

WHEN RECORDED, RETURN TO:
CW Larsen Village, LLC
1222 W. Legacy Crossing Blvd., STE 6
Centerville, UT 84014

ENTRY NO. 01162166

04/27/2021 01:07:14 PM B: 2660 P: 0529

Declaration PAGE 1/3

RHONDA FRANCIS, SUMMIT COUNTY RECORDER

FEE \$6.00 BY CW LARSEN VILLAGE LLC



Affecting Parcel No.: _____

**FIRST AMENDMENT TO
DECLARATION OF CONDOMINIUM FOR
SILVER CREEK VILLAGE CONDOMINIUMS**

THIS FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM FOR SILVER CREEK VILLAGE CONDOMINIUMS ("Amendment") is made effective as of the date set forth on the signature page by **CW LARSEN VILLAGE, LLC**, a Utah limited liability company ("Declarant").

RECITALS

- A. Declarant is identified as "Declarant" in that certain *Declaration of Condominium for Silver Creek Village* recorded on November 13, 2020 as Entry No. 01147489 in Book 2617 in Page 1112 (the "Declaration").
- B. The Declaration encumbers certain real property located in Summit County, Utah, as more particularly described on **Exhibit A** attached hereto and incorporated herein by this reference.
- C. Pursuant to Section 15.1 of the Declaration, the Declaration may be amended solely by the Declarant without any additional approval so long as the Declarant owns one or more Units in the Project.
- D. Declarant currently owns one or more Units in the Project and, therefore, can unilaterally amend the Declaration without obtaining any additional approval.
- E. Declarant desires to amend the Declaration as set forth herein.

AMENDMENT

NOW, THEREFORE, in consideration of the foregoing Recitals, the Declarant hereby executes this Amendment, which shall be effective upon its recording in the office of the Summit County Recorder.

- 1. **Leases.** Section 9.13 of the Declaration is hereby deleted in entirety and replaced with the following.

"9.13 **Leases.** The entire (but not less than all) of a Unit may be leased to a single family tenant from time to time by the Owner, subject to the provisions of this Declaration and any applicable Rules. Each Owner shall provide to the Association a copy of any written lease agreement for any Unit upon request of the Association, and such tenants shall be required in each form of lease to abide by all provisions of this Declaration. Should a tenant fail to so abide, the Association shall have the right to cause the Owner to declare a default under the lease and to take appropriate action, including eviction of the tenant. Notwithstanding the foregoing or anything to the contrary

contained in this Declaration, nightly or weekly leasing or rentals shall be prohibited in all affordable Units.

2. **Conflicts.** All remaining provisions of the Declaration and any prior amendments not specifically amended herein shall remain in full force and effect. In the case of any conflict between the provisions of this Amendment and the provisions of the Declaration, the provisions of this Amendment shall in all respects govern and control.

3. **Incorporation and Supplementation of Declaration.** This Amendment is supplemental to the Declaration, which by reference is made a part hereof, and all the terms, definitions, covenants, conditions, restrictions, and provision thereof, unless specifically modified herein, are to apply to this document and are made a part hereof as though they were expressly rewritten, incorporated, and included herein.

IN WITNESS WHEREOF, the Declarant has executed this Amendment as of the ____ day of April, 2021.

DECLARANT

CW LARSEN VILLAGE, LLC,
a Utah limited liability company

By: [Signature]
Name: Darlene Carter
Its: Authorized Representative

STATE OF UTAH)
 §
COUNTY OF DAVIS)

On the 26 day of April, 2021, personally appeared before me Darlene Carter who by me being duly sworn, did say the he / she is an authorized representative of CW Larsen Village, LLC, and that the foregoing instrument is signed on behalf of said company and executed with all necessary authority.

[Signature]
(Notary Public)



Exhibit A
(The Property)

ALL OF UNITS A101-A105, A201-A208, AND A301-A306 IN BUILDING A, UNITS B101-B105, B201-B208, AND B301-B306, AND ALL COMMON AREAS AND LIMITED COMMON AREAS AS DEPICTED ON THE SILVER CREEK VILLAGE CONDOMINIUMS AMENDING LOT 15 OF THE SILVER CREEK VILLAGE CENTER SUBDIVISION RECORDED ON NOVEMBER 13, 2020 IN THE OFFICE OF THE SUMMIT COUNTY RECORDER AS ENTRY NO. 1147488.

SCVCON-A101 through A105

SCVCON-A201 through A208

SCVCON-A301 through A306

SCVCON-B101 through B105

SCVCON-B201 through B208

SCVCON-B301 through B306