

When Recorded, Mail to:

Shumway Van
8 East Broadway, Suite 550
Salt Lake City, UT 84111

13177809
1/24/2020 4:20:00 PM \$100.00
Book - 10888 Pg - 5586-5588
RASHELLE HOBBS
Recorder, Salt Lake County, UT
SHUMWAY VAN & HANSEN
BY: eCASH, DEPUTY - EF 3 P.

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TERMINATION OF CONTROL PERIOD

Pursuant to section 23.3 of the Declaration of Condominium for the Terraces at Holladay Condominiums, recorded with the Salt Lake County Recorder's Office on May 17, 2017 as Entry number 12536864, in Book 10558 and Pages 3520 to 3609 (the "CC&R's"), Declarant hereby elects to terminate the Control Period, as defined in the CC&R's, effective January 27, 2020, related to the property described in Exhibit A, attached hereto. Declarant voluntarily surrenders all rights to control activities of the Association, but does not surrender its right to maintain a model unit that is owned by Declarant as explained below.

Section 7 of Amendment No. 2 to Declaration of Condominium for the Terraces at Holladay Condominiums, recorded with the Salt Lake County Recorder's Office on October 25, 2018 as Entry number 12873955, in Book 10724 and Pages 6344 to 6348, provides that, "Whether during the Control Period, or after the Control Period, the Declarant shall have the right to maintain one (1) or more sales offices and model Units." Pursuant to section 7 of Amendment No. 2, in terminating the Control Period, Declarant maintains its right to continue a model unit.

Declarant further certifies that Declarant does not currently pay, or provide financial assistance for financial obligations of the Association. Declarant provides no warranties, except as expressly provided in writing provided prior to the termination of the Control Period.

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IN WITNESS WHEREOF, the Declarant has executed this Termination of Control Period as of the day and year first above written.

SOLSTICE HOMES, LLC
a Utah limited liability company

By: 

Manager

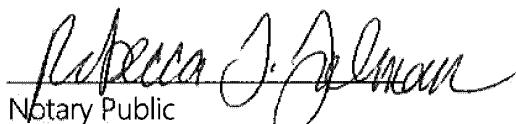
STATE OF UTAH) ss:
COUNTY OF SALT LAKE)

On the 24 day of January in the year 2020, before me, the undersigned, personally appeared Mason Dutton, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the above within instrument and acknowledged to me that he executed the same in his capacity, and that by his signatures on the instrument, the individual, or the persons upon behalf of which the individual acted, executed the instrument, and that such individual made such appearance before the undersigned in the State of Utah, County of Salt Lake.

WITNESS my hand and official seal:

(SEAL)

My commission expires: 2/2/2020


Notary Public

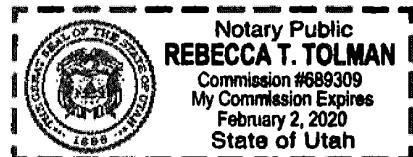


EXHIBIT A: LEGAL DESCRIPTION

That certain real property located in the City of Holladay, County of Salt Lake, State of Utah, being more particularly described as follows:

BEGINNING AT THE NORTHWEST CORNER OF LOT 2, PHYLDEN SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, LOCATED NO°52'00"E ALONG THE MONUMENT LINE 389.48 FEET AND EAST 223.78 FEET FROM A FOUND MONUMENT AT THE INTERSECTION OF HOLLADAY BOULEVARD AND 2300 EAST, SAID MONUMENT IS ALSO LOCATED NO°32'32"E ALONG THE 1/4 SECTION LINE 371.03 FEET AND WEST 8.40 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 1 EAST, S.L.B.& M.; THENCE ALONG SAID LOT 2 AND LOT 3 THE FOLLOWING 5 (FIVE) COURSES AND DISTANCES: N65°00'00"E 29.93 FEET; THENCE ALONG THE ARC OF A 975.00 FOOT RADIUS CURVE TO THE RIGHT 34.03 FEET THROUGH A CENTRAL ANGLE OF 2°00'00" (CHORD: N66°00'00"E 34.03 FEET); THENCE N67°00'00"E 87.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 3; THENCE S23°00'00"E 130.06 FEET; THENCE N66°27'00"E 69.80 FEET TO THE NORTHEAST CORNER OF THAT REAL PROPERTY DESCRIBED IN DEED BOOK 10510 PAGE 6744 OF THE OFFICIAL RECORDS OF SALT LAKE COUNTY; THENCE S25°20'00"E 258.58 FEET; THENCE S65°43'30"W 148.15 FEET PARALLEL WITH, AND 33.00 FEET NORTHWESTERLY OF THE CENTERLINE OF MURRAY HOLLADAY ROAD TO THE WEST LINE OF SAID DEED; THENCE N25°10'00"W ALONG SAID DEED 260.43 FEET TO THE SOUTH LINE OF SAID LOT 2, PHYLDEN SUBDIVISION; THENCE ALONG SAID LOT THE FOLLOWING 2 (TWO) COURSES AND DISTANCES: S66°27'00"W 68.77 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE N25°00'00"W 129.91 FEET TO THE POINT OF BEGINNING. CONTAINS: 1.33+/- ACRES

Tax ID Numbers: 22-03-458-001-0000; 22-03-458-002-0000; 22-03-458-003-0000; 22-03-458-004-0000; 22-03-458-005-0000; 22-03-458-006-0000; 22-03-458-007-0000; 22-03-458-008-0000; 22-03-458-009-0000; 22-03-458-010-0000; 22-03-458-011-0000; 22-03-458-012-0000; 22-03-458-013-0000; 22-03-458-014-0000; 22-03-458-015-0000; 22-03-458-016-0000; 22-03-458-017-0000; 22-03-458-018-0000; 22-03-458-019-0000; 22-03-458-020-0000; 22-03-458-021-0000; 22-03-458-022-0000; 22-03-458-023-0000; 22-03-458-024-0000; 22-03-458-025-0000; 22-03-458-026-0000; 22-03-458-027-0000; 22-03-458-028-0000; 22-03-458-029-0000; 22-03-458-030-0000; 22-03-458-031-0000; 22-03-458-032-0000; 22-03-458-033-0000; 22-03-458-034-0000; 22-03-458-035-0000; 22-03-458-036-0000; 22-03-458-037-0000; 22-03-458-038-0000; 22-03-458-039-0000; 22-03-458-040-0000; 22-03-458-041-0000.