

When Recorded Return To:
Holmes Jordan Bluffs, LLC
126 West Sege Lily Dr., Ste 250
Sandy, Utah 84070

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RASHELLE HOBBS
Recorder, Salt Lake County, UT
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21-35-201-003-4001
21-35-201-003-4002

**FIRST AMENDMENT TO THE
DECLARATION OF CONDOMINIUM FOR
JORDAN BLUFFS CONDOMINIUMS**

This FIRST AMENDMENT TO THE DECLARATION OF CONDOMINIUM FOR JORDAN BLUFFS CONDOMINIUMS (the “**First Amendment**”) is executed and adopted by Holmes Jordan Bluffs, LLC (the “**Declarant**”).

RECITALS

A. The Declaration of Condominium for Jordan Bluffs Condominiums was recorded on March 18, 2021 as Entry No. 13602060 in the office of the Salt Lake County Recorder (hereinafter the “**Declaration**”).

B. This First 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.

C. The Declarant desires to amend the Declaration as set forth in this First Amendment to modify the Project, Plat, and Association names.

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

E. Pursuant to Article XV, Section 15.1 of the Declaration, the Declarant has the sole authority to amend the Declaration during the Period of Declarant Control.

F. As of the date of the recording of this First Amendment, the Period of Declarant Control remains in effect.

AMENDMENT

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

(1) **Amendment No. 1.** The title of Declaration shall be changed to “**Declaration of Condominium for Jordan Heights Condominiums.**”

(2) **Amendment No. 2.** The Association’s name in Section 1.5 of Article I of the Declaration and all corresponding references throughout the Declaration and Bylaws shall be deleted in its entirety and shall be replaced by the following name: “**Jordan Heights**”

EXHIBIT A
Legal Description

All of **JORDAN HEIGHTS AT VIEW 78 PHASE 1A CONDOMINIUM PLAT**,
according to the official plat on file in the office of the Salt Lake County Recorder as Entry
Number 13602058. Including Units 101 through 304

More particularly described as:

All of Lot 10 of Jordan Bluffs Phase 1 Subdivision, recorded in the Office of the Salt lake County Recorder.

Beginning at a point on the Westerly Right-of-Way Line of 700 West Street, said point being South 00°29'40" East 1,216.56 feet along the section line and West 26.49 feet from the East Quarter Corner of Section 35, Township 2 South, Range 1 West, Salt Lake Base and Meridian; and running

thence South 00°03'31" West 94.27 feet along said Westerly Right-of-Way Line to the Northerly Right-of-Way Line of Bingham Junction Boulevard;

thence along said Northerly Right-of-Way Line the following three (3) courses:

- (1) Southwesterly 34.47 feet along the arc of a 22.00 foot radius curve to the right (center bears North 89°56'29" West and the chord bears South 44°56'39" West 31.05 feet with a central angle of 89°46'17");
 - (2) South 89°49'48" West 103.32 feet;
 - (3) Northwesterly 22.87 feet along the arc of a 454.00 foot radius curve to the right (center bears North 00°10'12" West and the chord bears North 88°43'37" West 22.87 feet with a central angle of 02°53'11") to the Easterly Right-of-Way Line of Iris Lumi Lane;
thence along said Easterly Right-of-Way Line the following two (2) courses:
 - (1) Northwesterly 15.85 feet along the arc of a 28.00 foot radius curve to the right (center bears North 57°37'17" East and the chord bears North 16°09'36" West 15.64 feet with a central angle of 32°26'13");
 - (2) North 00°03'21" East 101.18 feet;
- thence South 89°56'29" East 152.47 feet to the point of beginning.

Contains 17,629 Square Feet or 0.405 Acres

All of **JORDAN HEIGHTS AT VIEW 78 PHASE 1B CONDOMINIUM PLAT**,
according to the official plat on file in the office of the Salt Lake County Recorder as Entry
Number 13602059. Including Units 101 through 304

More particularly described as:

All of Lot 15 of Jordan Bluffs Phase 1 Subdivision, recorded in the Office of the Salt lake County Recorder.

Beginning at a point on the Westerly Right-of-Way Line of Iris Lumi Lane, said point being South 00°29'40" East 1,234.27 feet along the section line and West 205.13 feet from the East Quarter Corner of Section 35, Township 2 South, Range 1 West, Salt Lake Base and Meridian; and running

thence along said Westerly Right-of-Way Line the following two (2) courses:

- (1) South 00°03'31" West 76.04 feet;
- (2) Southwesterly 20.79 feet along the arc of a 28.00 foot radius curve to the right (center bears North 89°56'29" West and the chord bears South 21°19'37" West 20.31 feet with a central angle of 42°32'13") to the Northerly Right-of-Way Line of Bingham Junction Boulevard;
thence Northwesterly 179.95 feet along the arc of a 454.00 foot radius curve to the right (center bears North 07°29'56" East and the chord bears North 71°08'45" West 178.78 feet with a central angle of 22°42'38") along said Northerly Right-of-Way Line;
thence North 28°39'42" East 118.28 feet to the Southerly Right-of-Way Line of Sky Mirror Lane;
thence along said Southerly Right-of-Way Line the following two (2) courses:
 - (1) Southeasterly 106.17 feet along the arc of a 342.50 foot radius curve to the left (center bears North 30°41'05" East and the chord bears South 68°11'45" East 105.75 feet with a central angle of 17°45'40");
 - (2) Southeasterly 37.70 feet along the arc of a 28.00 foot radius curve to the right (center bears South 12°55'25" West and the chord bears South 38°30'32" East 34.91 feet with a central angle of 77°08'05") to the point of beginning.

Contains 18,499 Square Feet or 0.425 Acres