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When Recorded, Return To:

Park 7 HOA

c/o CMI

PO Box 571885

Salt Lake City, Utah 84157

14339587 B: 11546 P: 4921 Total Pages: 4
01/24/2025 03:20 PM By: asteffensen Fees: \$46.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: PARK 7 HOA
PO BOX 571885 SALT LAKE CITY, UT 84157



Tax Parcel ID Nos.: See Exhibit A

THIRD AMENDMENT
TO
DECLARATION OF CONDOMINIUM FOR PARK 7 CONDOMINIUMS

This THIRD AMENDMENT TO DECLARATION OF CONDOMINIUM FOR PARK 7 CONDOMINIUMS (this “**Amendment**”) is made by Park 7, LLC, a Utah non-profit corporation (the “**Association**”), as of the date set forth on the signature pages below.

RECITALS

A. Whereas Park 7, LLC (“**Declarant**”) Declarant executed that certain *Declaration of Condominium for Park 7 Condominiums* the (“**Declaration**”) and Declarant caused the same to be recorded in the real property records of Salt Lake County, Utah, on August 12, 2004, as Entry No. 9144128 in Book 9024 Page 9180-9243.

B. Whereas the Declaration subjects that certain real property, more particularly described on Exhibit A attached hereto and made a part hereof, to the provisions of the Act.

C. Whereas the Declarant Control Period has expired and the Condominium Project is controlled by the Association.

D. Whereas the Association has executed that certain *First Amendment to Declaration of Condominium for Park 7 Condominiums* (“**First Amendment**”) which was recorded in the real property records of Salt Lake County, Utah, on July 27, 2005, as Entry No. 9443635, Book 9164, Page 8774-8778 and that certain *Second Amendment to Declaration of Condominium for Park 7 Condominiums* (“**Second Amendment**”), which was recorded in the real property records of Salt Lake County, Utah, on July 1, 2015, as Entry No. 12083586, Book 10339, Page 7941-7946.

E. The Declaration, as amended, encumbers certain real property located in Salt Lake County (“**County**”), State of Utah, and more particularly described on **Exhibit A** attached hereto.

F. Whereas the Association, acting on behalf of the Owners representing, in total, more than sixty-seven percent (67%) of the votes allocated to all Units, wishes to make additional modifications to the Declaration, as set forth herein and as authorized under Section 18.03 of the Declaration, and the Association desires to evidence its consent to the same.

G. Whereas an electronic vote was held between November 18, 2024 and November 19, 2024, via email, and the below amendment was approved by more than sixty-seven percent (67%) of the votes allocated to all Units.

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

AMENDMENT

1. **Incorporation of Defined Terms.** Capitalized terms used herein but not otherwise defined shall have the same meaning set forth in the Declaration, if a meaning is provided in the Declaration.

2. **Amendment.** Section 8.02 shall be removed in its entirety and replaced with the following provision:

8.02 Internet Access

(a) The Association shall be responsible for obtaining high-speed internet service for each individual Unit, along with a separate internet service line for the Building, through a reputable internet service provider.

(b) All internet services furnished to the Condominium Project which are separately metered and billed to an individual Unit by the internet service company or other party furnishing such services, which may include additional non-internet services (e.g., cable television or telephone) bundled by the provider, shall be paid for by the Owner of the Unit to which such services are metered. All other internet services shall be a part of the Common Expenses and shall be allocated by the Association among the Units and charged to the Owners in accordance with their respective Shares of Common Expenses.

3. **Scope of Amendment.** Except as specifically modified herein, all terms and conditions of the Declaration, as previously modified, shall remain unchanged and in full force and effect. In the event of a conflict between this Amendment and the Declaration, as previously modified, this Amendment shall control.

4. **Entire Document.** This Amendment contains the entire understanding of the Association and supersedes all prior oral or written understandings relating to the subject matter set forth herein.

5. Successors and Assigns. This Amendment shall inure for the benefit of and shall be binding on each of the parties hereto and the Owners and their respective successors and/or assigns.

IN WITNESS WHEREOF, Declarant has executed this Amendment on this 24th day of January, 2025.

ASSOCIATION

**PARK 7 CONDOMINIUM
ASSOCIATION, INC., a Utah nonprofit
corporation**

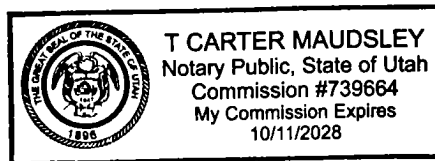
By: _____

Name: Bruce Garrett

Its: President

STATE OF UTAH)
 ss.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 24th day of January, 2025 by Bruce Garrett as the President of Park 7 Condominium Association, Inc..



Notary Public

EXHIBIT A
(Property Description and Parcel Numbers)

Beginning at a point on the westerly right-of-way line of 700 East Street, said point being South 00°11'29" West 320.18 feet (Deed= South 19.4 rods) and West 64.00 feet from the Northeast corner of Lot 12, Block 30, Ten Acre Plat "A," Big Field Survey, said point also being South 00°11'38" West 1503.88 feet and West 97.26 feet from the monument located in the intersection of 2700 South and 700 East and running thence South 00°11'29" West along said West right-of-way line 254.13 feet; thence South 89°51'47" West 195.68 feet; thence North 00°11'18" East 146.12 feet; thence North 89°51'54" East 111.11 feet; thence North 00°11'24" East 38.00 feet; thence North 89°51'55" East 38.03 feet; thence North 00°11'26" East 70.02 feet; thence North 89°51'57" East 46.54 feet to the point of Beginning.
Contains .805 acres.
Tax ID: **16-29-158-013-0000**

- Unit 101, Park 7 Condominiums, according to the official plat thereof on file and of record in the Office of the Salt Lake County Recorder - **16-29-158-001-0000**
- Unit 102, Park 7 Condominiums, according to the official plat thereof on file and of record in the Office of the Salt Lake County Recorder - **16-29-158-002-0000**
- Unit 103, Park 7 Condominiums, according to the official plat thereof on file and of record in the Office of the Salt Lake County Recorder - **16-29-158-003-0000**
- Unit 104, Park 7 Condominiums, according to the official plat thereof on file and of record in the Office of the Salt Lake County Recorder - **16-29-158-004-0000**
- Unit 201, Park 7 Condominiums, according to the official plat thereof on file and of record in the Office of the Salt Lake County Recorder - **16-29-158-005-0000**
- Unit 202, Park 7 Condominiums, according to the official plat thereof on file and of record in the Office of the Salt Lake County Recorder - **16-29-158-006-0000**
- Unit 203, Park 7 Condominiums, according to the official plat thereof on file and of record in the Office of the Salt Lake County Recorder - **16-29-158-007-0000**
- Unit 204, Park 7 Condominiums, according to the official plat thereof on file and of record in the Office of the Salt Lake County Recorder - **16-29-158-008-0000**
- Unit 301, Park 7 Condominiums, according to the official plat thereof on file and of record in the Office of the Salt Lake County Recorder - **16-29-158-009-0000**
- Unit 302, Park 7 Condominiums, according to the official plat thereof on file and of record in the Office of the Salt Lake County Recorder - **16-29-158-010-0000**
- Unit 303, Park 7 Condominiums, according to the official plat thereof on file and of record in the Office of the Salt Lake County Recorder - **16-29-158-011-0000**
- Unit 304, Park 7 Condominiums, according to the official plat thereof on file and of record in the Office of the Salt Lake County Recorder - **16-29-158-012-0000**