

Recorded at the request of:
Zion Summit Owners Association

**Record against the Property
described in Exhibit A**

After Recording mail to:
JENKINS BAGLEY SPERRY, PLLC
Attn: Aaron M. Pacini
10701 S. River Front Pkwy, Ste. 225
South Jordan, UT 84009

14471006 B: 11621 P: 3989 Total Pages: 10
12/03/2025 10:18 AM By: mpalmer Fees: \$406.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: JENKINS BAGLEY SPERRY, PLLC
10701 S RIVER FRONT PKWY SUITE 225 SOUTH JORDAN, UT 84009



**THIRD AMENDMENT TO THE DECLARATION
OF CONDOMINIUM OF ZION SUMMIT
(A CONDOMINIUM PROJECT)**

As more particularly stated herein, this Third Amendment to the Declaration of Condominium of Zion Summit (this “**Third Amendment**”), amends the following:

- (i) Declaration of Condominium of Zion Summit, a Condominium Project (the “**Original Declaration**”), recorded with the Salt Lake County Recorder on January 13, 1977, as Document No. 2897848;
- (ii) First Amendment to the Declaration of Condominium of Zion Summit, a Condominium Project (the “**First Amendment**”), recorded with the Salt Lake County Recorder on July 7, 2003, as Document No. 8720918;
- (iii) Second Amendment to the Declaration of Condominium of Zion Summit, a Condominium Project (the “**Second Amendment**”), recorded with the Salt Lake County Recorder on December 20, 2024, as Document No. 14327784.
- (iv) Any and all other supplements or amendments to the Original Declaration, the First Amendment, and the Second Amendment prior to the date of this Third Amendment, whether or not such were recorded in the records of the Salt Lake County Recorder, which together with the Original Declaration, the First Amendment and the Second Amendment are collectively referred to herein as the “**Declaration.**”

This Third Amendment is undertaken pursuant to Utah Code Ann. § 57-8-39(1)(a)(ii) (effective May 7, 2025), which provides that an amendment may be adopted by two-thirds (2/3) of the undivided interest in the Common Area and Facilities pursuant to Section 27 of the Declaration, at a meeting where at least 51% of the voting interests are present.

This Third Amendment shall take effect upon the date it is recorded in the records of the Salt Lake County Recorder. This Third Amendment shall be recorded against the Property identified on **Exhibit A**, attached hereto and made a part hereof by reference, which Property constitutes the Zion Summit condominium project.

The Property and all condominium units located within the Zion Summit condominium project shall be held, sold, and conveyed subject to the Declaration as amended by this Third Amendment.

Unless otherwise defined in this Third Amendment, capitalized terms used herein shall have the same meaning and definition assigned to them in the Declaration. As set forth in the First Amendment, the terms "Board of Directors" or "Board" are synonymous with and replaced the Declaration's use of the terms "Management Committee" and "Committee."

The following amends, wholly replaces, and substitutes for the following sections or subsections in the Declaration, as stated herein. All other provisions of the Declaration and other governing documents that do not contradict the terms of this Third Amendment remain in full force and effect. In the event of a conflict between this Third Amendment and the Association's Declaration, the Articles of Incorporation, the By-Laws, or the Rules and Regulations (collectively, the "Governing Documents"), this Third Amendment shall control.

SECTION 27 OF THE DECLARATION IS AMENDED AS FOLLOWS:

27. Amendment. Subject to the provisions of Section 20, this Declaration and/or the Map may be amended upon the affirmative-vote of more than fifty percent (50%) of the undivided interest in the Common Areas and Facilities, at a meeting where at least fifty-one percent (51%) of the voting interests are present, whether represented in person, by proxy, or by ballot. A meeting using electronic means under this section is permitted to the fullest extent allowed by law. Any amendment so authorized will be accomplished by recording an instrument executed by the Board of Directors. In said instrument the Board will certify that the vote or consent required by this Section has occurred.

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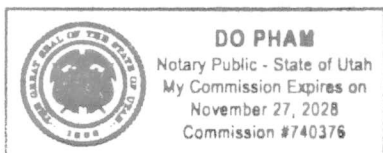
IN WITNESS WHEREOF, the President of the Association hereby certifies, on this 1st day of December, 2025, that this Amendment was approved by the affirmative vote of not less than two-thirds (2/3) of the undivided interest in the Common Areas and Facilities where at least fifty-one percent (51%) of the voting interests were present.

ZION SUMMIT OWNERS ASSOCIATION, a Utah nonprofit corporation

Cheryl Anne Gumaelius
By: CHERYL ANNE GUMAEILIUS
Its: President

State of Utah)
County of Salt Lake)
:ss.

On this 1st day of December, 2025, personally appeared before me Cheryl Anne Gumaelius, whose identity is personally known to me or proved to me on the basis of satisfactory evidence, and who, being duly sworn (or affirmed), did say that he/she is the President of Zion Summit Owners Association, a Utah nonprofit corporation, and that the foregoing document was signed by him/her on behalf of the Association by authority of its Bylaws, Declaration, or resolution of the Committee, and he/she acknowledged before me that he/she executed the document on behalf of the Association and for its stated purpose.



[Signature]
Notary Public

Exhibit A
(Legal Description)

This Third Amendment to the Declaration of Condominium of Zion Summit, a Condominium Project, affects the following real property within the Zion Summit condominium project, together with all Units, Common Areas and Facilities, storage areas, parking areas, and all other improvements, according to the Official Plat thereof, on file in the Office of the Recorder of Salt Lake County, State of Utah, and which property is 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°11'33" W. 91.66 feet from the southernmost corner of said Block 4, and running thence N. 82°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°48'20" W. 3.99 feet; thence N. 23°51'41" W. 41.89 feet; thence N. 60°03'21" W. 55.40 feet; thence N. 66°07'49" E. 102.17 feet; thence S. 23°52'11" E. 66.00 feet; thence N. 66°07'49" E. 10.10 feet; thence S. 23° 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°11'33" West 38.318 Feet and South 23°51'22" East 40.435 feet from the monument at the intersection of Center street and Vine Street and running thence South 82°11'33" East 11.50 feet; thence South 65°15'06" East 69.08 feet; thence South 0°02'13" East 144.51 feet; thence South 89°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°13'00" West 136.34 feet; thence South 89°59'06" West 11.81 feet; thence North 25°19'54" West 197.01 feet; thence North 59°40'34" East 143.35 feet; thence South 41°33'51" East 59.42 feet to a point of curve to the left the center of which is North 42°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°11'33" East 126.16 feet to the point of beginning. 2.094 acres.

Parcel Number	Type		Property Location
08364380010000	Common Area		241 N VINE ST
08364380020000	UNIT	A101	241 N VINE ST # 101E
08364380030000	UNIT	A102	241 N VINE ST # 102E
08364380040000	UNIT	A103	241 N VINE ST # 103E
08364380050000	UNIT	A104	241 N VINE ST # 104E
08364380060000	UNIT	A105	241 N VINE ST # 105E
08364380070000	UNIT	A106	241 N VINE ST # 108E
08364380080000	UNIT	A201	241 N VINE ST # 201E
08364380090000	UNIT	A202	241 N VINE ST # 202E
08364380100000	UNIT	A203	241 N VINE ST # 203E
08364380110000	UNIT	A204	241 N VINE ST # 204E
08364380120000	UNIT	A205	241 N VINE ST # 205E
08364380130000	UNIT	A206	241 N VINE ST # 206E
08364380140000	UNIT	A207	241 N VINE ST # 207E
08364380150000	UNIT	A208	241 N VINE ST # 208E
08364380160000	UNIT	A301	241 N VINE ST # 301E
08364380170000	UNIT	A302	241 N VINE ST # 302E
08364380180000	UNIT	A303	241 N VINE ST # 303E
08364380190000	UNIT	A304	241 N VINE ST # 304E
08364380200000	UNIT	A305	241 N VINE ST # 305E
08364380210000	UNIT	A306	241 N VINE ST # 306E
08364380220000	UNIT	A307	241 N VINE ST # 307E
08364380230000	UNIT	A308	241 N VINE ST # 308E
08364380240000	UNIT	A401	241 N VINE ST # 401E
08364380250000	UNIT	A402	241 N VINE ST # 402E
08364380260000	UNIT	A403	241 N VINE ST # 403E
08364380270000	UNIT	A404	241 N VINE ST # 404E

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08364380350000	UNIT	A504	241 N VINE ST # 504E
08364380360000	UNIT	A505	241 N VINE ST # 505E
08364380370000	UNIT	A506	241 N VINE ST # 506E
08364380390000	UNIT	A508	241 N VINE ST # 508E
08364380400000	UNIT	A601	241 N VINE ST # 601E
08364380410000	UNIT	A602	241 N VINE ST # 602E
08364380420000	UNIT	A603	241 N VINE ST # 603E
08364380430000	UNIT	A604	241 N VINE ST # 604E
08364380440000	UNIT	A605	241 N VINE ST # 605E
08364380450000	UNIT	A606	241 N VINE ST # 606E
08364380460000	UNIT	A607	241 N VINE ST # 607E
08364380470000	UNIT	A608	241 N VINE ST # 608E
08364380480000	UNIT	A701	241 N VINE ST # 701E
08364380490000	UNIT	A702	241 N VINE ST # 702E
08364380500000	UNIT	A703	241 N VINE ST # 703E
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08364382800000	P	PWB131	241 N VINE ST # B131
08364382810000	P	PWB139	241 N VINE ST # B139A

08364382820000	P	PWC189	241 N VINE ST # C189A
08364382830000	P	PWC197	241 N VINE ST # C197
08364382840000	P	PWC198	241 N VINE ST # C198
08364382850000	P	PWC205	241 N VINE ST # C205
08364382860000	P	PWC209	241 N VINE ST # C209
08364382860000	P	PWC290	241 N VINE ST # C209
08364382870000	P	PWC210	241 N VINE ST # C210
08364382880000	P	PWC211	241 N VINE ST # C211
08364382890000	P	PWC258	241 N VINE ST # C258Z
08364382900000	P	PWC259	241 N VINE ST # C259

08364382910000	P	PWC260	241 N VINE ST # C260
08364382920000	P	PWC268	241 N VINE ST # C268A
08364382930000	P	PWC273	241 N VINE ST # C273
08364382940000	P	PWC274	241 N VINE ST # B274
08364382950000	P	PWC275	241 N VINE ST # C275
08364382960000	P	PWC276	241 N VINE ST # C276
08364382970000	P	PWC277	241 N VINE ST # C277
08364382980000	P	PEC239	241 N VINE ST # C239
08364382990000	P	PEC241	241 N VINE ST # 507E
08364382990000	UNIT	A507	241 N VINE ST # 507E