

4x22

13748092
08/17/2021 02:44 PM \$62.00
Book - 11223 Pg - 9010-9013
RASHELLE HOBBS
RECORDER, SALT LAKE COUNTY, UTAH
TOWNES CONDO ASSOCIATION
1586 E STRATFORD AVE
STE 4
SLC UT 84106
BY: MZA, DEPUTY - WI 4 P.

**SECOND AMENDMENT
TO
DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS
OF
THE TOWNES,
A CONDOMINIUM PROJECT**

This Second Amendment to Declaration of Covenants, Conditions, and Restrictions of The Townes, a Condominium Project (the "**Second Amendment**") is made and executed by The Townes Condominium Association (the "**Association**") on the date set forth below and shall be effective upon recording in the Office of the Salt Lake County Recorder.

RECITALS

A. Certain real property in Salt Lake County, Utah, known as The Townes Condominiums, was subjected to certain covenants, conditions and restrictions pursuant to a *Declaration of Covenants, Conditions, and Restrictions of The Townes, a Condominium Project* ("Declaration") recorded in the Office of the Salt Lake County Recorder on May 22, 1973, as Entry No. 2541614.

B. A *First Amended Declaration of Covenants, Conditions, and Restrictions of The Townes, a Condominium Project* was recorded in the Office of the Salt Lake County Recorder on April 17, 1989, as Entry No. 4759161.

C. An *Amendment to First Amended Declaration of the Townes Condominium Association* was recorded in the Office of the Salt Lake County Recorder on May 30, 1996, as Entry No. 6369931.

D. In or about June 2017 and pursuant to Utah Code Ann. §57-8-32(1), at least sixty-seven percent (67%) of the Unit Owners affirmatively voted to sell part of the Common Area in The Townes containing the pool (the "Pool Common Area"). The pool had been unusable for several years.

E. In or about February 2019, the Association entered into a Land Purchase Agreement with Northstar Builders, Inc. to sell the Pool Common Area.

F. In or about April 2019, Northstar Builders, Inc. assigned the Land Purchase Agreement to Stanford Commons, LLC.

G. The sale of the Pool Common Area to Stanford Commons, LLC is being finalized contemporaneously with the recording of this Second Amendment.

H. Due to the sale of the Pool Common Area to Stanford Commons, LLC, it becomes necessary to de-annex the Pool Common Area from The Townes. The Pool Common Area shall no longer be subject to the Declaration.

I. Pursuant to Utah Code Ann. §57-8-32 and the approval of sixty-seven percent (67%) of the Unit Owners who voted to sell the Pool Common Area, the Association is executing this Second Amendment to de-annex the Pool Common Area from The Townes.

J. This Second Amendment affects the real property situated in Salt Lake County, Utah, described with particularity on Exhibit A, and shall be binding on all parties having or acquiring any right, title, or interest to the property or any part thereof.

SECOND AMENDMENT TO THE DECLARATION

NOW, THEREFORE, the Association hereby amends the Declaration as follows:

1. Pursuant to the Land Purchase Agreement entered into between the Association and Stanford Commons, LLC (as assignee of Northstar Builders, Inc.), the following property is hereby de-annexed from The Townes:

BEGINNING AT A POINT 393.14 FEET SOUTH FROM THE SOUTHEAST CORNER OF BLOCK 9, SUNNYSIDE PARK SUBDIVISION, A SUBDIVISION LOCATED IN BLOCK 27, FIVE ACRE PLAT "C", BIG FIELD SURVEY AND RUNNING THENCE SOUTH 81.36 FEET; THENCE WEST 128.54 FEET, MORE OR LESS TO THE EASTERLY LINE OF FOOTHILL DRIVE; THENCE NORTH 33°15'00" WEST ALONG SAID EASTERLY LINE 86.13 FEET; THENCE NORTH 64°28'05" EAST 80.12 FEET; THENCE SOUTH 25°45'07" EAST 67.66 FEET; THENCE NORTH 64°14'53" EAST 82.24 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.
CONTAINING 11,696 SQ. FT. OR 0.269 ACRES, MORE OR LESS.

(The "Pool Common Area").

2. The Pool Common Area is hereby released from the Declaration and any and all amendments thereto.

3. The Association, by and through its President, has the authority to transfer the Pool Common Area pursuant to the Land Purchase Agreement.

4. The legal description of the remaining property in The Townes is as follows:

BEGINNING AT A POINT 66.0 FEET SOUTH FROM THE SOUTHEAST CORNER OF BLOCK 9, SUNNYSIDE PARK SUBDIVISION, A SUBDIVISION LOCATED IN BLOCK 27, FIVE ACRE PLAT "C", BIG FIELD SURVEY AND RUNNING THENCE SOUTH, 327.14 FEET; THENCE SOUTH 64°14'53" WEST 82.24 FEET; THENCE NORTH 25°45'07" WEST 67.66 FEET; THENCE SOUTH 64°28'05" WEST 80.12 FEET, MORE OR LESS, TO THE EASTERLY LINE OF FOOTHILL DRIVE; THENCE NORTH 33°15'00" WEST ALONG SAID EASTERLY LINE 234.35 FEET; THENCE NORTH 56°45'00" EAST 80.00 FEET; THENCE NORTH 24°28'40" WEST 106.16 FEET; THENCE EAST, 281.34 FEET TO THE POINT OF BEGINNING.
CONTAINING 83,241 SQ. FT. OR 1.911 ACRES, MORE OR LESS.

(The "Remaining Property")

5. The Remaining Property is shown on The Townes, A Condominium Project Amended Plat recorded (or to be recorded) in the Office of the Salt Lake County Recorder.

6. The Remaining Property shall continue to be subject to the Declaration and any and all amendments thereto.

CERTIFICATION

IN WITNESS WHEREOF, this Second Amendment to the Declaration is signed with the approval of least two-thirds (2/3) of the Unit Owners in The Townes Condominium Association.

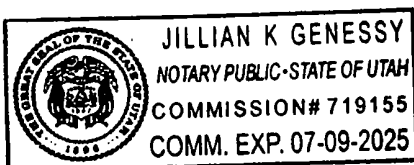
THE TOWNES CONDOMINIUM ASSOCIATION
A Utah Nonprofit Corporation

William J. Christensen
By: William J. Christensen

Its: Chair

State of Utah)
County of Salt Lake) ss.

JKG
William Christensen On the 16 day of August 2021, personally appeared before me who by me being duly sworn, did say that she/he is an authorized representative of The Townes Condominium Association, and that the foregoing instrument is signed and executed by authority of the consent of its members.



Notary Public J Genessy

EXHIBIT A

Legal Description and Parcel Numbers THE TOWNES CONDOMINIUMS

BEGINNING AT A POINT 66.0 FEET SOUTH FROM THE SOUTHEAST CORNER OF BLOCK 9, SUNNYSIDE PARK SUBDIVISION, A SUBDIVISION LOCATED IN BLOCK 27, FIVE ACRE PLAT "C", BIG FIELD SURVEY AND RUNNING THENCE SOUTH, 408.50 FEET; THENCE WEST 128.54 FEET TO THE EASTERLY LINE OF FOOTHILL DRIVE; THENCE NORTH 33°15' WEST ALONG SAID EASTERLY LINE 320.49 FEET; THENCE NORTH 56°45' EAST 80.00 FEET; THENCE NORTH 24°28'40" WEST, 106.16 FEET; THENCE EAST, 281.34 FEET TO THE POINT OF BEGINNING.

(ACCORDING TO THAT CERTAIN 'RECORD OF SURVEY MAP OF THE TOWNES', RECORDED AS ENTRY NUMBER 2541615 IN BOOK 73-5 AT PAGE 1 OF OFFICIAL RECORDS OF THE SALT LAKE COUNTY RECORDER OFFICE.)

Parcel Numbers:

16-10-303-001-0000	Common Area
16-10-303-002-0000	Unit 1A
16-10-303-003-0000	Unit 1B
16-10-303-004-0000	Unit 2A
16-10-303-005-0000	Unit 2B
16-10-303-006-0000	Unit 3A
16-10-303-007-0000	Unit 3B
16-10-303-008-0000	Unit 4A
16-10-303-009-0000	Unit 4B
16-10-303-010-0000	Unit 5A
16-10-303-011-0000	Unit 5B
16-10-303-012-0000	Unit 6A
16-10-303-013-0000	Unit 6B
16-10-303-014-0000	Unit 7A
16-10-303-015-0000	Unit 7B
16-10-303-016-0000	Unit 8A
16-10-303-017-0000	Unit 8B
16-10-303-018-0000	Unit 9A
16-10-303-019-0000	Unit 9B
16-10-303-020-0000	Unit 10A
16-10-303-021-0000	Unit 10B