

**ENTRY NO. 01239097**

08/04/2025 10:32:12 AM B: 2869 P: 0897

Declaration PAGE 1/12

GREGORY R. WOLBACH, PLS, COUNTY RECORDER-SURVEYOR

FEE 40.00 BY MOONSHADOW OWNERS ASSOCIATION



When Recorded, Return To:

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

**SECOND 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

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

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

**(A Residential Condominium Project in Summit County, Utah)**

This Second 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, on August 13, 2024, the Declarant caused to be recorded the First Amendment to Amended and Restated Neighborhood Declaration and Declaration of Condominium for Moonshadow, recorded with the Summit County Recorder as Entry No. 01223762, Book 2828, Page 1522 (the "First Amendment")

WHEREAS, the Association has worked with its engineer and with the city and has deemed it necessary to record a First Amended and Restated Plat Amending Units A, B, & G (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.

**Voting Interests.** The votes and undivided interests are not being amended and are reflected on Exhibit "B".

**Purpose of Amendment.** The purpose of the amendment to the Plat is to amend Unit A to add the Basement Level, amend Unit B to add the Gym Level, and amend Unit G to add the structure for Unit G to the Plat. The proposed Plat is attached hereto as Exhibit "C".

*(Signature Page Follows)*

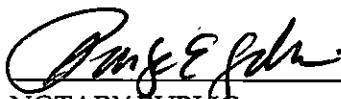
IN WITNESS WHEREOF, the undersigned, has hereunto set his hand this 31 day of  
July, 2025.

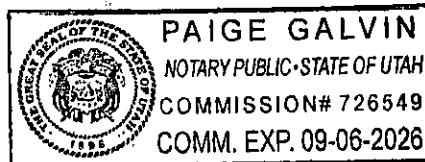
MOONSHADOW OWNERS ASSOCIATION, INC.:

  
Print Name: Jeff Butterworth  
Title: President

STATE OF UTAH )  
COUNTY OF Summit ) ss.  
)

On this 31<sup>st</sup> day of July, 2025, before me personally appeared  
Jeffrey Butterworth, 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 Hot 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.

  
NOTARY PUBLIC  
My Commission Expires: 09-06-2026



**EXHIBIT "A"**  
**Legal Description of Project Property**

Units A through H, Condominium Plat for Moonshadow Condominiums, according to the official plat recorded as Entry No. 1113512 of the 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

**EXHIBIT "B"**  
**Schedule of Units**  
**Votes and Undivided Interests in Common Area and Facilities**

<b>Unit Identifying Number</b>	<b>No. of Votes Per Unit</b>	<b>Undivided Interest Per Unit</b>
A	1	.13
B	1	.13
C	1	.13
D	1	.13
E	1	.13
F	1	.13
G	1	.13
H	1	.13

**EXHIBIT "C"**  
**Proposed Plat**





DRIVER'S EDUCATION AND CONSENT TO RECORD

## ACKNOWLEDGEMENT

RECORDED  
STATE OF UTAH, COUNTY OF SUMMIT, AND FILED  
AT THE REQUEST OF \_\_\_\_\_  
\_\_\_\_\_  
FEE \_\_\_\_\_ RECORDER \_\_\_\_\_  
DATE \_\_\_\_\_ TIME \_\_\_\_\_ ENTRY NO. \_\_\_\_\_

Sheet 2 of 5

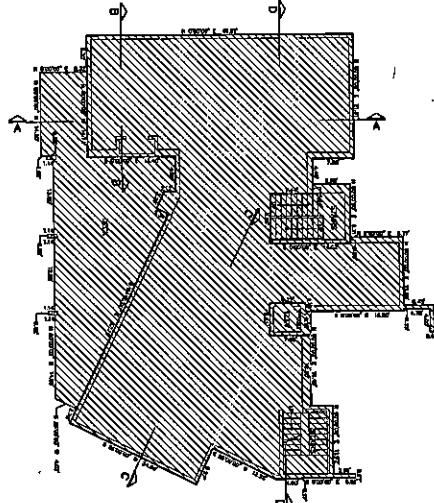


## UNIT A MOONSHADOW CONDOMINIUMS

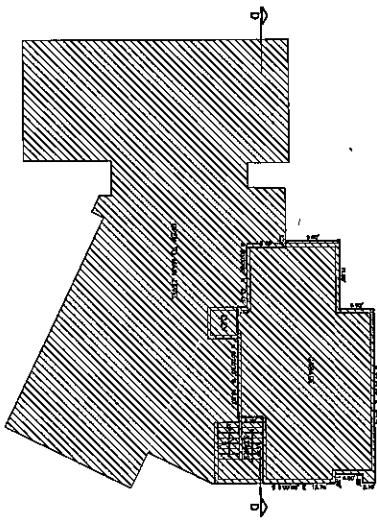
FIRST AMENDED AND RESTATED  
AMENDING UNITS A, B, & G

A UTAH CONDOMINIUM PROJECT  
LOCATED IN THE SOUTH HALF OF SECTION 21<sup>1</sup>  
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN  
PARK CITY, SUMMIT COUNTY, UTAH

MAIN LEVEL  
SCALE: 1" = 10'

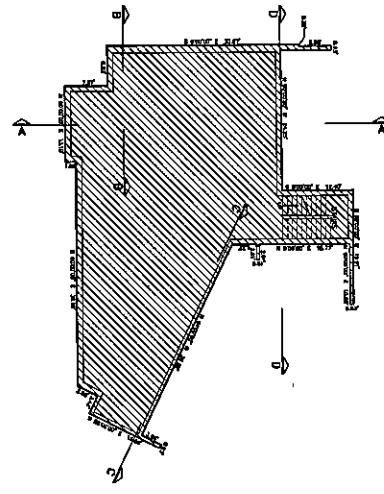


UPPER LEVEL  
SCALE: 1" = 10'

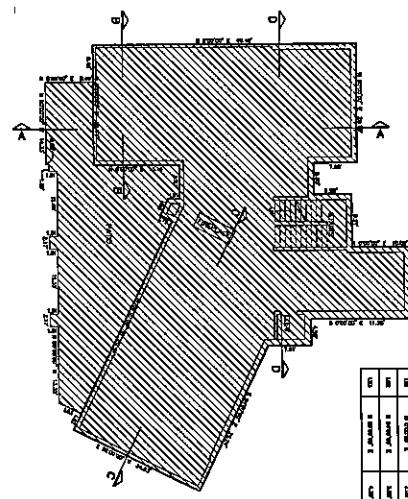


UNIT A

BASEMENT LEVEL  
SCALE: 1" = 10'



LOWER LEVEL  
SCALE: 1" = 10'



### MAXIMUM GROSS FLOOR AREA (MGFA)

LEVEL	AREA (SF)	AREA (SQ FT)
BASEMENT	1,028	10,280
LOFT	2,000	20,000
MAIN	2,921	29,210
GARAGE	161	1,610
TOTAL	7,009	70,090

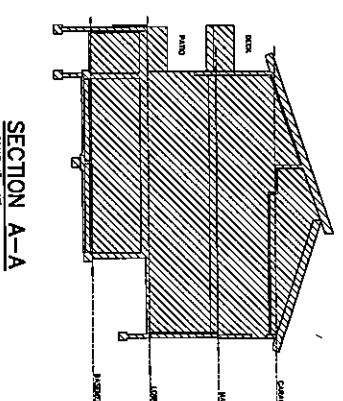
CHARGE AREA EXCLUDED FROM  
MGFA = 600 SQ FT

### UNIT AREA TABLE

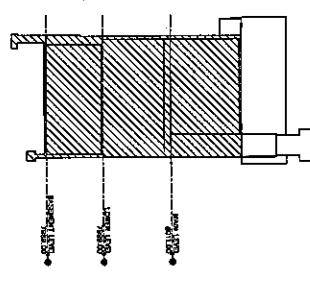
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LOFT	2,000	20,000
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TOTAL	7,009	70,090

CHARGE AREA EXCLUDED FROM  
MGFA = 600 SQ FT

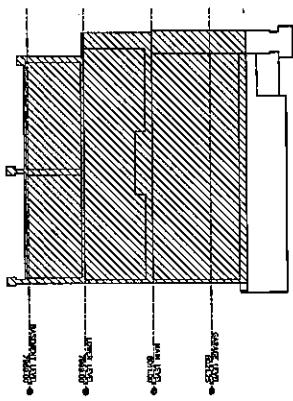
### SECTION A-A



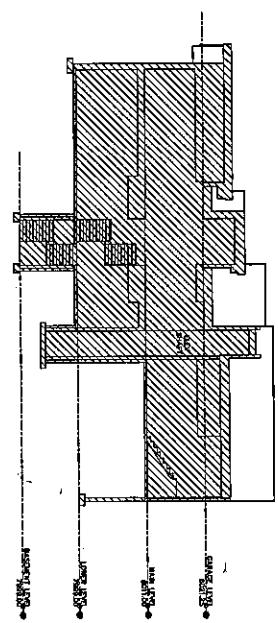
### SECTION B-B



### SECTION C-C



SECTION D-D  
SCALE: 1" = 10'



SHEET 3 OF 5

<input type="checkbox"/> COMMON AREA OWNERSHIP
<input checked="" type="checkbox"/> PRIVATE OWNERSHIP
AT THE REQUEST OF _____
STATE OF UTAH, COUNTY OF SUMMIT, AND FILED
DATE: _____
TIME: _____
RECORDED
BY: _____
Fee: _____
Date: _____
Time: _____
Chart No. _____

