

E 168443 B 419 P 1394
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Filed By: SM
SHAUN ROSE, Recorder
MORGAN COUNTY
For: HOLLAND & HART LLP - SLC
Recorded Electronically by Simplifile

WHEN RECORDED, RETURN TO:

Carley Herrick
Wasatch Peaks Ranch
36 South State Street, Suite 500
Salt Lake City, Utah 84111

**EXPANSION AMENDMENT TO
DECLARATION OF CONDOMINIUM
FOR
WASATCH PEAKS RANCH
NORTH VILLAGE MOUNTAIN VILLAS
(an Expandable Condominium Project)**

Morgan County, Utah

THIS EXPANSION AMENDMENT TO DECLARATION OF CONDOMINIUM FOR WASATCH PEAKS RANCH NORTH VILLAGE MOUNTAIN VILLAS (“**Amendment**”) is made on this 13th day of April, 2025, by NVRMV1, LLC, a Delaware limited liability company (“**Declarant**”, which term shall include all successors and assigns to whom the rights of Declarant hereunder are assigned, in whole or in part, by an express written assignment and assumption signed by both parties) and NVRMV2, LLC, a Delaware limited liability company (“**Owner**”).

RECITALS:

A. Wasatch Peaks Ranch, LLC, a Delaware limited liability company (“**WPR**”) is “Declarant” under that certain Declaration of Condominium for Wasatch Peaks Ranch North Village Mountain Villas recorded in the official records of the Morgan County Recorder’s Office, Morgan County, Utah (“**Official Records**”) on February 16, 2024, as Entry No. 165233 in Book 406 at Page 1470 (“**Declaration**”).

B. WPR and Declarant entered into that certain Assignment of Declarant Rights and Development Rights dated May 2, 2024, and recorded in the Official Records on May 2, 2024, as Entry No. 165771 in Book 409 at Page 349, as corrected by Corrective Assignment of Declarant Rights and Development Rights dated July 10, 2024, and recorded in the Official Records on July 10, 2024, as Entry No. 166302 in Book 411 at Page 706, by which WPR assigned all of its rights, title, interest, and obligations as “Declarant,” “Developer,” and in any other capacity, in, to, arising out of, and related to the Declaration, and Declarant accepted and assumed the same, thus becoming “Declarant” pursuant to and in accordance with the Declaration.

C. Along with the Declaration, WPR recorded that certain plat titled “Wasatch Peaks Ranch North Village Mountain Villas, an Expandable Condominium Project” on February 16, 2024, as Entry No. 165232 in Book 406 at Page 1466 (“**Original Plat**”) creating the units legally described in Exhibit A, attached hereto, and incorporated herein by reference.

D. Declarant recorded that certain plat titled “Wasatch Peaks Ranch North Village Mountain Villas, First Amendment, an Expandable Condominium Project” on March 13, 2025 as Entry No. 168123 in Book 418 at Page 1306 exercising Declarant’s right to expand the project to include the Additional Land legally described in Exhibit B, attached hereto, and incorporated herein by reference (“**Additional Land**”), pursuant to and in accordance with the Declaration.

E. Section 6.3 of the Declaration requires that at the time of any Expansion, Declarant shall unilaterally record an amendment to the Declaration to further detail the revised Allocation of Interest including the additional Units included in the Expansion.

F. Section 6.3 of the Declaration also provides that such amendment shall not require the signatures or consent of any then-existing Owners within the Project.

G. Declarant now exercises its right to an Expansion and unilaterally makes and records this Amendment in accordance with the requirements of the Declaration.

NOW THEREFORE, Declarant does hereby declare and provide as follows:

1. **Recitals.** The foregoing recitals are incorporated as though fully set forth herein.
2. **Defined Terms.** Capitalized terms used and not defined herein have the meanings set forth in the Declaration.

3. **Additional Land Subject to Declaration.** The Additional Land is hereby made subject to the Declaration and all covenants, conditions, restrictions, and easements as detailed in the Declaration.
4. **Exhibit C.** The Allocated Interest as set forth in Exhibit C of the Declaration is hereby amended in its entirety and replaced by Exhibit C-1 which is attached hereto and incorporated by this reference. Hereafter, all references in the Declaration to the Allocated Interest or to Exhibit C shall mean and refer to Exhibit C-1 attached to this Amendment.
5. **Consistency.** Except as set forth in this Amendment, the Declaration remains unchanged, continues in full force and effect, and is hereby ratified and confirmed. In the event of any conflict between the Declaration and this Amendment, the terms of this Amendment control.
6. **Binding Effect.** The property effected hereby shall be held, conveyed, hypothecated, encumbered, used, occupied, and improved in accordance with the provisions of the Declarations, the Governing Documents, this Amendment (as the same may be amended, restated, and supplemented from time to time), the easements covenants, restrictions, charges, and assessments in which shall be appurtenant to and run with the land and shall be binding on all persons and entities having or acquiring any right, title or interest in the land or any part thereof and shall inure to the benefit of each owner thereof.

[Remainder of this page is blank. Signature page follows.]

IN WITNESS WHEREOF, Declarant has executed this Amendment on the date stated herein.

DECLARANT:

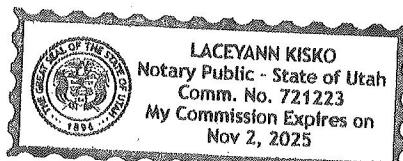
NVRMV1, LLC,
a Delaware limited liability company

By: Wasatch Peaks Ranch Management,
LLC, its Manager

By: Ed Schultz
Ed Schultz, Authorized Signatory

STATE OF UTAH)
)
COUNTY OF SALT LAKE)
MORGAN)

This instrument was acknowledged before me on April 13, 2025, by Ed Schultz, as Authorized Signatory of Wasatch Peaks Ranch Management, LLC, manager of NVRMV1, LLC.



Notary Public

My commission expires: NOV 2, 2025

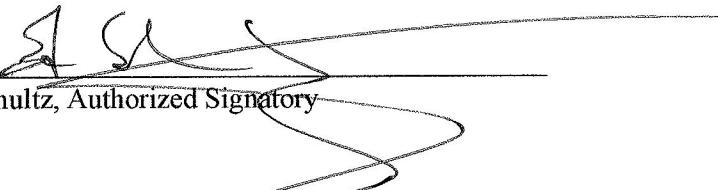
A handwritten signature of Laceyann Kisko in black ink.

IN WITNESS WHEREOF, Declarant has executed this Amendment on the date stated herein.

OWNER:

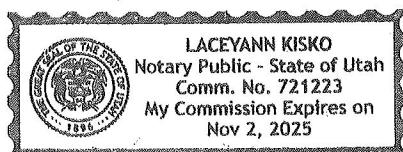
NVRMV2, LLC,
a Delaware limited liability company

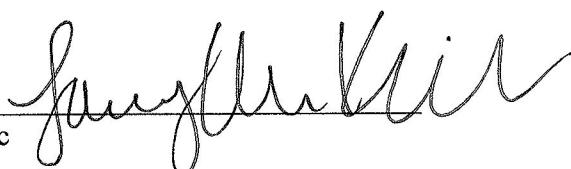
By: Wasatch Peaks Ranch Management,
LLC, its Manager

By: 
Ed Schultz, Authorized Signatory

STATE OF UTAH)
MORGAN)ss.
COUNTY OF SALT LAKE)

This instrument was acknowledged before me on April 13, 2025, by Ed Schultz, as
Authorized Signatory of Wasatch Peaks Ranch Management, LLC, manager of NVRMV2, LLC.



Notary Public 

My commission expires: NOV 2, 2025

EXHIBIT A

Existing Units

Parcels of land lying and situated in the North half of Section 11, Township 4 North, Range 1 East, Salt Lake Base and Meridian, more particularly described as follows:

Units MV5 through MV12, inclusive, Parcel 5A, Common Areas and Limited Common Areas as depicted in that certain Wasatch Peaks Ranch North Village Mountain Villas, an Expandable Condominium Project, plat recorded in the Official Records of Morgan County, Utah, on February 16, 2024, as Entry No. 165232 in Book 406 at Page 1466.

Parcel Nos.: 00-0093-0452, 00-0093-0453, 00-0093-0454, 00-0093-0455, 00-0093-0456, 00-0093-0457, 00-0093-0458, 00-0093-0459, 00-0093-0460, 00-0093-0461

EXHIBIT B

Additional Land

Parcels of land lying and situated in the North half of Section 11, Township 4 North, Range 1 East, Salt Lake Base and Meridian, more particularly described as follows:

Units MV1 through MV4, inclusive, and Common Areas and Limited Common Areas as depicted in that certain Wasatch Peaks Ranch North Village Mountain Villas, First Amendment, an Expandable Condominium Project, plat recorded in the Official Records of Morgan County, Utah, on March 13, 2025, as Entry No. 168123, in Book 418, Page 1306.

Parcel No.: 00-0094-0174, 00-0094-0175, 00-0094-0176, 00-0094-0177, 00-0094-0178

EXHIBIT C-1**Allocated Interest**

Unit No.	Approx Sq Footage of Unit	No of Votes Per Unit	Allocation %
MV1	2,438	1	8.33%
MV2	2,569	1	8.33%
MV3	2,569	1	8.33%
MV4	2,438	1	8.33%
MV 5	2,383	1	8.33%
MV 6	2,686	1	8.34%
MV 7	2,686	1	8.34%
MV 8	2,383	1	8.33%
MV 9	2,686	1	8.34%
MV 10	2,383	1	8.33%
MV 11	2,383	1	8.33%
MV 12	2,686	1	8.34%
TOTAL:	12 Units	12	100%