

WHEN RECORDED RETURN TO:

PARR BROWN GEE & LOVELESS
101 South 200 East, Suite 700
Salt Lake City, Utah 84111
Attn: Robert A. McConnell

Ent 516581 Bk 1401 Pg 929 - 939
MARCY M. MURRAY, Recorder
WASATCH COUNTY CORPORATION
2022 Mar 15 01:17PM Fee: \$340.00 TC
For: Parr Brown Gee and Loveless
ELECTRONICALLY RECORDED

Tax Parcel Nos: See Exhibit A

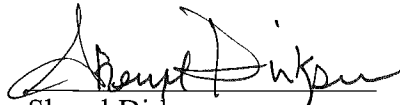
AFFIDAVIT

I Sheryl Dirksen being over the age of eighteen, recorded the **Second Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements for Mountainside Village and Resort** on the 3rd day of March 2022 with Wasatch County Recorder's office: **Entry Number: 516017 Book 1399 Page 1777-1793.**

At the time of the recording, page five (5) of the Second Amendment to Master Declaration was inadvertently missing due to a mechanical error in the scanning process. This Affidavit is being recorded to include the missing page of the **Second Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements for Mountainside Village and Resort-Entry No. 516017.** Page five (5) of the Second Amendment to Master Declaration is attached hereto.

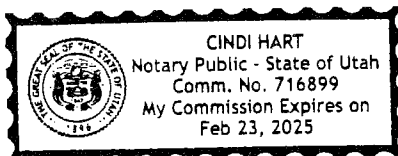
The Description of the Property is attached hereto as Exhibit A.

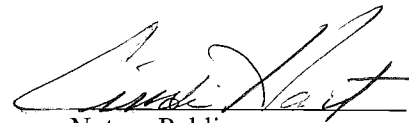
In Witness whereof, I swear that the above Affidavit is true and accurate.


Sheryl Dirksen

STATE OF UTAH)
 :SS
COUNTY OF SALT LAKE)

On this 14th day of March 2022, personally appeared before me Sheryl Dirksen as the signer of the foregoing instrument who duly acknowledged to me that she executed the same.




Notary Public

**PAGE FIVE (5) OF SECOND AMENDMENT TO MASTER DECLARATION OF
COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR
MOUNTAINSIDE VILLAGE AND RESORT**

6. The following is added as a new Section 11.21 of the Declaration:

11.21: Fee on Change of Control of Unit Owner.

(a) To the extent and only to the extent allowed under Applicable Law, in the event of a Change of Control of any Owner who is not a natural Person (other than a Merchant Builder, Declarant, an Affiliate of Declarant or any Affiliate of an Owner), then the Owner shall pay a fee to the Foundation in an amount equal to the Community Reinvestment Fee (the "**Change of Control Fee**"). The Change of Control Fee shall be paid to the Foundation concurrently with the Change of Control, and shall be secured by the Resort Foundation's lien as described in Section 11.20(f) and shall be treated as an Individual Assessment (and Assessment) for collection purposes. The provisions of Section 11.20(e) and Section 11.20(f) shall apply to the use, payment and enforcement of the Change of Control Fee as if set forth in their entirety in this Section 11.21 but changing all references to "Community Reinvestment Fee" to be "Change of Control Fee."

(b) Notwithstanding anything to the contrary set forth in Section 11.21(a), the Resort Foundation shall not levy or collect a Change of Control Fee for any of the following Changes in Control:

- (i) An involuntary Change of Control; or
- (ii) A Change of Control that results from a court order;
- (iii) A bona fide Change of Control involving a family member of the Owner within three degrees of consanguinity who, before the Change of Control, provides adequate proof of consanguinity;
- (iv) Any Change of Control occurring by reason of death, whether provided for in a will, trust, or decree of distribution, except for a Change of Control effected by the estate of an Owner that is not otherwise excepted pursuant to this Section 11.21(b);
- (v) Any Change of Control by a financial institution, except that such financial institution shall pay the Master Association's costs directly related to the Change of Control, not to exceed \$250;
- (vi) Any Change of Control in connection with (1) the foreclosure of a deed of trust or mortgage, or (2) a deed given in lieu of foreclosure;
- (vii) Any Change of Control in which the United States or any agency or instrumentality thereof obtains an interest in the Owner;
- (viii) Any Change of Control in which the State of Utah, MIDA, or any county, city, municipality, district or other political

EXHIBIT ADescription of the Property

The surface rights in and to the following real property:

All of Parcels 3 through 5, Lots 2 through 14, Lots 16 through 19, and all of Lot 21 of the MIDA MASTER DEVELOPMENT PLAT, Recorded June 30, 2020 as Entry No. 480155 on file and of record in Wasatch County Recorder's Office, as such LOTS are depicted and described by metes and bounds on the MIDA Master Development Plat.

AND

Lots 1A, 22 and 23 of the MIDA Master Development Plat Lots 1 & 15B and Parcels 1&2 Amended recorded February 10, 2021 as Entry No. 493880 on file and of record in Wasatch County Recorder's Office, being an amendment of that certain MIDA MASTER DEVELOPMENT PLAT, recorded June 30, 2020 as Entry No. 480155 on file and of record in the Wasatch County Recorder's Office, as such Lots are depicted and described by metes and bounds on the MIDA Master Development Plat Lots 1 & 15B and Parcels 1&2 Amended.

AND

Lots 1 through 20 and Open Space Parcel A, Galena One, according to the official plat thereof recorded on February 15, 2022 as Entry No. 515243 in the official records of the Wasatch County Recorder's Office, being an amendment of Lot 15B-1 of the MIDA Master Development Plat Lots 1 & 15B and Parcels 1&2 Amended recorded February 10, 2021 as Entry No. 493880 on file and of record in Wasatch County Recorder's Office.

AND

Lots 21 through 60, Parcel B, and Open Space Parcels C through E, Galena Two, according to the official plat thereof recorded on February 15, 2022 as Entry No. 515244 in the official records of the Wasatch County Recorder's Office, being an amendment of Lots 15B-2, 15B-3, 15B-4 & 15B-5 of the MIDA Master Development Plat Lots 1 & 15B and Parcels 1&2 Amended recorded February 10, 2021 as Entry No. 493880 on file and of record in Wasatch County Recorder's Office, and also amending Lot 15A of the MIDA MASTER DEVELOPMENT PLAT, recorded June 30, 2020 as Entry No. 480155 on file and of record in the Wasatch County Recorder's Office.

AND

Lot 2 (Air Force Parcel), MIDA / Air Force Parcel Plat, according to the official plat thereof, on file and of record in the office of the Wasatch County Recorder, recorded on December 19, 2019 as Entry No. 472208 in Book 1276 at Page 874-883.

AND

Units R-6002, R-6004 through R-6007, R-6031 through R-6033, R-6035, R-6037 through R-6043, R-6045 through R-6048, R-6050, R-6111 through R-6114, R-7002, R-7004 through R-7007, R-7031 through R-7035, R-7037 through R-7042, R-7045, R-7047, R-7048, R-7050, R-7111 through R-7114, R-8033, R-8035, R-8037 through R-8039, R-8043, R-8045, B-1-1, B-1-2, C-1-1 through C-1-8, the Hotel Unit and the Military Concierge Unit, MWR CONFERENCE HOTEL CONDOMINIUMS, a Utah Expandable Condominium Project, together with their appurtenant undivided ownership interests in the common elements of the project, as the same are identified and established in the Condominium Plat of MWR Conference Hotel Condominiums recorded August 21, 2020 as Entry No. 483152 in Book 1308 at Page 263 of the official records in the office of the Wasatch County Recorder (being an amendment of Lot 1, MIDA / Air Force Parcel Plat, according to the official plat thereof, on file and of record in the office of the Wasatch County Recorder, recorded on December 19, 2019 as Entry No. 472208 in Book 1276 at Page 874-883),

and the Declaration of Condominium for MWR Conference Hotel Condominiums, recorded August 21, 2020 as Entry No. 483153 in Book 1308 at Page 288 of the official records in the office of the Wasatch County Recorder.

AND

All of a parcel of land situate in Thurman No. 155 Mining Claim in the Blue Ledge Mining District located in the West half of the Northwest quarter of Section Twenty-Four (24), Township Two (2) South, Range Four (4) East, Salt Lake Base and Meridian, County of Wasatch, State of Utah, more particularly described as follows:

Beginning 249.39 feet South 7°10' East (South 7°11'44" East highway bearing) from the Northwest corner of said Thurman No. 155 Mining Claim; said corner is approximately 839.06 feet South 36°25'44" East (highway bearing) from the Northeast corner of Section 23, of Township 2 South Range 4 East, Salt Lake Base and Meridian; thence South 7°10' East (South 7°11'44" East highway bearing) 410.61 feet, more or less, along the Westerly sideline of said Thurman No. 155 Mining Claim to the Southerly sideline of said Thurman No. 155 Mining Claim; thence South 72°30' East (South 72°19'16" East highway bearing) 193.57 feet, more or less, along said Southerly sideline to the Westerly right-of-way line of U.S. Highway 40; thence North 21°45'44" West (highway bearing) 312.66 feet, more or less, along said Westerly right-of-way line to an angle point; thence North 34°18'22" West 212.80 feet, more or less, continuing along said Westerly right-of-way line to the point of beginning.

AND

All of an undivided three-quarters (3/4) interest in a parcel of land situate in Pioche No. 4 Mining Claim of the Blue Ledge Mining District located in the West half of the Northwest quarter (W1/2NW1/4) of Section Twenty-Four (24), Township Two (2) South Range Four (4) East, Salt Lake Base and Meridian, County of Wasatch, State of Utah, more particularly described as follows: Beginning at Corner No. 2, Lot No. 174, of Mineral Survey No. 138 for Pioche No. 4 Mining Claim, surveyed in 1889 of record; thence South 80°45' West (South 80°55'52" West highway bearing) 178.71 feet, more or less, along the Northerly mining claim line of said Pioche No. 4 Mining Claim to a point on the right-of-way line of the "L" Line frontage road 50.0 feet perpendicularly distant Northeasterly from the centerline of a frontage road known as "L" Line; thence South 71°13'00" East (highway bearing) along said right-of-way line 71.10 feet, more or less, to a point of tangency with a 622.96 foot radius curve to the right, to a point opposite "L": Line Engineer Station 21+49.51; thence Southeasterly 425.85 feet along the arc of said curve; thence North 34°22'12" East 65.76 feet along said right-of-way line to the Westerly no-access line of U.S. Highway 40; thence North 22°02'00" West (highway bearing) 165.77 feet along said Westerly no-access line; thence North 21°45'44" West 50.16 feet, more or less, continuing along said Westerly no-access line to the Northeasterly sideline of said Pioche No. 4 Mining Claim; thence North 72°30' West (North 72°19'16" West highway bearing) 182.97 feet, more or less, along said sideline of said Pioche No. 4 Mining Claim to the point of beginning.

LESS AND EXCEPTING any mineral rights of whatever type, water rights, water shares, and any other water interests associated with the above-described real property.

Lot	Tax Serial Number	Parcel Number
Parcel 3	0IX-P003-0-025-024	00-0021-4994
Parcel 4	0IX-P004-0-025-024	00-0021-4995

Parcel 5	0IX-P005-0-025-024	00-0021-4996
Lot 1A	0IX-L001-A-0-025-024	00-0021-4970
Lot 2	0IX-L002-0-025-024	00-0021-4971
Lot 3	0IX-L003-0-025-024	00-0021-4972
Lot 4	0IX-L004-0-025-024	00-0021-4973
Lot 5	0IX-L005-0-025-024	00-0021-4974
Lot 6	0IX-L006-0-025-024	00-0021-4975
Lot 7	0IX-L007-0-025-024	00-0021-4976
Lot 8	0IX-L008-0-025-024	00-0021-4977
Lot 9	0IX-L009-0-025-024	00-0021-4978
Lot 10	0IX-L010-0-025-024	00-0021-4979
Lot 11	0IX-L011-0-023-024	00-0021-4980
Lot 12	0IX-L012-0-024-024	00-0021-4981
Lot 12A	0YV-0001-0-024-024	00-0021-5610
Lot 13	0IX-L013-0-024-024	00-0021-4982
Lot 14	0IX-L014-0-025-024	00-0021-4983
Lot 16	0IX-L016-0-025-024	00-0021-4986
Lot 17	0IX-L017-0-024-024	00-0021-4987
Lot 18	0IX-L018-0-025-024	00-0021-4988
Lot 19	0IX-L019-0-031-024	00-0021-4989
Lot 21	0IX-L021-0-025-024	00-0021-4991
Lot 22	0IX-L022-0-025-024	00-0021-5697
Lot 23	0IX-L023-0-025-024	00-0021-5698
Pioche Y	OWC-0027-C-024-024	00-0020-0954
Lot 2-MWR AF Parcel	0UF-0002-0-025-024	00-0021-4720
R-6002	MWR-R6002-0-025-024	00-0021-5106
R-6004	MWR-R6004-0-025-024	00-0021-5107
R-6005	MWR-R6005-0-025-024	00-0021-5108
R-6006	MWR-R6006-0-025-024	00-0021-5109

R-6007	MWR-R6007-0-025-024	00-0021-5110
R-6031	MWR-R6031-0-025-024	00-0021-5111
R-6032	MWR-R6032-0-025-024	00-0021-5112
R-6033	MWR-R6033-0-025-024	00-0021-5113
R-6035	MWR-R6035-0-025-024	00-0021-5114
R-6037	MWR-R6037-0-025-024	00-0021-5115
R-6038	MWR-R6038-0-025-024	00-0021-5116
R-6039	MWR-R6039-0-025-024	00-0021-5117
R-6040	MWR-R6040-0-025-024	00-0021-5118
R-6041	MWR-R6041-0-025-024	00-0021-5119
R-6042	MWR-R6042-0-025-024	00-0021-5120
R-6043	MWR-R6043-0-025-024	00-0021-5121
R-6045	MWR-R6045-0-025-024	00-0021-5122
R-6047	MWR-R6047-0-025-024	00-0021-5123
R-6048	MWR-R6048-0-025-024	00-0021-5124
R-6050	MWR-R6050-0-025-024	00-0021-5125
R-6111	MWR-R6111-0-025-024	00-0021-5126
R-6112	MWR-R6112-0-025-024	00-0021-5127
R-6113	MWR-R6113-0-025-024	00-0021-5128
R-6114	MWR-R6114-0-025-024	00-0021-5129
R-7002	MWR-R7002-0-025-024	00-0021-5130
R-7004	MWR-R7004-0-025-024	00-0021-5131
R-7005	MWR-R7005-0-025-024	00-0021-5132
R-7006	MWR-R7006-0-025-024	00-0021-5133
R-7007	MWR-R7007-0-025-024	00-0021-5134
R-7031	MWR-R7031-0-025-024	00-0021-5135
R-7032	MWR-R7032-0-025-024	00-0021-5136
R-7033	MWR-R7033-0-025-024	00-0021-5137
R-7035	MWR-R7035-0-025-024	00-0021-5138

R-7037	MWR-R7037-0-025-024	00-0021-5139
R-7038	MWR-R7038-0-025-024	00-0021-5140
R-7039	MWR-R7039-0-025-024	00-0021-5141
R-7040	MWR-R7040-0-025-024	00-0021-5142
R-7041	MWR-R7041-0-025-024	00-0021-5143
R-7042	MWR-R7042-0-025-024	00-0021-5144
R-7043	MWR-R7043-0-025-024	00-0021-5145
R-7045	MWR-R7045-0-025-024	00-0021-5146
R-7047	MWR-R7047-0-025-024	00-0021-5147
R-7048	MWR-R7048-0-025-024	00-0021-5148
R-7050	MWR-R7050-0-025-024	00-0021-5149
R-7111	MWR-R7111-0-025-024	00-0021-5150
R-7112	MWR-R7112-0-025-024	00-0021-5151
R-7113	MWR-R7113-0-025-024	00-0021-5152
R-7114	MWR-R7114-0-025-024	00-0021-5153
R-8033	MWR-R8033-0-025-024	00-0021-5154
R-8035	MWR-R8035-0-025-024	00-0021-5155
R-8037	MWR-R8037-0--025-024	00-0021-5156
R-8038	MWR-R8038-0-025-024	00-0021-5157
R-8039	MWR-R8039-0-025-024	00-0021-5158
R-8043	MWR-R8043-0-025-024	00-0021-5159
R-8045	MWR-R8045-0-025-024	00-0021-5160
B-1-1		00-0021-5161
B-1-2		00-0021-5162
C-1-1		00-0021-5163
C-1-2		00-0021-5164
C-1-3		00-0021-5165
C-1-4		00-0021-5166
C-1-5		00-0021-5167

C-1-6			00-0021-5168
C-1-7			00-0021-5169
C-1-8			00-0021-5170
Hotel Unit			00-0021-5105
Galena 1 and Galena 2 Lots	Description	Serial Number	Tax Parcel Number
Lot 1 - Galena 1	Estate Lot	0GK-1001-025-024	00-0021-7054
Lot 2 - Galena 1	Estate Lot	0GK-1002-025-024	00-0021-7055
Lot 3 - Galena 1	Estate Lot	0GK-1003-025-024	00-0021-7056
Lot 4 - Galena 1	Estate Lot	0GK-1004-025-024	00-0021-7057
Lot 5 - Galena 1	Estate Lot	0GK-1005-025-024	00-0021-7058
Lot 6 - Galena 1	Estate Lot	0GK-1006-025-024	00-0021-7059
Lot 7 - Galena 1	Estate Lot	0GK-1007-025-024	00-0021-7060
Lot 8 - Galena 1	Estate Lot	0GK-1008-025-024	00-0021-7061
Lot 9 - Galena 1	Estate Lot	0GK-1009-025-024	00-0021-7062
Lot 10 - Galena 1	Estate Lot	0GK-1010-025-024	00-0021-7063
Lot 11 - Galena 1	Estate Lot	0GK-1011-025-024	00-0021-7064
Lot 12 - Galena 1	Estate Lot	0GK-1012-025-024	00-0021-7065
Lot 13 - Galena 1	Estate Lot	0GK-1013-025-024	00-0021-7066
Lot 14 - Galena 1	Estate Lot	0GK-1014-025-024	00-0021-7067
Lot 15 - Galena 1	Estate Lot	0GK-1015-025-024	00-0021-7068
Lot 16 - Galena 1	Estate Lot	0GK-1016-025-024	00-0021-7069
Lot 17 - Galena 1	Estate Lot	0GK-1017-025-024	00-0021-7070
Lot 18 - Galena 1	Estate Lot	0GK-1018-025-024	00-0021-7071
Lot 19 - Galena 1	Estate Lot	0GK-1019-025-024	00-0021-7072
Lot 20 - Galena 1	Estate Lot	0GK-1020-025-024	00-0021-7073
Lot 21 - Galena 2	Estate Lot	0GK-2021-025-024	00-0021-7075
Lot 22 - Galena 2	Estate Lot	0GK-2022-025-024	00-0021-7076
Lot 23 - Galena 2	Estate Lot	0GK-2023-025-024	00-0021-7077

Lot 24 - Galena 2	Estate Lot	0GK-2024-025-024	00-0021-7078
Lot 25 - Galena 2	Estate Lot	0GK-2025-025-024	00-0021-7079
Lot 26 - Galena 2	Estate Lot	0GK-2026-025-024	00-0021-7080
Lot 27 - Galena 2	Estate Lot	0GK-2027-025-024	00-0021-7081
Lot 28 - Galena 2	Estate Lot	0GK-2028-025-024	00-0021-7082
Lot 29 - Galena 2	Estate Lot	0GK-2029-025-024	00-0021-7083
Lot 30 - Galena 2	Estate Lot	0GK-2030-025-024	00-0021-7084
Lot 31 - Galena 2	Estate Lot	0GK-2031-025-024	00-0021-7085
Lot 32 - Galena 2	Estate Lot	0GK-2032-025-024	00-0021-7086
Lot 33 - Galena 2	Estate Lot	0GK-2033-025-024	00-0021-7087
Lot 34 - Galena 2	Estate Lot	0GK-2034-025-024	00-0021-7088
Lot 35 - Galena 2	Estate Lot	0GK-2035-025-024	00-0021-7089
Lot 36 - Galena 2	Estate Lot	0GK-2036-025-024	00-0021-7090
Lot 37 - Galena 2	Estate Lot	0GK-2037-025-024	00-0021-7091
Lot 38 - Galena 2	Estate Lot	0GK-2038-025-024	00-0021-7092
Lot 39 - Galena 2	Estate Lot	0GK-2039-025-024	00-0021-7093
Lot 40 - Galena 2	Estate Lot	0GK-2040-025-024	00-0021-7094
Lot 41 - Galena 2	Estate Lot	0GK-2041-025-024	00-0021-7095
Lot 42 - Galena 2	Estate Lot	0GK-2042-025-024	00-0021-7096
Lot 43 - Galena 2	Estate Lot	0GK-2043-025-024	00-0021-7097
Lot 44 - Galena 2	Estate Lot	0GK-2044-025-024	00-0021-7098
Lot 45 - Galena 2	Estate Lot	0GK-2045-025-024	00-0021-7099
Lot 46 - Galena 2	Estate Lot	0GK-2046-025-024	00-0021-7100
Lot 47 - Galena 2	Estate Lot	0GK-2047-025-024	00-0021-7101
Lot 48 - Galena 2	Estate Lot	0GK-2048-025-024	00-0021-7102
Lot 49 - Galena 2	Estate Lot	0GK-2049-025-024	00-0021-7103
Lot 50 - Galena 2	Estate Lot	0GK-2050-025-024	00-0021-7104
Lot 51 - Galena 2	Estate Lot	0GK-2051-025-024	00-0021-7105
Lot 52 - Galena 2	Estate Lot	0GK-2052-025-024	00-0021-7106

Lot 53 - Galena 2	Estate Lot	0GK-2053-025-024	00-0021-7107
Lot 54 - Galena 2	Estate Lot	0GK-2054-025-024	00-0021-7108
Lot 55 - Galena 2	Estate Lot	0GK-2055-025-024	00-0021-7109
Lot 56 - Galena 2	Estate Lot	0GK-2056-025-024	00-0021-7110
Lot 57 - Galena 2	Estate Lot	0GK-2057-025-024	00-0021-7111
Lot 58 - Galena 2	Estate Lot	0GK-2058-025-024	00-0021-7112
Lot 59 - Galena 2	Estate Lot	0GK-2059-025-024	00-0021-7113
Lot 60 - Galena 2	Estate Lot	0GK-2060-025-024	00-0021-7114
PARCEL A - Galena 1	Open Space	0GK-100A -025-024	00-0021-7074
PARCEL B - Galena 2	Commercial	0GK-200B -025-024	00-0021-7115
PARCEL C - Galena 2	Open Space	0GK-200C -025-024	00-0021-7116
PARCEL D - Galena 2	Open Space	0GK-200D-025-024	00-0021-7117
PARCEL E - Galena 2	Open Space	0GK-200E-025-024	00-0021-7118