

**SECOND AMENDMENT TO
DECLARATION OF CONDOMINIUM OF
ZION SUMMIT, A CONDOMINIUM
PROJECT**

THIS SECOND AMENDMENT to Declaration of Condominium of Zion Summit, a Condominium Project (the "**Second Amendment**") is made as of December 17th, 2024, by ZION SUMMIT OWNERS ASSOCIATION, a Utah non-profit corporation ("Association").

RECITALS

A. Under that certain Declaration of Condominium of Zion Summit, a Condominium Project, dated January 11, 1977, which was recorded on January 13, 1977, as Entry Number 2887848, in Book 4437, beginning at page 1209, official records of the Recorder of Salt Lake County, Utah, (the "**Original Declaration**"), Zion Summit, a Utah general partnership (the "**Declarant**"), subject that certain real property described on **Exhibit A** to this Second Amendment (the "**Parcel**"), to the provisions of the Original Declaration. Any capitalized terms not defined herein shall have the meanings assigned to them by the Original Declaration. As amended by the Second Amendment, the Original Declaration and First Amendment shall be referred hereto as the "**Declaration**."

B. The Management Committee of the Association and Association have found that some provisions in the Original Declaration are inadequate for the operation of the existing Condominium Project, are no longer applicable to the Condominium Project, or are not in compliance with current federal state laws or HUD approval.

NOW, THEREFORE, the Association does hereby amend and modify the Original Declaration as follows:

Amendment of First Amendment Item 4 regarding "Screening Requirements" shall be deleted in its entirety.

Amendment of the First Amendment Item 10 Amending Section 35 shall replace the word "transient" with "temporary". "Transient" may be a violation of HUD Regulation 24 CFR 203.41

Addition. In the event that any provision of the Covenants, Conditions, and Restrictions (CC&Rs) is found to be in non-compliance with applicable Federal or State law, or to be inconsistent with the requirements of the U.S. Department of Housing and Urban Development (HUD) for maintaining HUD approval, the Board of Directors shall have the authority to make such corrections or amendments as necessary to bring the CC&Rs into compliance. Such corrections or amendments may be made by the Board without the need for a vote by the homeowners or members of the Homeowners Association.

14327784 B: 1540 P: 4685 Total Pages: 5
12/20/2024 02:17 PM By: BORDON Fees: \$618.00
Rachelle Hobbs, Recorder, Salt Lake County, Utah
Return to: ZION SUMMIT
PO BOX 5555 Draper, UT 84020

Original Declaration Terms Apply: Amendment Controls. Except as specifically provided herein, the terms and conditions of the Original Declaration and the First Amendment must remain in full force and effect. If any provision of the Original Declaration conflicts with any provisions of this Amendment, the terms of this Amendment must control.

IN WITNESS WHEREOF, the parties hereto have executed this Second Amendment as of the day and year first above written.

**BOARD OF DIRECTORS
CERTIFICATE**

We, The Undersigned, being all the members of the Board Directors of ZION SUMMIT CONDOMINIUM ASSOCIATION, a Utah nonprofit corporation, do hereby certify that the foregoing SECOND AMENDMENT TO DECLARATION OF CONDOMINIUM OF ZION SUMMIT, A CONDOMINIUM PROJECT has been approved by the Owners holding at least two-thirds of the undivided interest in the Common Areas and Facilities.

By:

Name: Shelli Jones

Date

Dec 19, 2024

By:

Name: Gary Nickel

Date

17 DEC 2024

By:

Name: Cheri Gumaelius

Date

Dec. 18, 2024

By:

Name: Ken Griffiths

Date

Dec 17, 2024

By: Jeff Robinson
Name: Jeff Robinson
Date 12/17/24

By: Elizabeth Stunt
Name: Libby Hunter
Date 18 Dec. 2024

By: Tom Taylor
Name: Tom Taylor
Date 12/17/2024

By: Joe Downey
Name: Joe Downey
Date 12/19/2024

By: Todd Pickett
Name: Todd Pickett
Date 17-DEC-2024

EXHIBIT "A"

Legal Description of Parcel

That certain real property located in Salt Lake County, Utah, and more particularly described as follows:

Lots 2, 3, and 4, Block 4, Plat E, Salt Lake City Survey, together with 1/2 vacated street abutting on the north, excepting therefrom that portion of said Block 4 dedicated to Salt Lake City by a dedication plat dated August 24, 1965, and recorded October 20, 1965, in Book DD of plats at page 44, as entry no. 2118718 in the office of the Salt Lake County Recorder, said parcel being further described as follows: Beginning at a point N. $82^{\circ}11'33''$ W. 91.66 feet from the southernmost corner of said Block 4, and running thence N. $82^{\circ}11'33''$ W. 2.57 feet to a point of a 194.82-foot radius curve to the right; thence Northwesterly along the arc of said curve 116.94 feet to a point of tangency; thence N. $47^{\circ}48'20''$ W. 3.99 feet; thence N. $23^{\circ}51'41''$ W. 41.89 feet; thence N. $60^{\circ}03'21''$ W. 55.40 feet; thence N. $66^{\circ}07'49''$ E. 102.17 feet; thence S. $23^{\circ}52'11''$ E. 66.00 feet; thence N. $66^{\circ}07'49''$ E. 10.10 feet; thence S. $23^{\circ}52'11''$ E. 112.36 feet to the point of beginning

Also the following described parcel: At the Northeast corner of Lot 1, Block 5, Plat "E", Salt Lake City Survey, said point being North $82^{\circ}11'33''$ West 38.318 Feet and South $23^{\circ}51'22''$ East 40.435 feet from the monument at the intersection of Center Street and Vine Street and running thence South $82^{\circ}11'33''$ East 11.50 feet; thence South $65^{\circ}15'06''$ East 69.08 feet; thence South $0^{\circ}02'13''$ East 144.51 feet; thence South $89^{\circ}59'06''$ West 245.18 feet to a point of 76.44 foot radius curve to the right; thence Northwesterly along the arc of said curve 25.07 feet to a point of tangency; thence North $71^{\circ}13'00''$ West 136.34 feet; thence South $89^{\circ}59'06''$ West 11.81 feet; thence North $25^{\circ}19'54''$ West 197.01 feet; thence North $59^{\circ}40'34''$ East 143.35 feet; thence South $41^{\circ}33'51''$ East 59.42 feet to a point of the curve to the left the center of which is North $42^{\circ}11'40''$ East 247.60 feet; thence southeasterly along the arc of said curve 148.60 feet to a point of tangency; thence South $82^{\circ}11'33''$ East 126.16 feet to the point of beginning. 2.094 acres.

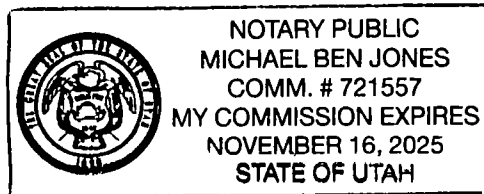
ZION SUMMIT CONDOMINIUM ASSOCIATION,
a Utah non-profit corporation

By: Shelli Jones
President Zion Summit Homeowners association

STATE OF UTAH)
 : SS.
COUNTY OF SALT LAKE)

On this 19 day of DECEMBER 2024 personally appeared before me Shelli Jones, as President of Zions Summit Condominium Association, a Utah nonprofit corporation, whose identity is personally known to me or proved to me based on satisfactory evidence and said Shellie Jones acknowledged that he executed the same in the capacities mentioned herein.

Witness my hand and official seal.





NOTARY PUBLIC