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BRENDA NELSON, Recorder
MORGAN COUNTY
For: COTTONWOOD MEADOWS VILLAGE LLC

Tax Parcel Nos.

(Space above for Recorders Use Only)

**SECOND AMENDMENT
TO
DECLARATION OF CONDOMINIUM
FOR
MEADOW PARK WEST CONDOMINIUMS**

THIS SECOND AMENDMENT TO DECLARATION OF CONDOMINIUM FOR MEADOW PARK WEST CONDOMINIUMS (this "**Amendment**") is entered into as of June 5, 2020 by Cottonwood Meadows Village, LLC, a Utah limited liability company incorrectly identified as "Cottonwoods Meadow Village, LLC" in the Declaration defined below (together with its successors and assigns, "**Declarant**"). Capitalized terms used herein shall have the meaning given such terms in the Declaration, as that term is defined below, unless otherwise stated herein.

RECITALS

A. Whereas Declarant executed that certain Declaration of Condominium for Meadow Park West Condominiums and caused the same to be recorded in the office of the Morgan County Recorder on December 11, 2019 (the "**Original Recording Date**") as Entry No. 149607 in Book 356 at Page 1264-1308 (as amended pursuant to that certain First Supplement and Amendment to Declaration of Condominium for Meadow Park West Condominiums, dated January 8, 2020, and recorded in the office of the Morgan County Recorder on January 10, 2020 as Entry No. 149896 in Book 357 at Page 841- 854, "**Declaration**").

B. Whereas the Declaration subjects that certain real property located in Morgan County, Utah and described on Exhibit "A" attached hereto to the provisions of the Act.

C. Whereas Article 17 of the Declaration provides that the Declaration may be amended upon the vote of Owners representing at least 67% of the votes allocated to the Units.

D. Whereas the Declarant, together with the undersigned Owners, own one hundred percent (100%) of the Units and the votes in the Association allocated thereto, together with one hundred percent (100%) the undivided interest in the Project's Common Elements appurtenant to such Units.

E. Whereas the Declarant and the undersigned Owners desire to amend the Declaration as stated herein for the purpose of identifying an additional easements for the installation of an uncovered patio area in the General Common Area running to the benefit of the applicable Unit to which each such easement is appurtenant, said easement area being an extension of the covered patio on the rear of each Residence, which extension shall be equal in width to the said covered patio and may extend up to six feet (6') into the General Common Area identified on the Plat.

NOW, THEREFORE, in consideration of the foregoing and for other good and valuable consideration, the legal sufficiency of which is hereby acknowledged, the Declarant hereby declares and agrees as follows:

1. **Addition of Section 12.6.** The Declaration is hereby amended to include a new Section 12.6, which Section 12.6 shall read as follows:

12.6 Patio Extension Easement. Each Unit Owner will have a general easement over, across, and upon the Common Area immediately adjacent to the back of the Residence constructed upon such Owner's Unit, which easement area shall be: (a) located immediately adjacent to the covered patio located at the back of each Residence; (b) equal in width to the width of the said covered patio area only and may extend from the outside edge of the concrete beneath such covered patio a total depth of six feet (6') into the General Common Area immediately adjacent to the covered patio; (c) for the purpose of installing, maintaining, repairing and replacing an uncovered concrete pad to be used as an extension of the covered patio incorporated into the Residence; and (d) used only for outdoor patio uses consistent with the terms of this Declaration and the Rules and Regulations. Any construction within the foregoing easement area, including the relocation of any irrigation lines, shall be undertaken at the applicable Unit Owner's sole cost and expense. The applicable Unit Owner shall be solely responsible to maintain, repair and replace the concrete pad installed in the easement area.

2. **Interpretation.** To the extent the terms of this Amendment modify or conflict with any provisions of the Declaration, the terms of this Amendment shall control. All other terms of the Declaration not modified by this Amendment shall remain the same and are hereby ratified and affirmed.

3. **Effective Date.** This Amendment will take effect when recorded in the official records of Morgan County, Utah.

ENTERED INTO AND AGREED TO on the first date set forth above.

“DECLARANT”

COTTONWOOD MEADOWS VILLAGE, LLC, a Utah limited liability company and current Owner of Units 101 to 107 and 110 and 111

By: *Ruben C. Gardner*

STATE OF UTAH)
COUNTY OF Davis) ss.

On this 5th day of June, 2020, before me, personally appeared Ruben C. GARDNER, who acknowledged himself to be the Manager of Cottonwood Meadows Village, LLC, a Utah limited liability company, being authorized to do so, he executed the foregoing instrument for the purposes therein contained, by signing the name of the company, by himself as such officer.



Jennifer L. Jensen
NOTARY PUBLIC
Residing at: 2344 E Cherry Lane
Layton Utah 84040

“OWNERS”

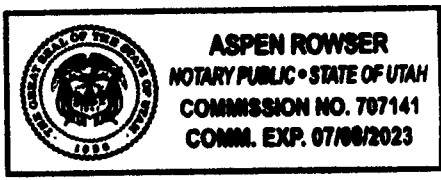
Douglas James Hansen and Diane Hansen, married as joint tenants and the current Owners of Unit 108

Douglas James Hansen
Douglas James Hansen

Diane Hansen
Diane Hansen

STATE OF UTAH)
) ss.
COUNTY OF Morgan)

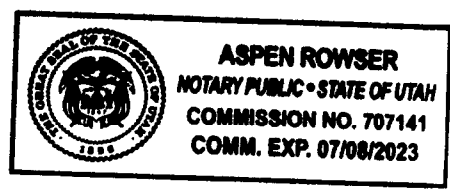
On this 4 day of June, 2020, before me, personally appeared Douglas James Hansen, who acknowledged before me that he executed the foregoing instrument for the purposes therein contained.



Aspen Rowser
NOTARY PUBLIC
Residing at: Morgan

STATE OF UTAH)
) ss.
COUNTY OF Morgan)

On this 4 day of June, 2020, before me, personally appeared Diane Hansen, who acknowledged before me that she executed the foregoing instrument for the purposes therein contained.



Aspen Rowser
NOTARY PUBLIC
Residing at: Morgan

Exhibit A
 Legal Description of the Land

BOUNDARY DESCRIPTION

A parcel of land, situate in the Southwest Quarter of Section 20, Township 5 North, Range 2 East, Salt Lake Base and Meridian, located in Mountain Green, Utah, more particularly described as follows:

Beginning at the Southeast Corner of Stone Ridge, A P.U.D. Subdivision, said point being North 3681.01 feet and East 1437.68 feet to the Southwest Corner of Stone Ridge, A P.U.D. Subdivision, (also being the Northwest Corner of Cottonwood Meadows A P.U.D. Subdivision) and South 73°07'41" East 626.00 feet along the common line between Stone Ridge, A P.U.D. Subdivision and Cottonwood Meadows A P.U.D. Subdivision and South 35°54'02" East 67.42 feet along the common line between Stone Ridge, A P.U.D. Subdivision and Cottonwood Meadows A P.U.D. Subdivision and North 80°10'09" East 55.00 feet along common line between Stone Ridge, A P.U.D. Subdivision and Cottonwood Meadows A P.U.D. Subdivision from the Southwest Corner of the Southeast Quarter of the Northeast Quarter of Section 30 (said section corner also called out on the Recorded Plat for Cottonwood Meadows A P.U.D. Subdivision as the CE 1/16 Corner of said Section 30), (Basis of Bearing being North 88°42'14" West 1342.03 feet between said Southwest Corner of the Southeast Quarter of the Northeast Quarter of Section 30, (also known as the CE 1/16 Corner of said Section 30) and the Center of said Section 30, and running;

thence North 09°49'51" West 149.67 feet along the Easterly Line of Stone Ridge, A P.U.D. Subdivision;
 thence Northwesterly 329.41 feet along the arc of a 222.50-foot radius tangent curve to the right (center bears North 80°10'09" East and the long chord bears North 32°34'56" East 300.14 feet with a central angle of 84°48'34") along the Easterly and Southerly Lines of Stone Ridge, A P.U.D. Subdivision;
 thence North 74°58'43" East 296.16 feet along the Southerly Line of Stone Ridge, A P.U.D. Subdivision;
 thence Easterly 323.98 feet along the arc of a 600.00-foot radius tangent curve to the right (center bears South 15°00'17" East and the long chord bears South 89°32'08" East 320.06 feet with a central angle of 30°56'16") along the Southerly Line of Stone Ridge, A P.U.D. Subdivision to a point of reverse curvature;
 thence Easterly 33.15 feet along the arc of a 230.00-foot radius curve to the left (center bears North 15°56'59" East and the long chord bears South 78°11'46" East 33.12 feet with a central angle of 08°15'29") along the Southerly Line of Stone Ridge, A P.U.D. Subdivision to a point of reverse curvature;
 thence Southwesterly 20.77 feet along the arc of a 15.00-foot radius curve to the right (center bears South 07°40'30" West and the long chord bears South 42°39'45" East 19.15 feet with a central angle of 79°19'30") along the Southerly Line of Stone Ridge, A P.U.D. Subdivision;
 thence South 03°00'00" East 4.31 feet along the Southerly Line of Stone Ridge, A P.U.D. Subdivision;
 thence North 87°00'00" East 55.00 feet along the Southerly Line of Stone Ridge, A P.U.D. Subdivision;
 thence Southerly 78.19 feet along the arc of a 172.50-foot radius non-tangent curve to the left (center bears North 86°59'59" East and the long chord bears South 15°59'09" East 77.52 feet with a central angle of 25°58'16");
 thence South 28°58'16" East 195.34 feet;
 thence Southerly 544.79 feet along the arc of a 627.50-foot radius tangent curve to the right (center bears South 61°01'44" West and the long chord bears South 04°05'58" East 527.84 feet with a central angle of 49°44'37");
 thence South 20°46'21" West 7.17 feet to a point on the Northerly Line of Cottonwood Meadows A P.U.D. Subdivision;
 thence North 69°13'38" West 55.00 feet along the Northerly Line of Cottonwood Meadows A P.U.D. Subdivision;
 thence Southwesterly 23.02 feet along the arc of a 15.00-foot radius non-tangent curve to the right (center bears North 69°13'38" West and the long chord bears South 64°44'21" West 20.83 feet with a central angle of 67°55'58") along the Northerly Line of Cottonwood Meadows A P.U.D. Subdivision;
 thence North 71°17'40" West 19.51 feet along the Northerly Line of Cottonwood Meadows A P.U.D. Subdivision;
 thence Westerly 86.86 feet along the arc of a 177.50-foot radius tangent curve to the left (center bears South 18°42'20" West and the long chord bears North 85°38'22" West 87.95 feet with a central angle of 28°41'24") along the Northerly Line of Cottonwood Meadows A P.U.D. Subdivision to a point of reverse curvature;
 thence Westerly 507.59 feet along the arc of a 960.90-foot radius curve to the right (center bears North 09°59'04" West and the long chord bears North 84°51'06" West 501.71 feet with a central angle of 30°15'57") along the Northerly Line of Cottonwood Meadows A P.U.D. Subdivision;
 thence North 69°43'07" West 186.17 feet along the Northerly Line of Cottonwood Meadows A P.U.D. Subdivision;
 thence Westerly 118.00 feet along the arc of a 227.50-foot radius tangent curve to the left (center bears South 20°16'53" West and the long chord bears North 84°19'33" West 114.75 feet with a central angle of 29°12'51") along the Northerly Line of Cottonwood Meadows A P.U.D. Subdivision to a point of reverse curvature;
 thence Northwesterly 23.33 feet along the arc of a 15.00-foot radius curve to the right (center bears North 08°56'58" West and the long chord bears North 54°22'56" West 21.06 feet with a central angle of 69°06'07") along the Northerly and Easterly Lines of Cottonwood Meadows A P.U.D. Subdivision;
 thence North 09°49'51" West 179.28 feet along the Easterly Line of Cottonwood Meadows A P.U.D. Subdivision to the point of beginning.

Contains: 707,627 square feet or 16.245 acres.



Affecting Parcels 00-0086-4947 thru 00-0086-4960, 03-MEADPKW1-0101 thru 03-MEADPKW1-0111 and 03-MEADPKW1-A, 03-MEADPKW1-OS-1, 03-MEADPKW1-OS-2