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ANDREA ALLEN  
UTAH COUNTY RECORDER  
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RECORDED FOR AMERICAN FORK CITY

**SEVENTH SUPPLEMENTAL EXHIBIT "A" TO AMENDED AND RESTATED  
DECLARATION OF CONDOMINIUM**

*(Rockwell Ranch Condominiums, American Fork City, Utah County, Utah)*

This *Seventh Supplemental Exhibit "A"* is made effective as of the date set forth on the signature page hereof by RWR Property Holdings, LLC, a Utah limited liability company ("**Declarant**").

A. Declarant (or its affiliate or predecessor in interest) has previously executed and recorded that certain *Amended and Restated Declaration of Condominium for Rockwell Ranch Condominiums* (the "**Declaration**"). The Declaration was recorded in the real property records of Utah County, Utah, on October 20, 2020, as Entry No. 164122:2020 against the real property identified in the Declaration. Unless otherwise indicated, capitalized terms used herein shall have the meanings provided in the Declaration.

B. In accordance with Section 1.4 and Section 27 of the Declaration, the Property included in the Rockwell Ranch Condominium Project (the "**Project**") has been expanded by Declarant to include additional land on which an additional condominium Building will be constructed. The Project was initially comprised of one (1) Building containing ten (10) Units, but one or more Declarations of Inclusion have been recorded against portions of the Additional Land described in the Declaration, thereby expanding the Project to include a total of Eight (8) Buildings on which a total of Eighty (80) Units may be constructed (10 Units per Building).

C. As set forth in Section 27.3 of the Declaration, assessment obligations and voting rights for each Unit to be constructed on the Additional Land shall commence for each Unit when construction has been completed and the Unit receives a certificate of occupancy from the City. The undivided interest of each Unit is calculated as set forth in Section 6.2 and Section 20 of the Declaration. Attached hereto as **Exhibit "A"** is an updated Schedule of Units, Votes and Undivided Interests in Common Areas for the Project (as the same has been expanded to include a total of four (6) Buildings). **Exhibit "A"** hereto supersedes and replaces Exhibit A of the Declaration (and supersedes the Exhibit "A" of all previously-recorded Supplemental Exhibits for this Condominium project).



**EXHIBIT A**

**Updated Schedule of Units, Votes and Undivided Interests in Common Areas  
Rockwell Ranch Condominiums (8 Buildings; 80 Units)**

| <b>Building Identifying Number</b>            | <b>Unit Identifying Number</b> | <b>Approx. Sq. Footage of Unit</b> | <b>No. of Votes Per Unit</b> | <b>Undivided Interest Per Unit*</b> |
|---|--------------------------------|------------------------------------|------------------------------|-------------------------------------|
| Building "A" - Block 1 Phase 1 Plat "A" Condo | 101                            | 1294                               | 1.247 Votes                  | 1.247%                              |
| Building "A" - Block 1 Phase 1 Plat "A" Condo | 102                            | 1294                               | 1.247 Votes                  | 1.247%                              |
| Building "A" - Block 1 Phase 1 Plat "A" Condo | 201                            | 1266                               | 1.220 Votes                  | 1.220%                              |
| Building "A" - Block 1 Phase 1 Plat "A" Condo | 202                            | 1264                               | 1.218 Votes                  | 1.218%                              |
| Building "A" - Block 1 Phase 1 Plat "A" Condo | 203                            | 1264                               | 1.218 Votes                  | 1.218%                              |
| Building "A" - Block 1 Phase 1 Plat "A" Condo | 204                            | 1264                               | 1.218 Votes                  | 1.218%                              |
| Building "A" - Block 1 Phase 1 Plat "A" Condo | 301                            | 1399                               | 1.348 Votes                  | 1.348%                              |
| Building "A" - Block 1 Phase 1 Plat "A" Condo | 302                            | 1397                               | 1.346 Votes                  | 1.346%                              |
| Building "A" - Block 1 Phase 1 Plat "A" Condo | 303                            | 1264                               | 1.218 Votes                  | 1.218%                              |
| Building "A" - Block 1 Phase 1 Plat "A" Condo | 304                            | 1264                               | 1.218 Votes                  | 1.218%                              |
|   |                                |                                    |                              |                                     |
| Building "B" - Block 1 Phase 1 Plat "B" Condo | 101                            | 1294                               | 1.247 Votes                  | 1.247%                              |
| Building "B" - Block 1 Phase 1 Plat "B" Condo | 102                            | 1294                               | 1.247 Votes                  | 1.247%                              |
| Building "B" - Block 1 Phase 1 Plat "B" Condo | 201                            | 1266                               | 1.220 Votes                  | 1.220%                              |
| Building "B" - Block 1 Phase 1 Plat "B" Condo | 202                            | 1264                               | 1.218 Votes                  | 1.218%                              |
| Building "B" - Block 1 Phase 1 Plat "B" Condo | 203                            | 1264                               | 1.218 Votes                  | 1.218%                              |
| Building "B" - Block 1 Phase 1 Plat "B" Condo | 204                            | 1264                               | 1.218 Votes                  | 1.218%                              |
| Building "B" - Block 1 Phase 1 Plat "B" Condo | 301                            | 1399                               | 1.348 Votes                  | 1.348%                              |
| Building "B" - Block 1 Phase 1 Plat "B" Condo | 302                            | 1397                               | 1.346 Votes                  | 1.346%                              |
| Building "B" - Block 1 Phase 1 Plat "B" Condo | 303                            | 1264                               | 1.218 Votes                  | 1.218%                              |
| Building "B" - Block 1 Phase 1 Plat "B" Condo | 304                            | 1264                               | 1.218 Votes                  | 1.218%                              |
|   |                                |                                    |                              |                                     |
| Building "C" - Block 1 Phase 1 Plat "C" Condo | 101                            | 1294                               | 1.247 Votes                  | 1.247%                              |
| Building "C" - Block 1 Phase 1 Plat "C" Condo | 102                            | 1294                               | 1.247 Votes                  | 1.247%                              |
| Building "C" - Block 1 Phase 1 Plat "C" Condo | 201                            | 1266                               | 1.220 Votes                  | 1.220%                              |
| Building "C" - Block 1 Phase 1 Plat "C" Condo | 202                            | 1264                               | 1.218 Votes                  | 1.218%                              |
| Building "C" - Block 1 Phase 1 Plat "C" Condo | 203                            | 1264                               | 1.218 Votes                  | 1.218%                              |
| Building "C" - Block 1 Phase 1 Plat "C" Condo | 204                            | 1264                               | 1.218 Votes                  | 1.218%                              |
| Building "C" - Block 1 Phase 1 Plat "C" Condo | 301                            | 1399                               | 1.348 Votes                  | 1.348%                              |
| Building "C" - Block 1 Phase 1 Plat "C" Condo | 302                            | 1397                               | 1.346 Votes                  | 1.346%                              |
| Building "C" - Block 1 Phase 1 Plat "C" Condo | 303                            | 1264                               | 1.218 Votes                  | 1.218%                              |
| Building "C" - Block 1 Phase 1 Plat "C" Condo | 304                            | 1264                               | 1.218 Votes                  | 1.218%                              |
|   |                                |                                    |                              |                                     |
| Building "D" - Block 1 Phase 1 Plat "D" Condo | 101                            | 1294                               | 1.247 Votes                  | 1.247%                              |
| Building "D" - Block 1 Phase 1 Plat "D" Condo | 102                            | 1294                               | 1.247 Votes                  | 1.247%                              |
| Building "D" - Block 1 Phase 1 Plat "D" Condo | 201                            | 1266                               | 1.220 Votes                  | 1.220%                              |
| Building "D" - Block 1 Phase 1 Plat "D" Condo | 202                            | 1264                               | 1.218 Votes                  | 1.218%                              |
| Building "D" - Block 1 Phase 1 Plat "D" Condo | 203                            | 1264                               | 1.218 Votes                  | 1.218%                              |
| Building "D" - Block 1 Phase 1 Plat "D" Condo | 204                            | 1264                               | 1.218 Votes                  | 1.218%                              |
| Building "D" - Block 1 Phase 1 Plat "D" Condo | 301                            | 1399                               | 1.348 Votes                  | 1.348%                              |
| Building "D" - Block 1 Phase 1 Plat "D" Condo | 302                            | 1397                               | 1.346 Votes                  | 1.346%                              |
| Building "D" - Block 1 Phase 1 Plat "D" Condo | 303                            | 1264                               | 1.218 Votes                  | 1.218%                              |
| Building "D" - Block 1 Phase 1 Plat "D" Condo | 304                            | 1264                               | 1.218 Votes                  | 1.218%                              |
|   |                                |                                    |                              |                                     |
| Building "E" - Block 3 Phase 1 Plat "E" Condo | 101                            | 1294                               | 1.247 Votes                  | 1.247%                              |

|   |                 |                       |                  |                |
|---|-----------------|-----------------------|------------------|----------------|
| Building "E" - Block 3 Phase 1 Plat "E" Condo | 102             | 1294                  | 1.247 Votes      | 1.247%         |
| Building "E" - Block 3 Phase 1 Plat "E" Condo | 201             | 1266                  | 1.220 Votes      | 1.220%         |
| Building "E" - Block 3 Phase 1 Plat "E" Condo | 202             | 1264                  | 1.218 Votes      | 1.218%         |
| Building "E" - Block 3 Phase 1 Plat "E" Condo | 203             | 1264                  | 1.218 Votes      | 1.218%         |
| Building "E" - Block 3 Phase 1 Plat "E" Condo | 204             | 1264                  | 1.218 Votes      | 1.218%         |
| Building "E" - Block 3 Phase 1 Plat "E" Condo | 301             | 1399                  | 1.348 Votes      | 1.348%         |
| Building "E" - Block 3 Phase 1 Plat "E" Condo | 302             | 1397                  | 1.346 Votes      | 1.346%         |
| Building "E" - Block 3 Phase 1 Plat "E" Condo | 303             | 1264                  | 1.218 Votes      | 1.218%         |
| Building "E" - Block 3 Phase 1 Plat "E" Condo | 304             | 1264                  | 1.218 Votes      | 1.218%         |
|   |                 |                       |                  |                |
| Building "F" - Block 3 Phase 2 Plat "F" Condo | 101             | 1294                  | 1.247 Votes      | 1.247%         |
| Building "F" - Block 3 Phase 2 Plat "F" Condo | 102             | 1294                  | 1.247 Votes      | 1.247%         |
| Building "F" - Block 3 Phase 2 Plat "F" Condo | 201             | 1266                  | 1.220 Votes      | 1.220%         |
| Building "F" - Block 3 Phase 2 Plat "F" Condo | 202             | 1264                  | 1.218 Votes      | 1.218%         |
| Building "F" - Block 3 Phase 2 Plat "F" Condo | 203             | 1264                  | 1.218 Votes      | 1.218%         |
| Building "F" - Block 3 Phase 2 Plat "F" Condo | 204             | 1264                  | 1.218 Votes      | 1.218%         |
| Building "F" - Block 3 Phase 2 Plat "F" Condo | 301             | 1399                  | 1.348 Votes      | 1.348%         |
| Building "F" - Block 3 Phase 2 Plat "F" Condo | 302             | 1397                  | 1.346 Votes      | 1.346%         |
| Building "F" - Block 3 Phase 2 Plat "F" Condo | 303             | 1264                  | 1.218 Votes      | 1.218%         |
| Building "F" - Block 3 Phase 2 Plat "F" Condo | 304             | 1264                  | 1.218 Votes      | 1.218%         |
|   |                 |                       |                  |                |
| Building "G" - Block 3 Phase 2 Plat "G" Condo | 101             | 1294                  | 1.247 Votes      | 1.247%         |
| Building "G" - Block 3 Phase 2 Plat "G" Condo | 102             | 1294                  | 1.247 Votes      | 1.247%         |
| Building "G" - Block 3 Phase 2 Plat "G" Condo | 201             | 1266                  | 1.220 Votes      | 1.220%         |
| Building "G" - Block 3 Phase 2 Plat "G" Condo | 202             | 1264                  | 1.218 Votes      | 1.218%         |
| Building "G" - Block 3 Phase 2 Plat "G" Condo | 203             | 1264                  | 1.218 Votes      | 1.218%         |
| Building "G" - Block 3 Phase 2 Plat "G" Condo | 204             | 1264                  | 1.218 Votes      | 1.218%         |
| Building "G" - Block 3 Phase 2 Plat "G" Condo | 301             | 1399                  | 1.348 Votes      | 1.348%         |
| Building "G" - Block 3 Phase 2 Plat "G" Condo | 302             | 1397                  | 1.346 Votes      | 1.346%         |
| Building "G" - Block 3 Phase 2 Plat "G" Condo | 303             | 1264                  | 1.218 Votes      | 1.218%         |
| Building "G" - Block 3 Phase 2 Plat "G" Condo | 304             | 1264                  | 1.218 Votes      | 1.218%         |
|   |                 |                       |                  |                |
| Building "H" - Block 3 Phase 2 Plat "H" Condo | 101             | 1294                  | 1.247 Votes      | 1.247%         |
| Building "H" - Block 3 Phase 2 Plat "H" Condo | 102             | 1294                  | 1.247 Votes      | 1.247%         |
| Building "H" - Block 3 Phase 2 Plat "H" Condo | 201             | 1266                  | 1.220 Votes      | 1.220%         |
| Building "H" - Block 3 Phase 2 Plat "H" Condo | 202             | 1264                  | 1.218 Votes      | 1.218%         |
| Building "H" - Block 3 Phase 2 Plat "H" Condo | 203             | 1264                  | 1.218 Votes      | 1.218%         |
| Building "H" - Block 3 Phase 2 Plat "H" Condo | 204             | 1264                  | 1.218 Votes      | 1.218%         |
| Building "H" - Block 3 Phase 2 Plat "H" Condo | 301             | 1399                  | 1.348 Votes      | 1.348%         |
| Building "H" - Block 3 Phase 2 Plat "H" Condo | 302             | 1397                  | 1.346 Votes      | 1.346%         |
| Building "H" - Block 3 Phase 2 Plat "H" Condo | 303             | 1264                  | 1.218 Votes      | 1.218%         |
| Building "H" - Block 3 Phase 2 Plat "H" Condo | 304             | 1264                  | 1.218 Votes      | 1.218%         |
|   |                 |                       |                  |                |
| <b>Totals</b>                                 | <b>80 Units</b> | <b>103,760 Sq.Ft.</b> | <b>100 Votes</b> | <b>100.00%</b> |

\* May total slightly more or less than 100% due to rounding.

\*\* Votes and Interests will be recalculated when Additional Land is added to the Condominium Project and additional Units are constructed thereon as set forth in Section 6.2 the condominium Declaration. Also, the Votes per Unit shown above are subject to the provisions of Section 20 of the Declaration which provides that for each Unit owned by Declarant, Declarant shall have ten (10) times the number of votes otherwise pertaining to each such Unit.

**EXHIBIT B****(Legal Description of Condominium Project – as Expanded)**

This Supplemental Exhibit A shall be recorded against the real property described below (plat by plat, with one condominium Building per plat), located in American Fork City, Utah County, State of Utah:

**Block 1 – Phase 1 Plat “A” Condominium**

Beginning at a point being South 89°53'31" East 1,183.39 feet along section line and South 2,797.39 feet from the Northwest Corner of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian; and running

thence South 89°23'30" East 71.61 feet;  
 thence South 00°56'33" West 6.27 feet;  
 thence North 89°03'27" West 10.00 feet;  
 thence South 00°56'33" West 152.25 feet;  
 thence North 89°05'03" West 81.49 feet;  
 thence North 00°56'33" East 138.14 feet;  
 thence Northeasterly 31.30 feet along the arc of a 20.00 foot radius curve to the right (center bears South 89°03'27" East and the chord bears North 45°46'32" East 28.20 feet with a central angle of 89°39'57") to the point of beginning.

Contains 12,873 Square Feet or 0.296 Acres

**Block 1 – Phase 1 Plat “B” Condominium**

Beginning at a point being South 89°53'31" East 1,160.91 feet along section line and South 2,955.18 feet from the Northwest Corner of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian; and running

thence South 89°03'27" East 81.49 feet;  
 thence South 00°56'33" West 155.62 feet;  
 thence North 89°03'27" West 95.97 feet;  
 thence North 10°08'21" East 27.13 feet;  
 thence Northeasterly 126.72 feet along the arc of a 789.50 foot radius curve to the left (center bears North 79°51'39" West and the chord bears North 05°32'27" East 126.59 feet with a central angle of 09°11'48");  
 thence North 00°56'33" East 2.66 feet to the point of beginning.

Contains 13,437 Square Feet or 0.308 Acres

**Block 1 – Phase 1 Plat “C” Condominium**

Beginning at a point being South 89°53'31" East 1,143.86 feet along section line and South 3,110.58 feet from the Northwest Corner of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian; and running

thence South 89°03'27" East 95.97 feet;  
 thence South 00°56'33" West 131.09 feet;  
 thence Southwesterly 15.64 feet along the arc of a 10.00 foot radius curve to the right (center bears North 89°03'27" West and the chord bears South 45°44'30" West 14.09 feet with a central angle of 89°35'54");  
 thence North 89°27'33" West 107.21 feet;

thence Northerly 50.33 feet along the arc of a 710.50 foot radius curve to the right (center bears South 83°55'10" East and the chord bears North 08°06'35" East 50.32 feet with a central angle of 04°03'31");

thence North 10°08'21" East 93.11 feet to the point of beginning.

Contains 15,143 Square Feet or 0.348 Acres

### **Block 1 – Phase 1 Plat “D” Condominium**

Beginning at a point being South 89°53'31" East 1,120.37 feet along section line and South 3,252.10 feet from the Northwest Corner of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian; and running

thence South 89°27'33" East 60.92 feet;

thence South 00°32'27" West 20.00 feet;

thence South 89°27'33" East 162.54 feet;

thence South 00°56'33" West 76.96 feet;

thence Southwesterly 19.19 feet along the arc of a 72.00 foot radius curve to the right (center bears North 89°03'27" West and the chord bears South 08°34'37" West 19.13 feet with a central angle of 15°16'08");

thence Southwesterly 25.42 feet along the arc of a 15.00 foot radius curve to the right (center bears North 73°47'18" West and the chord bears South 64°45'40" West 22.49 feet with a central angle of 97°05'56");

thence Northwesterly 148.74 feet along the arc of a 381.00 foot radius curve to the left (center bears South 23°18'37" West and the chord bears North 77°52'25" West 147.80 feet with a central angle of 22°22'04");

thence North 89°03'27" West 43.73 feet;

thence Northwesterly 23.56 feet along the arc of a 15.00 foot radius curve to the right (center bears North 00°56'33" East and the chord bears North 44°03'27" West 21.21 feet with a central angle of 90°00'00");

thence North 00°56'33" East 16.98 feet;

thence Northeasterly 63.71 feet along the arc of a 710.50 foot radius curve to the right (center bears South 89°03'27" East and the chord bears North 03°30'42" East 63.69 feet with a central angle of 05°08'17") to the point of beginning.

Contains 20,418 Square Feet or 0.469 Acres

### **Block 3 – Phase 1 Plat “E” Condominium**

Beginning at a point being South 89°53'31" East 1,130.02 feet along section line and South 3,403.87 feet from the Northwest Corner of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian; and running

thence South 89°03'27" East 43.73 feet;

thence Southeasterly 118.76 feet along the arc of a 325.00 foot radius curve to the right (center bears South 00°56'33" West and the chord bears 78°35'21" East 118.10 feet with a central angle of 20°56'12");

thence Southeasterly 24.66 feet along the arc of a 15.00 foot radius curve to the right (center bears South 21°52'45" West and the chord bears South 21°01'00" East 21.98 feet with a central angle of 94°12'31");

thence Southwesterly 51.15 feet along the arc of a 178.00 foot radius curve to the left (center bears South 63°54'44" East and the chord bears South 17°51'22" West 50.97 feet with a central angle of 16°27'48"); (*continues on following page*)

thence North 89°03'27" West 151.41 feet;  
 thence South 00°56'33" West 13.00 feet;  
 thence North 89°03'27" West 16.84 feet  
 thence North 00°56'33" East 88.61 feet;  
 thence Northeasterly 23.56 feet along the arc of a 15.00 foot radius curve to the right (center bears South 89°03'27" East and the chord bears North 45°56'33" East 21.21 feet with a central angle of 90°00'00") to the point of beginning.

Contains 15,329 Square Feet or 0.352 Acres

**Block 3 – Phase 2 Plat “F” Condominium**

Beginning at a point being South 89°53'31" East 1,575.94 feet along section line and South 3,624.45 feet from the Northwest Corner of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian; and running

Thence Southeasterly 130.78 feet along the arc of a 382.00 foot radius curve to the left (center bears North 19°36'48" East and the chord bears South 80°11'42" East 130.15 feet with a central angle of 19°36'59");

Thence Southeasterly 23.87 feet along the arc of a 15.00 foot radius curve to the right (center bears South 00°00'11" East and the chord bears South 44°24'39" East 21.43 feet with a central angle of 91°11'03");

Thence South 01°10'52" West 75.89 feet;

Thence North 89°13'44" West 25.63 feet;

Thence North 00°46'16" East 13.00 feet;

Thence North 89°13'44" West 146.35 feet;

Thence North 00°56'33" East 42.05 feet;

Thence Northeasterly 49.52 feet along the arc of a 122.00 foot radius curve to the right (center bears South 89°03'27" East and the chord bears North 12°34'17" East 49.18 feet with a central angle of 23°15'28");

Thence Northeasterly 22.36 feet along the arc of a 15.00 foot radius curve to the right (center bears South 65°47'59" East and the chord bears North 66°54'25" East 20.35 feet with a central angle of 85°24'46") to the point of beginning.

Contains 14,870 Square Feet or 0.341 Acres

**Block 3 – Phase 2 Plat “G” Condominium**

Beginning at a point being South 89°53'31" East 1,647.36 feet along section line and South 3,743.72 feet from the Northwest Corner of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian; and running

Thence South 89°13'44" East 443.54 feet;

Thence North 00°46'16" East 7.00 feet;

Thence South 89°13'44" East 25.63 feet;

Thence South 01°10'52" West 158.80 feet;

Thence North 88°49'38" West 80.03 feet;

Thence North 01°10'22" East 141.30 feet;

Thence Northeasterly 15.64 feet along the arc of a 10.00 foot radius curve to the right (center bears South 88°49'38" East and the chord bears North 45°58'19" East 14.09 feet with a central angle of 89°35'54") to the point of beginning.

Contains 12,286 Square Feet or 0.282 Acres

**Block 3 – Phase 2 Plat “H” Condominium**

Beginning at a point being South 89°53'31" East 1,634.33 feet along section line and South 3,894.81 feet from the Northwest Corner of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian; and running

Thence South 88°49'38" East 80.03 feet;

Thence South 01°10'52" West 140.00 feet;

Thence North 88°49'38" West 80.01 feet;

Thence North 01°10'22" East 140.00 feet to the point of beginning.

Contains 11,203 Square Feet or 0.257 Acres