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Gregory R. Wolbach, PLS

Summit County Recorder-Surveyor

06/09/2025 01:55:22 PM Fee \$134.00

By MILLER HARRISON LLC

Electronically Recorded

**FIRST AMENDMENT  
TO THE TRACT DECLARATION  
FOR  
THE VILLAGE ESTATES AT SILVER CREEK**

This FIRST AMENDMENT TO THE TRACT DECLARATION FOR THE VILLAGE ESTATES AT SILVER CREEK ("First Amendment") is made and executed by Village Development Group, Inc. ("Declarant") and shall be effective when recorded in the Office of the Summit County Recorder.

**RECITALS**

- A. The Tract Declaration for The Village Estates at Silver Creek was recorded on February 15, 2022 as Entry Number 01183508 in the Office of the Summit County Recorder ("Declaration").
- B. This First Amendment affects the real property situated in Park City, Summit County, Utah, described with particularity on Exhibit A, which exhibit is attached hereto and incorporated in this First Amendment by reference (the "Property") and shall be binding on all parties having or acquiring any right, title, or interest to the Property or any part thereof.
- C. Village Development Group, Inc. is the successor Declarant under the Declaration and has all rights of the original declarants (CW Larsen Village, LLC, PCSF Silver Creek, LLC, and Chocolate Homes, LLC).
- D. Pursuant to Section 13.1 of the Declaration, the Declarant has the unilateral right to amend the Declaration.
- E. Unless specifically modified herein, all remaining provisions of the Declaration shall remain in full force and effect.
- F. In case of any conflict between the terms of this First Amendment and the terms of the Declaration, the provisions of this First Amendment shall control.
- G. Unless otherwise provided in this First Amendment, capitalized terms used herein shall have the same meaning and effect as used in the Declaration.

## FIRST AMENDMENT

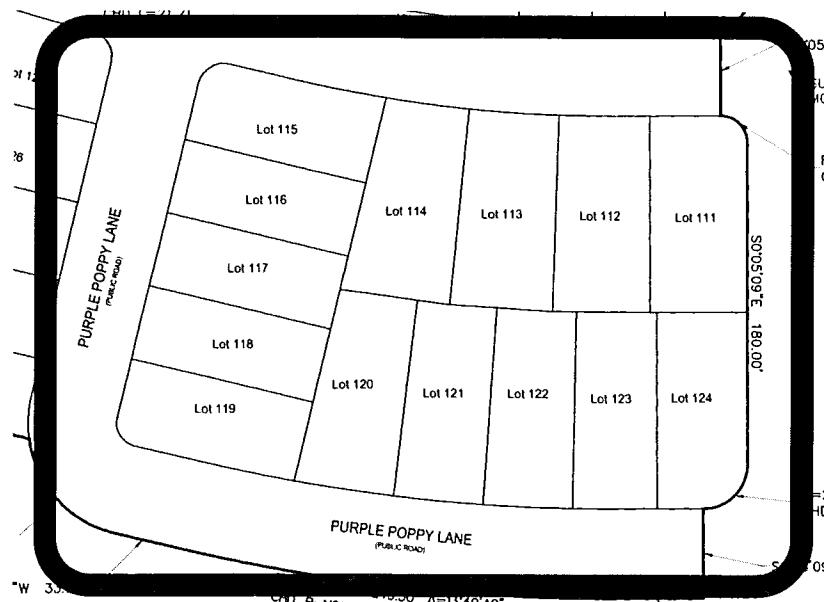
NOW, THEREFORE, the Declaration is amended as follows:

1. **Sections 15 and 16 under the heading “Grounds” of the Maintenance Allocation Chart (attached as Exhibit B to the Declaration) which currently reads as follows:**

GROUNDS		HOA	OWNER	NOTES
15	Snow removal, private roads and all sidewalks	X		
16	Snow removal driveways, patios, porches		X	

is hereby deleted in its entirety and shall now read as follows:

	GROUNDS	HOA	OWNER	NOTES
15A	Snow removal—private roads	X		
15B	Snow removal – sidewalks	X	X	Owners of Lots 111-124 (as shown on the map, below) are responsible for snow removal on their sidewalks. The HOA is responsible for snow removal on the sidewalks for all other Lots.
16	Snow removal – driveways, patios, porches		X	



IN WITNESS WHEREOF, the Declarant has executed this First Amendment to the Tract Declaration for the Village Estates at Silver Creek.

DATED as of the 15 day of February, 2024.

**Village Development Group, Inc.**  
A Utah Corporation

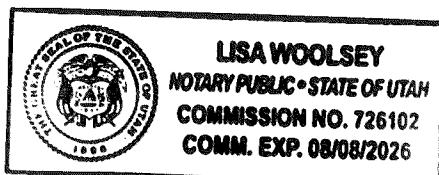
\_\_\_\_\_  
Matt Lowe  
By: Matt Lowe  
Its: Manager

State of Utah )  
County of Weber ) ss.

On the 15 day of February, 2024, personally appeared before me Matt Lowe who by me being duly sworn, did say that she/he is the Manager of Village Development Group, Inc. and that the foregoing instrument is signed and executed with all necessary authority.

Notary Public

Lisa Woolsey



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

ALL OF LOTS 1 THROUGH 11; 32 THROUGH 35; AND 107 THROUGH 139 AND ALL OPEN SPACES AS SHOWN ON THE OFFICIAL PLAT FOR SILVER CREEK VILLAGE CENTER LOT 13 & LOT 16 SUBDIVISION RECORDED IN THE OFFICE OF THE SUMMIT COUNTY RECORDER ON NOVEMBER 13, 2020, AS ENTRY NO. 01147487 IN BOOK 2617 ON PAGE 1110.

**Parcel Numbers:**

**SCVC-13-16-1 THROUGH SCVC-13-16-11**  
**SCVC-13-16-32 THROUGH SCVC-13-16-35**  
**SCVC-13-16-107 THROUGH SCVC-13-16-139**  
**SCVC-13-16-OS-1 THROUGH SCVC-13-16-OS-9**

(57 Total Parcels)