

**WHEN RECORDED, RETURN TO:**  
CW Copper Rim 1, LLC  
Attn: Legal Department  
1222 W. Legacy Crossing Blvd., Suite 6  
Centerville, UT 84014

13715981  
7/13/2021 2:45:00 PM \$76.00  
Book - 11205 Pg - 6092-6095  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
COTTONWOOD TITLE  
BY: eCASH, DEPUTY - EF 4 P.

Affecting Parcel Nos.: 20-26-151-003 and 20-26-326-025

CT-142420-CAF

**SECOND AMENDMENT TO  
MASTER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS,  
AND RESERVATION OF EASEMENTS FOR  
COPPER RIM**

THIS SECOND AMENDMENT TO MASTER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, AND RESERVATION OF EASEMENTS FOR COPPER RIM (“**Amendment**”) is made as of the Effective Date (defined below) by CW Copper Rim 1, LLC, a Utah limited liability company (“**Declarant**”).

**RECITALS**

A. The Master Declaration of Covenants, Conditions, and Restrictions, and Reservation of Easements for Copper Rim was recorded in the office of the Salt Lake County Recorder on August 25, 2020, as Entry No. 13372970 in Book 11005 at Pages 9439-9499 (the “**CC&Rs**”), which was later amended by that certain First Amendment to Master Declaration of Covenants, Conditions, and Restrictions, and Reservation of Easement for Copper Rim recorded in the office of the Salt Lake County Recorder on January 19, 2021, as Entry No. 13537335 in Book 11101 at Pages 6538-6545 (the “**First Amendment**” and together with the CC&Rs, the “**Declaration**”)

B. This Amendment affects the Project commonly known as “Copper Rim” located in West Jordan City (“**City**”), Salt Lake County (“**County**”), State of Utah.

C. The Declarant desires to amend the Declaration as set forth in this Amendment.

D. Pursuant to Section 20.7 of the Declaration, during the Declarant Control Period, the Declarant has the unilateral right to amend the Declaration without the consent of any other Owner. As of the Effective Date, the Declarant Control Period remains in full force and effect.

**AMENDMENTS**

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

1. **Expansion of the Project.** Additional phases of the Project have been, or are being, developed and will be recorded in the office of the Salt Lake County Recorder. Therefore, pursuant to Section 2.6 of the Declaration, Declarant desires to expand the Project to include said additional phases. Upon recordation of this Amendment in the office of the Salt Lake County Recorder, the additional phases identified on Exhibit A-2 shall be subject to the Declaration.

2. **Exhibit A; Property Description and Parcel Numbers.** Declarant desires to supplement Exhibit A, as previously supplemented by the First Amendment, with Exhibit A-2, attached hereto and incorporated herein by this reference. For the avoidance of doubt, all parcel numbers listed on Exhibit A-2 shall be subject to and encumbered by the Declaration, as the same may be amended.

3. **Capitalized Terms.** Capitalized terms used, but not otherwise defined herein, shall have the meaning and definition given to such terms in the Declaration.

4. **Conflicts.** All remaining provisions of the Declaration and any prior amendments not specifically amended in this 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 or any prior amendments, the provisions of this Amendment shall in all respects govern and control.

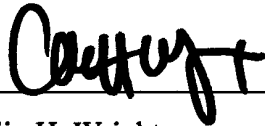
5. **Incorporation and Supplementation of Declaration.** This Amendment is supplemental to the Declaration, which by reference is made a part hereof, and all the terms, definitions, covenants, conditions, restrictions, and provisions thereof, unless specifically modified herein, are to apply to this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

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Declarant has executed this Declaration as of the 9 day of July, 2021 (the "Effective Date").

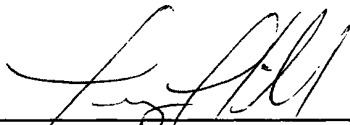
**DECLARANT**

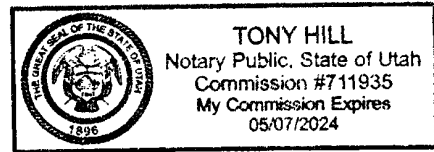
CW Copper Rim 1, LLC,  
a Utah limited liability company

By:   
Name: Colin H. Wright  
Its: Authorized Representative

STATE OF UTAH            )  
                                      §  
COUNTY OF DAVIS        )

On the 9 day of July, 2021, personally appeared before me Colin H. Wright who by me being duly sworn, did say that he is the authorized representative of CW Copper Rim 1, LLC, a Utah limited liability company and that the foregoing instrument is signed on behalf of said limited liability company and executed with all necessary authority.

  
(Notary Public)



(Seal)

**EXHIBIT A-2**  
**(SUPPLEMENT TO EXHIBIT A AND EXHIBIT A-1 OF THE DECLARATION)**

Legal Description of Property

July 8

Lots 301 through 329, inclusive, of the Copper Rim – Phase 3B Subdivision, recorded \_\_\_\_\_, 2021,  
as Entry No. \_\_\_\_\_, in Book \_\_\_\_\_ at Page \_\_\_\_\_.

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