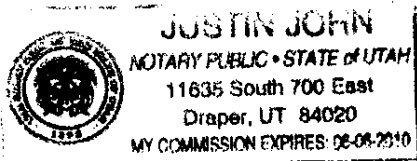
  
By: Mark Hampton  
Its: Manager

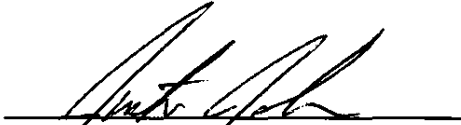
By Its Manager: Bingham Family Alaska, LLC

  
By: Michael Bingham  
Its: Manager

STATE OF UTAH )  
 ) ss.  
COUNTY OF Salt Lake )

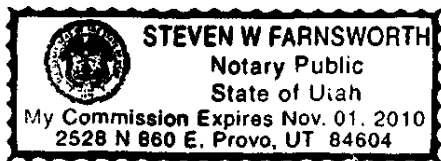
The foregoing Third Amendment of Covenants, Conditions and Restrictions of Huntington Place Condominiums were acknowledged before me by Mark Hampton, the Manager of Rockworth Companies, LLC, a Utah limited liability company, a Manager of Blue Rock Capital, LLC, a Utah limited liability company, the Manager of the Declarant, this 28<sup>th</sup> day of May, 2010.

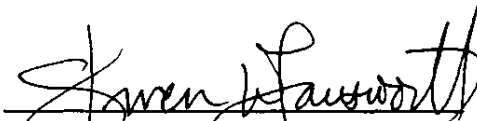


  
NOTARY PUBLIC

STATE OF UTAH )  
 ) ss.  
COUNTY OF UTAH )

The foregoing Third Amendment of Covenants, Conditions and Restrictions of Huntington Place Condominiums were acknowledged before me by Michael Bingham, the Manager of Bingham Family Alaska, LLC, an Alaska limited liability company, a Manager of Blue Rock Capital, LLC, a Utah limited liability company, the Manager of the Declarant, this 28<sup>th</sup> day of May, 2010.



  
NOTARY PUBLIC

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

currently known as  
/Trolley Place Condominiums

Units 101-109, 201-202, and 301-322, contained within the Huntington Townhomes, a Utah Condominium project as identified in the Record of Survey Map recorded April 4, 2008, as Entry No. 10392023, in Book 2008, at Page 78 (as said Record of Survey Map may have been amended and/or supplemented), and as further defined and described in the Amended and Restated Declaration of Covenants, Conditions and Restrictions of the Huntington Townhomes Condominiums, recorded July 2, 2008, as Entry no. 10470133, in Book 9623, at Page 6992 (as said Declaration may have been amended and/or supplemented).

Together with the undivided ownership interest in and to the Common Areas as the same are established and identified in the Declaration (as said Declaration may have heretofore been amended or supplemented).

Tax ID Nos. 16-06-466-001 thru 16-06-466-043