

**TWENTY-THIRD AMENDMENT TO THE  
DECLARATION OF CONDOMINIUM**

**THE PARC AT GATEWAY CONDOMINIUMS**

**A UTAH CONDOMINIUM PROJECT**

THIS TWENTY-THIRD AMENDMENT TO THE DECLARATION OF CONDOMINIUM THE PARC AT GATEWAY CONDOMINIUMS A UTAH CONDOMINIUM PROJECT is made and executed on the date set forth below and shall be effective upon recording in the Salt Lake County Recorder's Office.

**RECITALS**

A. Certain real property in Salt Lake County known as The Parc at Gateway Condominiums was subjected to certain covenants, conditions, and restrictions as contained in the Declaration of Condominium The Parc at Gateway Condominiums, a Utah Expandable Condominium Project, as recorded with the Salt Lake County Recorder on August 20, 2004, 2004 as Entry No. 9151848 (the "Declaration");

B. The Declaration was first supplemented by the First Supplement to Declaration of Condominium recorded with the Salt Lake County Recorder on September 9, 2004 as Entry No. 9168953.

C. The Declaration was next supplemented by the Second Supplement to Declaration of Condominium recorded with the Salt Lake County Recorder on November 22, 2004 as Entry No. 9229448.

D. The Declaration was next supplemented by the Third Supplement to Declaration of Condominium recorded with the Salt Lake County Recorder on December 2, 2004 as Entry No. 9238850.

E. The Declaration was next supplemented by the Fourth Supplement to Declaration of Condominium recorded with the Salt Lake County Recorder on December 15, 2005 as Entry No. 9250330.

F. The Declaration was next supplemented by the Fifth Supplement to Declaration of Condominium recorded with the Salt Lake County Recorder on January 19, 2005 as Entry No. 9277470.

G. The Declaration was next supplemented by the Sixth Supplement to Declaration of Condominium recorded with the Salt Lake County Recorder on February 16, 2005 as Entry No. 9301512.

H. The Declaration was next supplemented by the Seventh Supplement to Declaration of Condominium recorded with the Salt Lake County Recorder on March 30, 2005 as Entry No. 9336102.

I. The Declaration was next supplemented by the Eighth Supplement to Declaration of Condominium recorded with the Salt Lake County Recorder on April 28, 2005 as Entry No. 9361216.

J. The Declaration was next supplemented by the Ninth Supplement to Declaration of Condominium recorded with the Salt Lake County Recorder on June 17, 2005 as Entry No. 9408152.

K. The Declaration was next supplemented by the Tenth Supplement to Declaration of Condominium recorded with the Salt Lake County Recorder on August 3, 2005 as Entry No. 9450549.

L. The Declaration was next supplemented by the Eleventh Supplement to Declaration of Condominium recorded with the Salt Lake County Recorder on June 16, 2011 as Entry No. 11199740.

M. The Declaration was next amended by the [Twelfth] Amendment to the Declaration of Condominium recorded with the Salt Lake County Recorder on January 9, 2014 as Entry No. 11787270.

N. The Declaration was next amended by the Thirteenth Amendment to the Declaration of Condominium recorded with the Salt Lake County Recorder on February 13, 2015 as Entry No. 11993113.

O. The Declaration was next amended by the Fourteenth Amendment to the Declaration of Condominium recorded with the Salt Lake County Recorder on December 7, 2015 as Entry No. 12183992.

P. The Declaration was next amended by the Fifteenth Amendment to the Declaration of Condominium recorded with the Salt Lake County Recorder on July 21, 2016 as Entry No. 12326079.

Q. The Declaration was next amended by the Sixteenth Amendment to the Declaration of Condominium recorded with the Salt Lake County Recorder on May 10, 2017 as Entry No. 12531873.

R. The Declaration was next amended by the Seventeenth Amendment to the Declaration of Condominium recorded with the Salt Lake County Recorder on July 10, 2017 as Entry No. 12572191.

S. The Declaration was next amended by the Eighteenth Amendment to the Declaration of Condominium recorded with the Salt Lake County Recorder on October 26, 2017 as Entry No. 12645579.

T. The Declaration was next amended by the Nineteenth Amendment to the Declaration of Condominium recorded with the Salt Lake County Recorder on June 14, 2018 as Entry No. 12791717.

U. The Declaration was next amended by the Twentieth Amendment to the Declaration of Condominium recorded with the Salt Lake County Recorder on November 15, 2018 as Entry No. 12886504.

V. The Declaration was next amended by the Twenty-First Amendment to the Declaration of Condominium recorded with the Salt Lake County Recorder on December 26, 2019 as Entry No. 13156689.

W. The Declaration was next amended by the Twenty-Second Amendment to the Declaration of Condominium recorded with the Salt Lake County Recorder on February 11, 2020 as Entry No. 13191259.

X. This Twenty-Third amendment was adopted and is recorded pursuant to Article XVIII, Section 18.03 of the Declaration and is binding against the Subject Property and its Sub-Units. See "Exhibit A".

NOW THEREFORE, in consideration of the recitals set forth above, The Parc at Gateway Condominiums Association, Inc. hereby amends the Declaration as follows:

#### **AMENDMENT**

1. The parking space designated in the Declaration as C2-48 (possibly referred to elsewhere as "P2-48") and the garage storage unit designated in the Declaration as GS-12 have been assigned to Sub-Unit 312 from the Association;

2. The parking space designated in the Declaration as C1-77 (and sometimes referred to as “P1-77”) has been assigned to Sub-Unit 1205 from Sub-Unit 309;

3. The parking space designated in the Declaration as C1-152 (and sometimes referred to as “P1-152”) has been assigned to Sub-Unit 1214 from Sub-Unit 1217;

4. The storage cage designated in the Declaration as S-007 has been assigned to Sub-Unit 504 from the Association;

5. The storage space designated in the Declaration as S-033 has been assigned to Sub-Unit 1209 from Sub-Unit 1208;

6. The storage cage designated in the Declaration as S-042 has been assigned to Sub-Unit 1214 from the Association;

7. The storage cage designated in the Declaration as S-096 has been assigned to Sub-Unit 1110 from the Association;

8. The storage cage designated in the Declaration as S-119 has been assigned to Sub-Unit 703 from the Association;

9. The storage space designated in the Declaration as GS-24 has been assigned to Sub-Unit 1208 from Sub-Unit 1209;

The foregoing reassignments and designations are reflected in the Ninth Amended Exhibit “C” attached hereto.

**NINTH AMENDED EXHIBIT “C”**

(Attached to and forming a part of the Twenty-Third Amendment to the Declaration of Condominium for THE PARC AT GATEWAY CONDOMINIUM PROJECT)

<b><u>Interest in General Common Elements</u></b>						
Total Sub-Units:		Parking Spaces	Storage Spaces	Total sf:	<b>2,000.000000</b>	<b>100.00%</b>
<b>151</b>				<b>122,089</b>		
#	Unit No.			Sq. Ft.	Par Value	Interest in Common Area
1	101	None	none	3,001	26.366891	1.3183%
2	102	None	none	3,077	26.868019	1.3434%
3	103	None	none	3,132	27.230677	1.3615%
4	104	None	none	3,089	26.947144	1.3474%
5	105	None	none	3,037	26.604267	1.3302%
6	201	C1-69,C1-1	S-001	1,303	15.170647	0.7585%
7	301	C2-77	S-070, S3-1	979	13.034261	0.6517%
8	302	C2-80	S-046, S-071, S3-2	864	12.275976	0.6138%
9	303	C1-74	S3-3	864	12.275976	0.6138%

10	304	C1-92	S-078, S3-4	864	12.275976	0.6138%
11	305	C1-14	S-080, S3-5	864	12.275976	0.6138%
12	306	C1-71	S-081, S3-6	885	12.414446	0.6207%
13	307	C1-76	S-089, S3-7	885	12.414446	0.6207%
14	308	C1-72	S-090, S3-8	885	12.414446	0.6207%
15	309	C1-47	S-093, S3-9	880	12.381477	0.6191%
16	310	C1-73	S-094, S3-10	822	11.999037	0.6000%
17	311	C1-75	S-101, S3-11	827	12.032006	0.6016%
18	312	C1-122, C2-48	S-102, GS-12	917	12.625447	0.6313%
19	502	C1-129, C1-130	S-128, GS-34	1,275	14.986021	0.7493%
20	503	C2-20	S-051	644	10.825344	0.5413%
21	504	C2-94, C2-95	S-007	864	12.275976	0.6138%
22	505	C2-92, C2-93	GS-36	864	12.275976	0.6138%
23	506	C2-96	S-062	643	10.818750	0.5409%
24	507	C2-5, C2-6	S-038	1,269	14.946458	0.7473%
25	508	C1-26, C1-27, C1-3	S-123, GS-9	1,064	13.594733	0.6797%
26	511	C2-13, C2-14	S-111	1,091	13.772765	0.6886%
27	512	C1-70	S-105, S-055	674	11.023157	0.5512%
28	514	C2-46, C2-47	S-130	1,074	13.660671	0.6830%
29	515	C2-33, C2-34	S-088	1,067	13.614514	0.6807%
30	516	C1-15, C1-158	none	694	11.155033	0.5578%
31	517	C1-39	S-103	700	11.194596	0.5597%
32	518	C1-115, C2-40	S-029	696	11.168221	0.5584%
33	501	C2-31, C2-32	S-121	1,070	13.634296	0.6817%
34	602	C2-11, C2-12	S-127	1,275	14.986021	0.7493%
35	603	C2-102	S-063	628	10.719843	0.5360%
36	604	C2-100, C2-101	none	861	12.256195	0.6128%
37	605	C2-105, C2-106	none	861	12.256195	0.6128%
38	606	C2-29	none	628	10.719843	0.5360%
39	607	C1-90, C1-91	S-039	1,285	15.051959	0.7526%
40	608	C1-123, C1-124	S-122, S-117	1,069	13.627702	0.6814%
41	609	C1-109	none	681	11.069314	0.5535%
42	610	C2-44, C2-45	S-068	1,460	16.205871	0.8103%
43	611	C1-67, C1-68	S-059	1,091	13.772765	0.6886%
44	612	C1-140	S-016	674	11.023157	0.5512%
45	614	C1-148, C1-149	S-129	1,074	13.660671	0.6830%
46	615	C2-78, C2-79	S-072	1,067	13.614514	0.6807%
47	616	C1-143	S-097	694	11.155033	0.5578%
48	617	C1-142	S-098	700	11.194596	0.5597%
49	618	C1-141	S-104	696	11.168221	0.5584%
50	601	C2-75, C2-76	S-118	1,070	13.634296	0.6817%
51	702	C2-7, C2-8	S-126	1,275	14.986021	0.7493%
52	703	C2-19	S-119	628	10.719843	0.5360%
53	704	C1-144, C1-145	S-082	861	12.256195	0.6128%
54	705	C1-120, C1-121	S-069	861	12.256195	0.6128%
55	706	C2-97	S-066	643	10.818750	0.5409%
56	707	C1-107, C1-108	S-040	1,285	15.051959	0.7526%
57	708	C1-23, C1-24	none	1,069	13.627702	0.6814%
58	709	C2-107	none	681	11.069314	0.5535%
59	710	C1-135, C1-136	S-034	1,461	16.212464	0.8106%
60	711	C2-86, C2-87	S-060, GS-33	1,091	13.772765	0.6886%
61	712	C2-9	S-106	674	11.023157	0.5512%

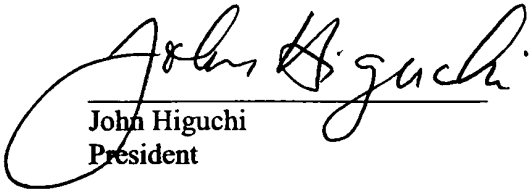
62	714	C2-90, C2-91	S-092	1,074	13.660671	0.6830%
63	715	C1-110, C1-111	S-108	1,067	13.614514	0.6807%
64	716	C1-112	S-074	694	11.155033	0.5578%
65	717	C2-4	S-085	700	11.194596	0.5597%
66	718	C2-10	S-086	696	11.168221	0.5584%
67	701	C2-2, C2-3	S-76	1,070	13.634296	0.6817%
68	802	C1-118, C1-119	S-135, GS-6	1,275	14.986021	0.7493%
69	803	C2-18	S-003	628	10.719843	0.5360%
70	804	C1-80, C1-81	S-008, S-009, S-110, S-143	861	12.256195	0.6128%
71	805	C1-146, C1-147	S-079	861	12.256195	0.6128%
72	806	C2-30	S-004	643	10.818750	0.5409%
73	807	C1-6, C1-7	S-053	1,285	15.051959	0.7526%
74	808	C1-9, C1-10	S-116	1,069	13.627702	0.6814%
75	809	C1-153	S-052	681	11.069314	0.5535%
76	810	C1-133, C1-134	S-035	1,461	16.212465	0.8106%
77	811	C1-20, C1-21	S-133	1,091	13.772765	0.6886%
78	812	C2-88	S-113	674	11.023157	0.5512%
79	814	C1-162, C1-163, C1-164	S-124	1,074	13.660671	0.6830%
80	815	C1-12, C1-13	S-107, S-112	1,067	13.614514	0.6807%
81	816	C1-36	S-020	694	11.155033	0.5578%
82	817	C1-40, C2-68	S-021	700	11.194596	0.5597%
83	818	C1-5	S-043	696	11.168221	0.5584%
84	801	C1-41, C1-42	S-132	1,070	13.634296	0.6817%
85	902	C1-33, C1-34	S-136	1,275	14.986021	0.7493%
86	903	C2-16	none	628	10.719843	0.5360%
87	904	C1-131, C1-132	S-145	861	12.256195	0.6128%
88	905	C1-138, C1-139	S-067	861	12.256195	0.6128%
89	906	C2-15	none	643	10.818750	0.5409%
90	907	C1-37, C1-38	S-054	1,285	15.051959	0.7526%
91	908	C1-125, C1-126	none	1,069	13.627702	0.6814%
92	909	C1-35	S-049	681	11.069314	0.5535%
93	910	C2-81, C2-82	S-036, GS-30	1,461	16.212465	0.8106%
94	911	C1-83, C1-84	S-134	1,091	13.772765	0.6886%
95	912	C1-50	S-114	674	11.023157	0.5512%
96	914	C1-98, C1-99	none	1,074	13.660671	0.6830%
97	915	C1-93, C1-94	S-140	1,067	13.614514	0.6807%
98	916	C1-137	S-027	694	11.155033	0.5578%
99	917	C1-100	S-026	700	11.194596	0.5597%
100	918	C1-101	S-047	696	11.168221	0.5584%
101	901	C1-102, C1-103	S-017, S-073	1,070	13.634296	0.6817%
102	1002	C1-48, C1-49	S-120, S-147	1,275	14.986021	0.7493%
103	1003	C1-157, C2-17	S-011	628	10.719843	0.5360%
104	1004	C1-113, C1-114	S-005	861	12.256195	0.6128%
105	1005	C1-17, C1-18	S-048	861	12.256195	0.6128%
106	1006	C1-82	S-010	643	10.818750	0.5409%
107	1007	C1-62, C1-63	S-058	1,285	15.051959	0.7526%
108	1008	C1-116, C1-117	S-006	1,069	13.627702	0.6814%
109	1009	C1-61, C1-2	S-002	681	11.069314	0.5535%
110	1010	C1-59, C1-60	S-141	1,461	16.212464	0.8106%
111	1011	C2-38, C2-39	S-137	1,091	13.772765	0.6886%
112	1012	C1-45, C1-43, C1-44, C1-161	S-018, GS-15	674	11.023157	0.5512%

113	1014	C1-87, C1-88	none	1,074	13.660671	0.6830%
114	1015	C1-51, C1-52	S-125, S-131	1,067	13.614514	0.6807%
115	1016	C1-22	S-064	694	11.155033	0.5578%
116	1017	C1-89, C1-46	S-91	700	11.194596	0.5597%
117	1018	C1-25	S-142	696	11.168221	0.5584%
118	1001	C2-98, C2-99	S-099	1,070	13.634296	0.6817%
119	1102	C2-27, C2-28	S-023, GS-22	1,275	14.986021	0.7493%
120	1103	C1-32	S-012	628	10.719843	0.5360%
121	1104	C1-150, C1-151	S-050	861	12.256195	0.6128%
122	1105	C1-78, C1-79	S-061	861	12.256195	0.6128%
123	1106	C1-31, C2-1	S-013	643	10.818750	0.5409%
124	1107	C2-41, C2-85	S-057, GS-19	1,285	15.051959	0.7526%
125	1108	C2-42, C2-84 C2-26, C2-70, C2-71, C2-72	S-100, GS-18, GS-20	1,069	13.627702	0.6814%
126	1109	C1-58	none	681	11.069314	0.5535%
127	1110	C1-28, C1-29, C1-165, C1-166, C1-167	S-096, GS-5	1,461	16.212464	0.8106%
128	1111	C2-49, C2-50	S-138, GS-29	1,091	13.772765	0.6886%
129	1112	C1-30	S-019	674	11.023157	0.5512%
130	1114	C1-154, C1-155	GS-17	1,074	13.660671	0.6830%
131	1115	C1-104, C1-105, C1-106	S-030, GS-11	1,067	13.614514	0.6807%
132	1116	C1-11	S-065	694	11.155033	0.5578%
133	1117	C1-16	S-083	700	11.194596	0.5597%
134	1118	C1-19	S-139	696	11.168221	0.5584%
135	1101	C2-43, C2-83	S-095, GS-21	1,070	13.634296	0.6817%
136	1202	C2-73, C2-74	GS-31	1,275	14.986021	0.7493%
137	1203	C2-23	S-015, GS-27	628	10.719843	0.5360%
138	1204	C2-21, C2-22	S-109, GS-26	861	12.256195	0.6128%
139	1205	C2-24, C2-25, C1-77	S-115, GS-28	861	12.256195	0.6128%
140	1207	C2-53, C2-103, C2-104	S-014, GS-25, S-056, GS-32	1,928	25.870709	1.2935%
141	1208	C1-127, C1-128	GS-14, GS-24, GS-35	1,069	13.627702	0.6814%
142	1209	C2-52	S-033	681	11.069314	0.5535%
143	1210	C1-55, C1-95	GS-4	1,461	16.212464	0.8106%
144	1211	C1-54, C1-96 C2- 135	S-032, GS-3, GS 40	1,091	13.772765	0.6886%
145	1212	C2-51	S-028, GS-23	674	11.023157	0.5512%
146	1214	C1-53, C1-97, C1-152	S-044, S-042, S-077, S-37, GS-2	1,074	13.660671	0.6830%
147	1215	C1-159, C1-160	S-045, GS-16	1,067	13.614514	0.6807%
148	1216	C1-64	S-087	694	11.155033	0.5578%
149	1217	C1-65	S-084, GS-7	700	11.194596	0.5597%
150	1218	C1-66	S-031, GS-8	696	11.168221	0.5584%
151	1201	C1-85, C1-86	S-075, GS-13	1,070	13.634296	0.6817%
					<b>2000</b>	<b>100.00%</b>

[Executed on the following page]

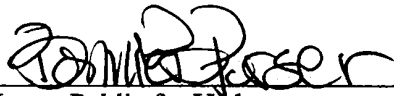
The following hereby executes this Amendment to the Declaration on behalf of the Board of Directors of the Parc at Gateway Condominiums and certifies that said amendment has been duly adopted pursuant to the applicable provisions of the Association's Declaration and Bylaws including Article XVIII, Section 18.03 of the Declaration.

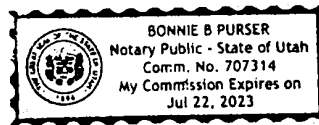
Parc at Gateway Condominiums

  
\_\_\_\_\_  
John Higuchi  
President

STATE OF UTAH    )  
                                  :SS  
County of Salt Lake )

On the 30 day of April, 2021, personally appeared John Higuchi who, being first duly sworn, did say that he is the President of the Association and that the foregoing instrument was signed in behalf of said Association by authority of its Board of Directors; and acknowledged said instrument to be his voluntary act and deed.

  
\_\_\_\_\_  
Notary Public for Utah



# EXHIBIT A

## Unit Parcel Numbers

(151 TOTAL UNITS)

UNIT NO.	UNIT Parcel Number
101	15-01-130-140-0000
102	15-01-130-155-0000
103	15-01-130-156-0000
104	15-01-130-157-0000
105	15-01-130-158-0000
201	15-01-130-012-0000
301	15-01-130-159-0000
302	15-01-130-160-0000
303	15-01-130-161-0000
304	15-01-130-162-0000
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503	15-01-130-018-0000
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