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ADAM GARDINER
Recorder, Salt Lake County, UT
PROVO LAND TITLE COMPANY
BY: eCASH, DEPUTY - EF 3 P.

**THIRD AMENDMENT TO THE
DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS, AND
RESTRICTIONS FOR SHADOW RUN AT ROSECREST**

This Third Amendment to the Declaration of Easements, Covenants, Conditions, and Restrictions for Shadow Run at Rosecrest (the "Third Amendment") is executed and adopted by Wasatch Land Company (the "Declarant").

RECITALS

A. The Declaration of Easements, Covenants, Conditions, and Restrictions for Shadow Run at Rosecrest was recorded on December 17, 2014 as Entry No. 11963826 in the office of the Salt Lake County Recorder (the "Declaration"). The Bylaws of Shadow Run at Rosecrest ("Bylaws") were attached as Exhibit B to the Declaration.

B. The First Amendment to Declaration of Easements, Covenants, Conditions and Restrictions for Shadow Run at Rosecrest was recorded on July 13, 2015 as Entry No. 12090556 in the office of the Salt Lake County Recorder.

C. The Second Amendment to Declaration of Easements, Covenants, Conditions and Restrictions Shadow Run at Rosecrest was recorded on July 12, 2016 as Entry No. 12318995 in the office of the Salt Lake County Recorder.

D. This Third Amendment affects the real property located in Salt Lake County, State of Utah, described with particularity on Exhibit A, which exhibit is attached hereto and incorporated herein by reference.

E. The Declarant desires to amend the Declaration and its corresponding Bylaws as set forth in this Third Amendment to clarify the Declarant's authority to amend all of the governing documents of the Association and to modify the Association's quorum requirement.

F. Unless otherwise set forth herein, the capitalized terms shall have their same meanings and definitions as stated in the Declaration and Bylaws.

G. Pursuant to Article XIV, Section 14.3 of the Declaration, the Declarant has the unilateral right to amend the Declaration as the owner of one or more Lots in the Association as of the date of this recording.

AMENDMENTS

NOW, THEREFORE, in consideration of the foregoing Recitals, the Declarant hereby executes this Third Amendment, which shall be effective as of its recording date with the Salt Lake County Recorder's office.

- (1) **Amendment No. 1.** The last sentence in Article XIV, Section 14.3 of the Declaration shall be deleted in its entirety and shall be replaced by the following sentence:

As long as Declarant owns any Unit, the Declarant shall have the unilateral right to amend any or all of the governing documents of the Association, including, but not limited to, the Declaration, Bylaws, Plat, Articles, and Rules.

- (2) **Amendment No. 2.** Article II, Section 6 of Exhibit B of the Declaration shall be deleted in its entirety and shall be replaced by the following:

6. **Quorum.** At any Owner meeting properly noticed as provided these Bylaws, the number of Owners present, either in person or by proxy shall constitute a quorum for the transaction of business.

- (3) **Conflicts.** All remaining provisions of the Declaration and Bylaws and any prior amendments not specifically amended in this Third Amendment shall remain in full force and effect. In the case of any conflict between the provisions of this document and the provisions of the Declaration and Bylaws or any prior amendments, the provisions of this document shall in all respects govern and control.

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

IN WITNESS WHEREOF, Declarant has executed this Third Amendment this 16 day of July, 2018.

Wasatch Land Company, Inc.
A Utah corporation

By: Steve Maddox

Its: Manager

State of Utah)
) ss.
County of Utah)

On the 16 day of July, 2018, personally appeared before me Jane Maddox who by me being duly sworn, did say that she/he is an authorized representative of Wasatch Land Company, Inc., and that the foregoing instrument is signed on behalf of said corporation and executed with all necessary authority.

Notary Public Shelley King

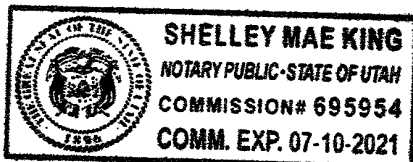


EXHIBIT A
Legal Description

All of **Shadow Run - Phase 1 P.U.D.**, according to the official plat thereof on file in the office of the Salt Lake County Recorder, Entry No. 11948034, in Book 2014P at Page 291.

Including Parcel Numbers:

33071770040000	33071770190000	33071770340000	33071770490000	33071770640000
33071770050000	33071770200000	33071770350000	33071770500000	33071770650000
33071770060000	33071770210000	33071770360000	33071770510000	33071770660000
33071770070000	33071770220000	33071770370000	33071770520000	33071770670000
33071770080000	33071770230000	33071770380000	33071770530000	33071770680000
33071770090000	33071770240000	33071770390000	33071770540000	33071770690000
33071770100000	33071770250000	33071770400000	33071770550000	33071770700000
33071770110000	33071770260000	33071770410000	33071770560000	33071770710000
33071770120000	33071770270000	33071770420000	33071770570000	33071770720000
33071770130000	33071770280000	33071770430000	33071770580000	33071770730000
33071770140000	33071770290000	33071770440000	33071770590000	33071770740000
33071770150000	33071770300000	33071770450000	33071770600000	33071770750000
33071770160000	33071770310000	33071770460000	33071770610000	33071770760000
33071770170000	33071770320000	33071770470000	33071770620000	33071770770000
33071770180000	33071770330000	33071770480000	33071770630000	33071770780000

All of **Shadow Run - Phase 2 P.U.D.**, according to the official plat thereof on file in the office of the Salt Lake County Recorder, Entry No. 12130242, in Book 2015P at Page 212.

Including Parcel Numbers:

33071770790000	33071770930000	33071771070000	33071771200000	33071771330000
33071770800000	33071770940000	33071771080000	33071771210000	33071771340000
33071770810000	33071770950000	33071771090000	33071771220000	33071771350000
33071770820000	33071770960000	33071771100000	33071771230000	33071771360000
33071770830000	33071770970000	33071771110000	33071771240000	33071771370000
33071770840000	33071770980000	33071771120000	33071771250000	33071771380000
33071770850000	33071770990000	33071771130000	33071771260000	33071771390000
33071770860000	33071771000000	33071771140000	33071771270000	33071771400000
33071770870000	33071771010000	33071771150000	33071771280000	33071771410000
33071770880000	33071771020000	33071771160000	33071771290000	33071771420000
33071770890000	33071771030000	33071771170000	33071771300000	33071771430000
33071770900000	33071771040000	33071771180000	33071771310000	33071771440000
33071770910000	33071771050000	33071771190000	33071771320000	33071771450000
33071770920000	33071771060000			