

When recorded send to:

Rockwell Ridge Business Park, LLC  
14725 S Porter Rockwell Blvd, Ste C  
Bluffdale, UT 84065

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8/10/2021 4:54:00 PM \$40.00  
Book - 11220 Pg - 4174-4176  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
PINNACLE TITLE CO.  
BY: eCASH, DEPUTY - EF 3 P.

**AMENDED DECLARATION OF  
COVENANTS, CONDITIONS & RESTRICTIONS  
OF  
ROCKWELL RIDGE BUSINESS PARK**

THIS AMENDED DECLARATION of Covenants, Conditions and Restrictions ("CCRs") is made on the date hereinafter set forth for the project known as Rockwell Ridge Business Park in Bluffdale, Salt Lake County, State of Utah.

**RECITALS**

1. Parcels 1-6 and common area of the Rockwell Ridge Business Park situated in Bluffdale City, Salt Lake County, State of Utah, were developed by Rockwell Ridge Business Park, LLC which filed Restrictive Covenants on or about March 2, 2020 regarding the property described on the attached Exhibit together with common areas shown on the plat filed of record.

2. The CCRs gave the Developer/Declarant power to amend the Declarations pursuant to ¶12.01 of the Declaration recorded as Entry #13206295, Book #10903, Pages 7649-7675.

NOW, THEREFORE, by virtue of the authority granted the Developer/Declarant under the original CCRs, and pursuant to the authority of ¶12.01 of the original Declaration, the Developer/Declarant hereby amends that certain Declaration identified above as follows:

**EXHIBIT D  
PROHIBITED USES**

Virtual reality theme operations are no longer prohibited and are expressly allowed.

**ARTICLE II  
CONFLICTS**

To the extent this Amendment conflicts with the original Covenants, Conditions and Restrictions recorded, this Amendment shall govern.

**COURTESY RECORDING**

This document is being recorded solely as a courtesy and an accommodation to the parties named therein. Pinnacle Title Insurance Agency hereby expressly disclaims any responsibility or liability for the accuracy of the content thereof.

Parcel 1: (33-12-326-011)

Lot 1, ROCKWELL RIDGE BUSINESS PARK, as shown by the official plat thereof, on file and of record in the Salt Lake County Recorder's Office, State of Utah.

Parcel 2: (33-12-326-010)

Lot 2, ROCKWELL RIDGE BUSINESS PARK, as shown by the official plat thereof, on file and of record in the Salt Lake County Recorder's Office, State of Utah.

Parcel 3: (33-12-326-007)

Lot 3, ROCKWELL RIDGE BUSINESS PARK, as shown by the official plat thereof, on file and of record in the Salt Lake County Recorder's Office, State of Utah.

Parcel 4: (33-12-326-008)

Lot 4, ROCKWELL RIDGE BUSINESS PARK, as shown by the official plat thereof, on file and of record in the Salt Lake County Recorder's Office, State of Utah.

Parcel 5: (33-12-326-009)

Lot 5, ROCKWELL RIDGE BUSINESS PARK, as shown by the official plat thereof, on file and of record in the Salt Lake County Recorder's Office, State of Utah.

Parcel 6: (33-12-326-012)

BEG S 89°55'42" E 1998.17 FT & S 0°04'08" W 236.54 FT FR W 1/4 SEC 12, T4S, R1W, SLM; S 0°04'08" W 196.71 FT; W 223.76 FT; N 0°15'24" E 139.08 FT; N 89°44'36" W 62 FT; N 0°15'24" E 57.65 FT; S 89°56'32" E 285.11 FT TO BEG. (BEING PT LOT 1, ROCKWELL RIDGE BUSINESS PARK)

ARTICLE III  
RESTATEMENT

Provisions: Notwithstanding anything contained herein, all other remaining CCRs found in the original Declaration filed March 2, 2020 shall remain binding upon Parcels 1-6 and the common areas.

DATED this 12 day of July 2021.

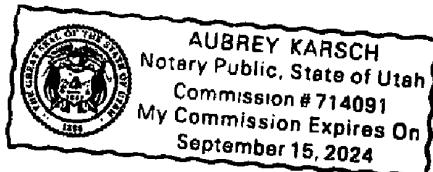
ROCKWELL RIDGE BUSINESS PARK, LLC  
a Utah limited liability company

By: Brian Christensen  
Brian Christensen

Its: Authorized Agent

STATE OF UTAH )  
:ss  
COUNTY OF SALT LAKE )

On this 12 day of July 2021 personally appeared before me Brian Christensen agent of Rockwell Ridge Business Park LLC, who on his oath, acknowledged that he is a Member of said entity, and that he signed this instrument with the authority and on behalf of said entity.



Aubrey Karsch  
Notary