

WHEN RECORDED MAIL TO:

Moonshadow Owners Association, Inc.
4188 SR 248
Kamas, Utah 84036

ENTRY NO. 01223762

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Declaration PAGE 1/4

RHONDA FRANCIS, SUMMIT COUNTY RECORDER

FEE 40.00 BY SNOW COUNTRY LODGING



**FIRST AMENDMENT TO AMENDED AND RESTATED NEIGHBORHOOD
DECLARATION AND DECLARATION OF CONDOMINIUM FOR
MOONSHADOW**

(A Residential Condominium Project in Summit County, Utah)

In Reference to Tax ID Number(s):

MOONSH-A
MOONSH-B
MOONSH-C
MOONSH-D
MOONSH-E
MOONSH-F
MOONSH-G
MOONSH-H

COURTESY RECORDING ONLY

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Moonshadow Owners Association, Inc.
4188 SR 248
Kamas, Utah 84036

**FIRST AMENDMENT TO AMENDED AND RESTATED NEIGHBORHOOD
DECLARATION AND DECLARATION OF CONDOMINIUM FOR MOONSHADOW**

(A Residential Condominium Project in Summit County, Utah)

This First Amendment to Amended and Restated Neighborhood Declaration and Declaration of Condominium for Moonshadow (the "Amendment") is dated and effective as of the day of the recording of this document in the offices of the County Recorder of Summit County, Utah.

RECITALS

WHEREAS, on July 1, 2019, Storied Deer Valley, LLC, in its capacity as Declarant, caused to be recorded that certain *Neighborhood Declaration and Declaration of Condominium for Moonshadow*, recorded with the Summit County Recorder on July 1, 2019, as Entry No. 01113513, Book 2515, Page 1703 to submit Moonshadow to the terms and provisions of the Utah Condominium Ownership Act (Utah Code Annotated Title 57, Chapter 8), for the purpose of creating a residential development subject to the condominium form of ownership (hereinafter referred to as the "Project") and to carry out a uniform plan for the improvement and development of the Project for the benefit of the present and future owners thereof,

WHEREAS, on September 9, 2019, the Declarant caused to be recorded the Amended and Restated Neighborhood Declaration and Declaration of Condominium for Moonshadow, recorded with the Summit County Recorder as Entry No. 01117497, Book 2527, Page 1231 (the "Declaration") (Unless otherwise specified, capitalized terms herein shall have the same definition and meaning as set forth in the Declaration),

WHEREAS, the Association has worked with its engineer and has deemed it necessary to record a First Amended and Restated Plat (the "Plat") to update certain modifications to the lots in the Project, which Plat will be recorded contemporaneously with this Amendment,

WHEREAS, the Association desires to exercise its right to amend the Declaration pursuant to Section 23.1 of the Declaration in order,

WHEREAS, the undersigned officer hereby certifies that the voting requirements of Section 23.1 of the Declaration to authorize this Amendment have been satisfied in order to authorize this Amendment,

WHEREAS, the Association hereby causes this Amendment and the Plat to be recorded, and

WHEREAS, this Amendment shall be binding against the property described in the Declaration, and any annexation or supplement thereto, as described on Exhibit "A", attached hereto and incorporated herein by reference.

THEREFORE, for the benefit of the Association, the consent of its members having been received, the Association hereby executes this Amendment for and on behalf of all Owners, to amend the Declaration as provided below. All of the terms and representations in the above Recitals are made a part of this Amendment and are incorporated herein by reference.

AMENDMENT

Intent/Memorialization of Approval. Based on the anticipated recording of the Plat, this Amendment is intended to memorialize the Association's approval of the Plat. A vote of the Association was conducted and the affirmative vote of at least sixty-seven percent (67%) of the Total Votes of the Association was received, approving the Plat and this Amendment. This Amendment does not change or alter the allocation of the Par Values and Percentages of Undivided Interests in the Common Areas and Facilities allocated to each Unit within the Association.

IN WITNESS WHEREOF, the undersigned, has hereunto set his hand this 9th day of August, 2024.

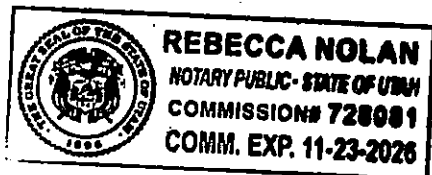
MOONSHADOW OWNERS ASSOCIATION, INC.:

[Signature]
Print Name: Trent Timmons
Title: Assoc SS President

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

On this 9th day of August, 2024, before me personally appeared Trent Timmons, whose identity is personally known to me or proved to me on the basis of satisfactory evidence, and who, being by me duly sworn (or affirmed), did say that he is the President of Moonshadow Owners Association, Inc. (the "Association") and that the foregoing document was signed by him on behalf of the Association by proper authority.

[Signature]
NOTARY PUBLIC
My Commission Expires: 11/23/2026



Commission # 728081

EXHIBIT "A"
Legal Description of Project Property

Units A through H, Condominium Plat for Moonshadow Condominiums, First Amended and Restated, according to the official plat recorded with Summit County Recorder's Office.

TOGETHER WITH the undivided ownership interest in and to the Common Areas and Facilities which are appurtenant to said Units and as more particularly described in the Declaration.

Parcel ID Numbers:

MOONSH – A
MOONSH – B
MOONSH – C
MOONSH – D
MOONSH – E
MOONSH – F
MOONSH – G
MOONSH – H