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Rhonda Francis Summit County Recorder

09/14/2022 04:12:59 PM Fee \$96.00

By COTTONWOOD TITLE INSURANCE AGENCY, INC.

Electronically Recorded

WHEN RECORDED RETRUN TO:

CW Larsen Village, LLC

Attn: Legal Department

1222 W. Legacy Crossing Blvd., Ste. 6

Centerville, UT 84014

Affecting Parcel Nos.: SCVCON-A101 through A105; SCVCON-A201 through A208; SCVCON-A301 through A306; SCVCON-B101 through B105; SCVCON-B201 through B208; and SCVCON-B301 through B306.

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

THIS SECOND 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 on Page 1112, which was later amended by that certain *First Amendment to Declaration of Condominium for Silver Creek Village Condominiums* recorded on April 27, 2021, as Entry No. 01162166 in Book 2660 on Page 529 (as amended, the "*Declaration*").

B. The Declaration encumbers certain real property and improvements situated thereon 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 same may be amended solely by the Declarant without any additional approval so long as the Declarant owns one (1) or more Units in the Project.

D. Declarant currently owns one (1) or more units within the Project and, therefore, can unilaterally amend the Declaration without 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. **Recitals.** The foregoing Recitals are hereby incorporated herein by this reference.
2. **Amendments.**

13.7:

a. The following provisions shall be added to the Declaration as Sections 13.6 and

“13.6 **Lender Notice.** Lenders shall have the right to timely written notice of: (i) any condemnation or casualty loss that affects either a material portion of the Project or the Unit securing its mortgage; (ii) any 60-day delinquency in the payment of assessments or charges owed by the Owner of any Unit on which it holds the mortgage; (iii) a lapse, cancellation, or material modification of any insurance policy maintained by the Association; and (iv) any proposed action that requires the consent of a specified percentage of Lenders. Unless a Lender provides contact information for notice delivery, the Association may meet its notice obligations by delivering the required notice by certified or registered mail to the Lender’s address listed in the recorded trust deed or other recorded instrument evidencing the security interest.

13.7 **Material or Adverse Amendments.** Any amendments to the Declaration that are of a material or adverse nature must be approved by Lenders representing at least fifty-one percent (51.0%) of the votes for each Unit subject to a mortgage.”

3. **Conflicts.** All remaining provisions of the Declaration 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, control and govern.


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

[Remainder of page left intentionally blank. Additional pages follow.]

IN WITNESS WHEREOF, the Declarant has executed this Amendment as of the 14th day of September, 2022.

DECLARANT

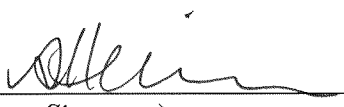
CW LARSEN VILLAGE, LLC,
a Utah limited liability company

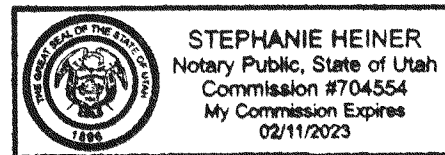
By: 
Name: Tony Hill
Its: Authorized Representative

STATE OF UTAH)
 §
COUNTY OF DAVIS)

On the 14th day of September 2022, personally appeared before me Tony Hill who by me being duly sworn, did say that he is an Authorized Representative of CW Larsen Village, LLC, a Utah limited liability company and that the foregoing instrument is signed on behalf of said limited liability company and executed with all necessary authority.

Witness my hand and official seal.


(Notary Signature)



(Seal)

Exhibit A
(The Property Legal Description)

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.

Parcel Numbers:

SCVCON-A101 through A105;
SCVCON-A201 through A208;
SCVCON-A301 through A306;
SCVCON-B101 through B105;
SCVCON-B201 through B208; and
SCVCON-B301 through B306.