



ENT 65483:2020 PG 1 of 7  
JEFFERY SMITH  
UTAH COUNTY RECORDER  
2020 May 15 9:56 am FEE 116.00 BY MA  
RECORDED FOR PROVO CITY CORPORATION

AFTER RECORDING PLEASE RETURN TO:  
Slate Creek Condominiums, L.L.C.  
270 East 930 South  
Orem, UT 84058

**Second AMENDMENT TO  
DECLARATION OF CONDOMINIUM  
(Including Owner Association Bylaws)**

**SPRING CREEK CONDOMINIUMS  
An Expandable Condominium Project  
Provo City, Utah County, Utah**

**THIS SECOND AMENDMENT TO THE DECLARATION OF CONDOMINIUM** ( the "Second Amendment to Declaration") is made this 6<sup>th</sup> day of MAY 2020, by Slate Creek Condominiums, L.L.C., ("Declarant"), pursuant to the provisions of Sections 57-8-1 *et seq.* of the *Utah Code (1953)*, as amended, known as the Condominium Ownership Act (the "Act").

**RECITALS:**

- a) All defined terms as used in the Second Amendment to Declaration shall have the meanings ascribed to them herein or, as the case may be, in the Condominium Project's Declaration of Condominium, recorded by the Declarant in the Public Records as Entry 93583:2019 recorded Sept. 20, 2019 and as Amended and Restated as Entry 127497:2019 recorded Dec. 3, 2019.
- b) Declarant is the developer of the Project and recorded a Record of Survey Map Filing # 16716 therefore in the Public Records as Entry # 2019-93582.
- c) Pursuant to ARTICLE II of the Declaration and Sections 57-8-13 (3) and 57-8-13.4 of the Act, Declarant has caused a Second Supplemental Record of Survey map and the Second Amendment to Declaration to be prepared for simultaneous recordation in the Public Records in order to convert certain Convertible Land in the Project into additional Units as reflected on the Second Supplemental Record of Survey Map.
- d) The real property to which this Second Amendment to Declaration and the Second Supplemental Record of Survey Map are applicable is located in Provo City, Utah County, Utah and is described as follows:

**Overall Legal Description:**

Commencing at a point located South 00°44'47" East along the Section line 433.21 feet and East 116.92 feet from the Northeast corner of Section 18, Township 7 South, Range 3 East, Salt Lake Base and Meridian: thence South 29°12'13" East along State Road 89, 126.08 feet; thence South 60°47'47" West 8.00 feet; thence South 29°12'13" East 18.00 feet; thence along 1320 South Street as follows: South 60°45'00" West 109.25 feet, along the arc of a 164.16 foot radius curve to the right 86.67 feet (chord bears South 75°52'30" West 85.67 feet), North 89°00'00" West 335.82 feet; thence North 00°15'00" West 197.95 feet; thence South 89°42'38" East 412.81; thence North 86°43'16" east 38.97 feet to the point of beginning.

Note: " All areas not covered by buildings to be a Public Utility Easement."

- 1 A. Section 2.02 of the Declaration is amended in its entirety to read as follows:

**2.02 Division into Condominium Units, Minimum and Maximum Ownership Interests.** The Project is hereby divided into an expandable Condominium project as set forth on the Plat. The project has the option to record supplemental amendments, each such Unit consisting of a Unit and an appurtenant undivided, but equal, interest in and to the Common Areas and Facilities. Such Units comprise the minimum number of Units in the Project and give each Owner an undivided interest in the Common Areas and Facilities. If all of the Additional Land is added into the Project pursuant Sections 2.03 and 2.04, the maximum number of Units in the Project will be 64 and each Unit Owner will have a undivided interest in the Common Areas and Facilities.

- a. Exhibit "A" to this amendment, in its entirety, is added to the Declaration.

2. Except as amended by the provisions of this Second Amendment to Declaration, the Declaration shall remain unchanged and shall constitute the entire Declaration of Condominium for the Project, reflecting the conversion of portions of the Convertible Land as described on the Second Supplemental record of Survey Map and the attached Exhibit "A".

3. This Second Amendment to Declaration shall be recorded in the Public Records simultaneously with the Project's Second Supplemental Record of Survey Map, consisting of three sheets prepared by Roger D. Dudley, a Utah registered land surveyor holding Certificate No. 147089. Both such instruments shall be effective upon recordation.

4. All bedrooms, hallways and other living areas within each unit shall be carpeted. Alternative flooring may be used only in the kitchen, laundry room, bathroom and entry.

5. There shall be a ¼ of 1% reinvestment fee paid on each sale of all units thereafter and in the future to be paid to the HOA for the funding of reserves and all fees deemed necessary by the Board.

EXECUTED by Declarant on this 6th day in the year MAY first above written.

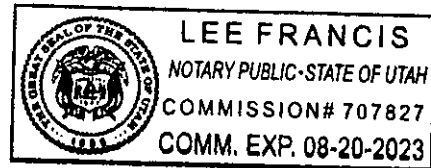
*Bruce R Dickerson*

Bruce R Dickerson, Manager of Slate Creek Condominiums, L.L.C.

STATE OF UTAH

COUNTY OF UTAH

The foregoing instrument was acknowledged before me this 6th day of MAY 2020 by Bruce R. Dickerson, Manager of Slate Creek Condominiums, L.L.C. in the capacity indicated.



*Lee Francis*  
Notary Signature

**Exhibit "A"****DECLARATION OF CONDOMINIUM**  
(Including Owner Association Bylaws)

OF

**SPRING CREEK RESIDENTIAL CONDOMINIUMS**  
(A Expandable Land Condominium Project)  
Provo City, Utah County, Utah

<b>Unit No.</b>	<b>Interest in Common Area (Percentage)</b>	<b>Votes</b>
<b>Building A</b>		
A101	2.0833	1
A102	2.0833	1
A103	2.0833	1
A104	2.0833	1
A201	2.0833	1
A202	2.0833	1
A203	2.0833	1
A204	2.0833	1
A301	2.0833	1
A302	2.0833	1
A303	2.0833	1
A304	2.0833	1
A401	2.0833	1
A402	2.0833	1
A403	2.0833	1

A404	2.0833	1
<b>Building B</b>		
B101	2.0833	1
B102	2.0833	1
B103	2.0833	1
B104	2.0833	1
B201	2.0833	1
B202	2.0833	1
B203	2.0833	1
B204	2.0833	1
B301	2.0833	1
B302	2.0833	1
B303	2.0833	1
B304	2.0833	1
B401	2.0833	1
B402	2.0833	1
B403	2.0833	1
B404	2.0833	1
<b>Building C</b>		
C101	2.0833	1
C102	2.0833	1
C103	2.0833	1
C104	2.0833	1
C201	2.0833	1



<b>Totals</b>	<b>100%</b>	<b>48</b>

\*Percentages may be adjusted by one-thousandth of a percentage point in order to provide for a total of one hundred percent (100%).