

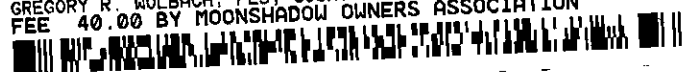
**ENTRY NO. 01239097**

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

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)**

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.:

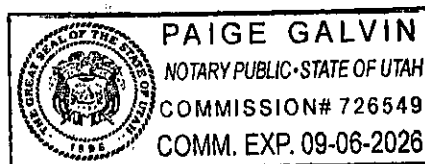
  
Print Name: Jeff Butterworth  
Title: President

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 HOA 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**

SCALE 1"=100'

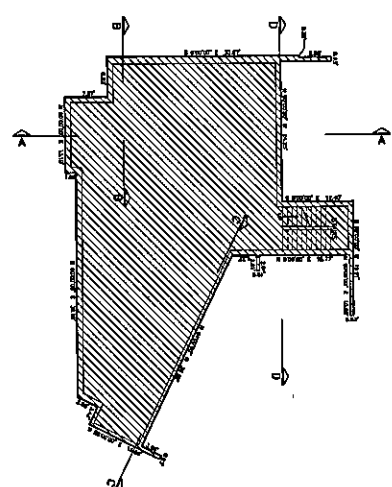
MOONSHADOW COURT  
COMBINED

GRADE TABLE		
POINT	STATION	GRADE
1	0+00	8.12
2	0+20	8.12
3	0+40	8.12
4	0+60	8.12
5	0+80	8.12
6	1+00	8.12
7	1+20	8.12
8	1+40	8.12
9	1+60	8.12
10	1+80	8.12
11	2+00	8.12
12	2+20	8.12
13	2+40	8.12
14	2+60	8.12
15	2+80	8.12
16	3+00	8.12
17	3+20	8.12
18	3+40	8.12
19	3+60	8.12
20	3+80	8.12
21	4+00	8.12
22	4+20	8.12
23	4+40	8.12
24	4+60	8.12
25	4+80	8.12
26	5+00	8.12
27	5+20	8.12
28	5+40	8.12
29	5+60	8.12
30	5+80	8.12
31	6+00	8.12
32	6+20	8.12
33	6+40	8.12
34	6+60	8.12
35	6+80	8.12
36	7+00	8.12
37	7+20	8.12
38	7+40	8.12
39	7+60	8.12
40	7+80	8.12
41	8+00	8.12
42	8+20	8.12
43	8+40	8.12
44	8+60	8.12
45	8+80	8.12
46	9+00	8.12
47	9+20	8.12
48	9+40	8.12
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50	9+80	8.12
51	10+00	8.12
52	10+20	8.12
53	10+40	8.12
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55	10+80	8.12
56	11+00	8.12
57	11+20	8.12
58	11+40	8.12
59	11+60	8.12
60	11+80	8.12
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62	12+20	8.12
63	12+40	8.12
64	12+60	8.12
65	12+80	8.12
66	13+00	8.12
67	13+20	8.12
68	13+40	8.12
69	13+60	8.12
70	13+80	8.12
71	14+00	8.12
72	14+20	8.12
73	14+40	8.12
74	14+60	8.12
75	14+80	8.12
76	15+00	8.12
77	15+20	8.12
78	15+40	8.12
79	15+60	8.12
80	15+80	8.12
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83	16+40	8.12
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85	16+80	8.12
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399	79+60	8.12

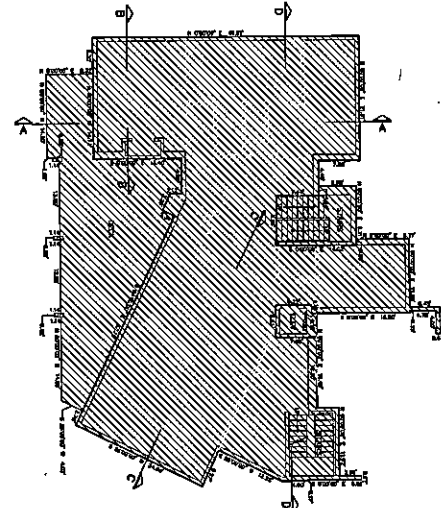




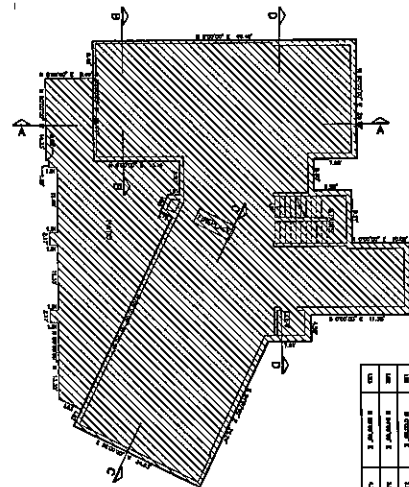
UNIT	AREA (SQ. FT.)	AREA (SQ. FT.)
1A	1,828	1,828
1B	2,828	2,828
1C	2,828	2,828
1D	2,828	2,828
1E	2,828	2,828
1F	2,828	2,828
1G	2,828	2,828
1H	2,828	2,828
1I	2,828	2,828
1J	2,828	2,828
1K	2,828	2,828
1L	2,828	2,828
1M	2,828	2,828
1N	2,828	2,828
1O	2,828	2,828
1P	2,828	2,828
1Q	2,828	2,828
1R	2,828	2,828
1S	2,828	2,828
1T	2,828	2,828
1U	2,828	2,828
1V	2,828	2,828
1W	2,828	2,828
1X	2,828	2,828
1Y	2,828	2,828
1Z	2,828	2,828



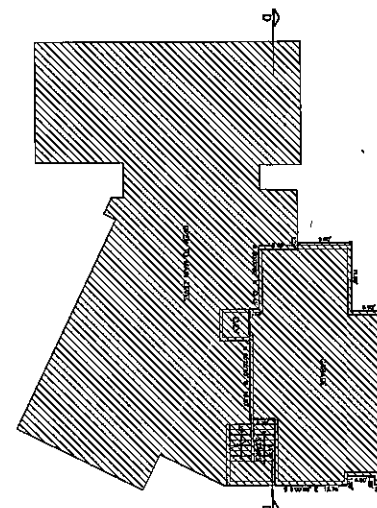
**BASMENT LEVEL**  
SCALE: 1" = 10'



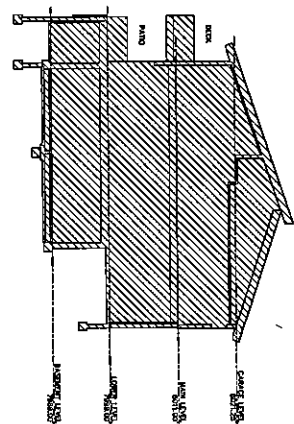
**MAIN LEVEL**  
SCALE: 1" = 10'



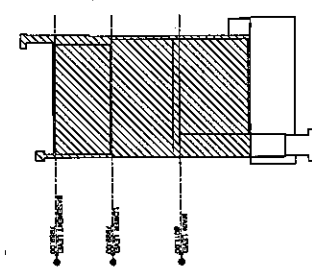
**LOWER LEVEL**  
SCALE: 1" = 10'



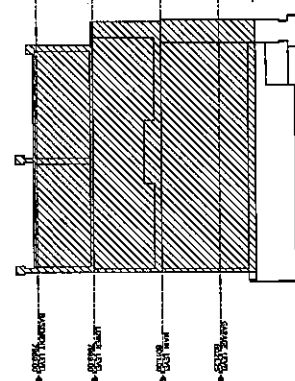
**UPPER LEVEL**  
SCALE: 1" = 10'



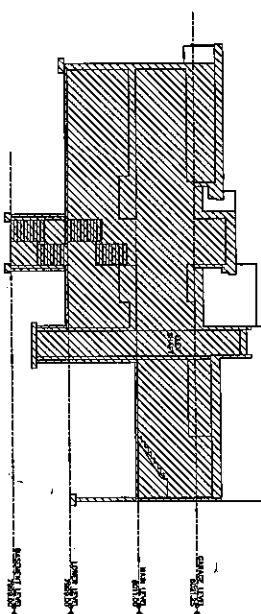
**SECTION A-A**  
SCALE: 1" = 10'



**SECTION B-B**  
SCALE: 1" = 10'



**SECTION C-C**  
SCALE: 1" = 10'



**SECTION D-D**  
SCALE: 1" = 10'

**MAXIMUM GROSS FLOOR AREA (MGFA)**

LEVEL	AREA (SQ. FT.)
BASMENT	1,828
LOWER	2,828
MAIN	2,828
UPPER	2,828
TOTAL	11,312

MGFA = 600 SQ. FT.

**UNIT AREA TABLE**

LEVEL	AREA (SQ. FT.)
BASMENT	1,828
LOWER	2,828
MAIN	2,828
UPPER	2,828
TOTAL	11,312

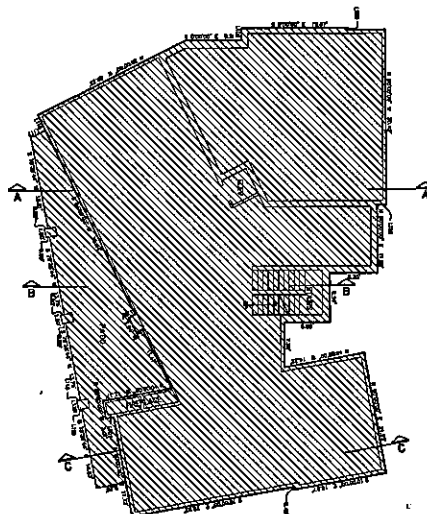
MGFA = 600 SQ. FT.



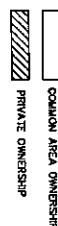
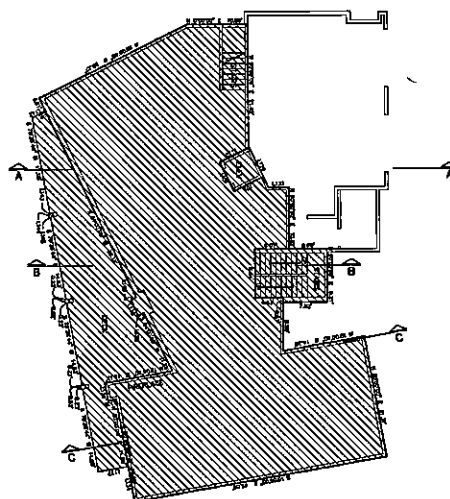
**UNIT A MOONSHADOW CONDOMINIUMS**  
FIRST AMENDED AND RESTATED  
AMENDING UNITS A, B, & C  
A UTAH CONDOMINIUM PROJECT  
LOCATED IN THE SOUTH HALF OF SECTION 21  
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN  
PARK CITY, SUMMIT COUNTY, UTAH

**LEGEND**  
COMMON AREA OWNERSHIP  
PRIVATE OWNERSHIP

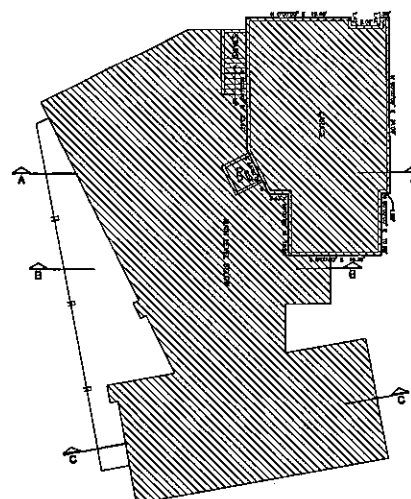
**RECORDED**  
STATE OF UTAH, COUNTY OF SUMMIT, AND FILED  
AT THE REQUEST OF \_\_\_\_\_  
DATE \_\_\_\_\_ TIME \_\_\_\_\_ EXPIRY NO. \_\_\_\_\_  
SHEET 3 OF 5

[illegible]

**LOWER LEVEL**  
SCALE: 1" = 10'

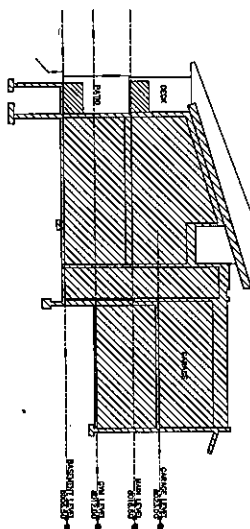
[illegible]

**MAIN LEVEL**  
SCALE: 1" = 10'

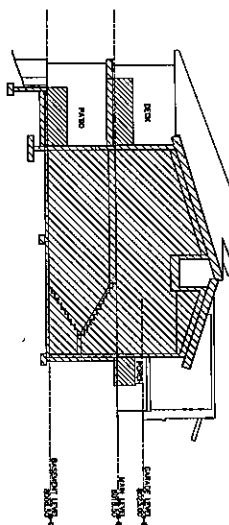


**UPPER LEVEL**  
SCALE: 1" = 10'

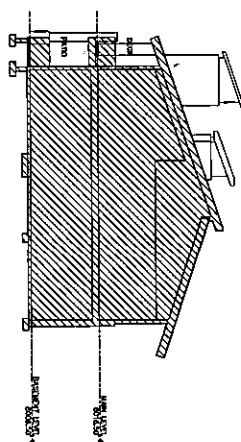
**SECTION A-A**  
SCALE: 1" = 10'



**SECTION B-B**  
SCALE: 1" = 10'



**SECTION C-C**  
SCALE: 1" = 10'



**MOONSHADOW CONDOMINIUMS**

**FIRST AMENDED AND RESTATED  
AMENDING UNITS A, B, & C**

## A UTAH CONDOMINIUM PROJECT

LOCATED IN THE SOUTH HALF OF SECTION 21  
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN  
PARK CITY, SUMMIT COUNTY, UTAH

MAXIMUM GROSS FLOOR AREA (MGFA)		UNIT AREA TABLE	
LEVEL	AREA (SQ FT)	LEVEL	AREA (SQ FT)
LOWER	3,731	LOWER	3,731
MAIN	2,700	MAIN	2,700
GARAGE	422	GARAGE	1,022
TOTAL	6,853	PATIO	533
GARAGE AREA EXCLUDED FROM MGFA = 800 SQ FT		DECK	531

MAXIMUM GROSS FLOOR AREA (MGFA)		UNIT AREA TABLE	
LEVEL	AREA (SQ FT)	LEVEL	AREA (SQ FT)
LOWER	3,733	LOWER	3,751
MAIN	2,700	MAIN	2,700
TOTAL	6,433	TOTAL	6,451
GARAGE	442	GARAGE	1,022
TOTAL	6,853	PAID	553
GARAGE AREA EXCLUDED FROM MGFA = 630 SQ FT		DECK	531

**ALLIANCE**  
ENGINEERING

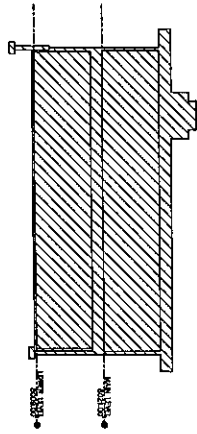
CONSULTING ENGINEERING | LAND MANAGEMENT | SURVEYING  
P.O. Box 2009 | 7020 2nd Avenue East  
Suite 100 | Ft. Lauderdale, FL 33305  
Phone: 954.343.2200 | Fax: 954.343.2201  
www.alliance-engineering.com

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

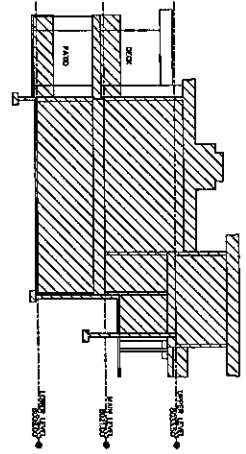
**MOONSHADOW CONDOMINIUMS**  
FIRST AMENDED AND RESTATED  
AMENDING UNITS A, B, & G  
A UTAH CONDOMINIUM PROJECT  
LOCATED IN THE SOUTH HALF OF SECTION 21  
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN  
PARK CITY, SUMMIT COUNTY, UTAH

SHEET 3 OF 5  
RECORDED  
STATE OF UTAH, COUNTY OF SUMMIT, AND FILED  
AT THE REQUEST OF \_\_\_\_\_  
DATE \_\_\_\_\_ TIME \_\_\_\_\_ RECORDED  
ENTRY NO. \_\_\_\_\_

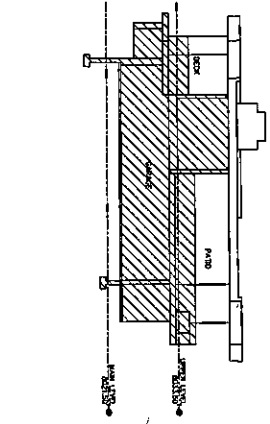
**SECTION A-A**  
SCALE: 1" = 10'



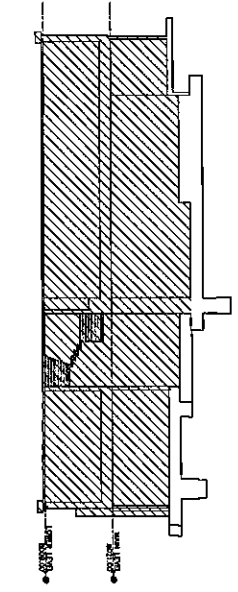
**SECTION B-B**  
SCALE: 1" = 10'



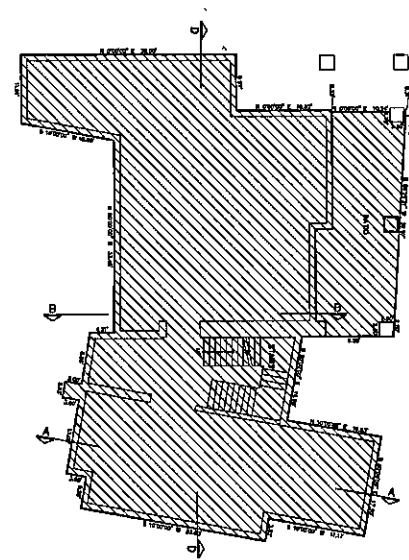
**SECTION C-C**  
SCALE: 1" = 10'



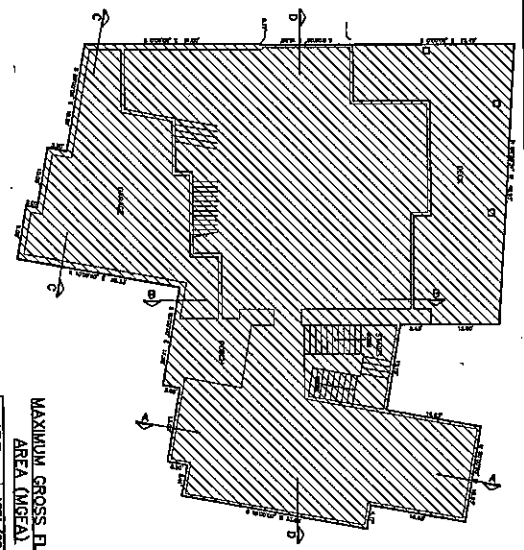
**SECTION D-D**  
SCALE: 1" = 10'



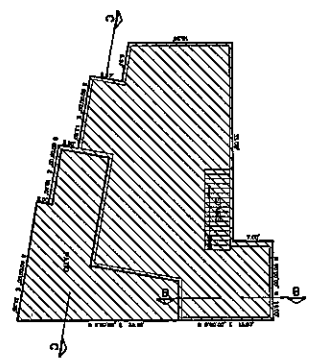
**LOWER LEVEL**  
SCALE: 1" = 10'



**MAIN LEVEL**  
SCALE: 1" = 10'



**UPPER LEVEL**  
SCALE: 1" = 10'



**MAXIMUM GROSS FLOOR AREA (MGFA)**

LEVEL	AREA (SQ FT)
BASEMENT	2,218
LOWER	2,875
MAIN	2,387
GARAGE	13
TOTAL	7,493

COMMON AREA EXCLUDED FROM MGFA = 800 SQ FT

**UNIT AREA TABLE**

LEVEL	AREA (SQ FT)
BASEMENT	2,218
LOWER	2,875
MAIN	2,387
TOTAL	7,480
GARAGE	813
LOWER DECK	800
MAIN DECK	894