



ENT 75162:2019 PG 1 of 5
JEFFERY SMITH
UTAH COUNTY RECORDER
2019 Aug 08 8:53 am FEE 64.00 BY MA
RECORDED FOR OREM CITY CORPORATION

AMENDMENT TO THE
DECLARATION OF CONDOMINIUM
OF PINEHURST PLAZA RETAIL CONDOMINIUMS
(A Convertible Space Condominium Project)

Orem, Utah

This Amendment to the Declaration of Condominium ("Declaration") is executed on the date set forth below by the association of unit owners of Pinehurst Plaza Retail Condominium ("Association").

Recitals

- A. Real property in Utah County, Utah known as the Pinehurst Plaza Retail Condominiums, was subjected to covenants, conditions, and restrictions pursuant to a Declaration recorded March 5, 2002, in the Utah County Recorder's Office Entry 25149:2002 (the Declaration");
- B. This amendment shall be binding against the property described in EXHIBIT "A" and the Declaration and any annexation or supplement thereto;
- C. This amendment is intended to allow the Association identify the square footage and common ownership interest percentage to reflect the units as built and as shown on the attached exhibit "B".
- D. All capitalized items in this amendment shall have the same meaning as given to them in the Declaration;

IN WITNESS WHEREOF, the Association, by and through its Management Committee, has executed this Amendment to the Declaration as of the 1 Day of August, 2019.

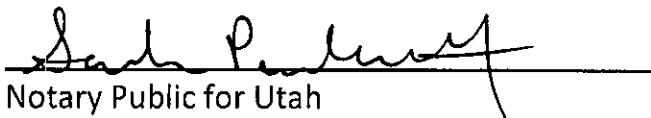
PINEHURST Plaza RETAIL CONDOMINIUMS



President

STATE OF UTAH)
:ss
COUNTY OF UTAH)

On the 1 day of August, 2019 personally appeared before me, Jason Sucher, who being duly sworn, that he is the President of the Association by authority of its Management Committee and acknowledge the said instrument to be their voluntary act and deed.



Notary Public for Utah

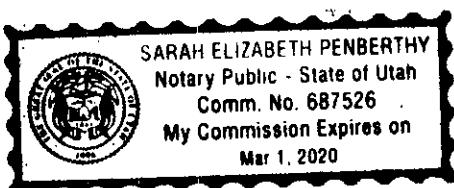


Exhibit A

UW-9838

Units J, K & L, contained within PINEHURST PLAZA RETAIL CONDOMINIUMS, Fifth Supplemental Record of Survey Map, a convertible space condominium, as the same is identified in the recorded Survey Map in UTAH County, Utah, as Entry No. _____ (as said Record of Survey Map may have heretofore been amended or supplemented) and in the Declaration of Condominium recorded in UTAH County, Utah, as Entry No. 66894:2002 of official records (as said Declaration may have heretofore been amended or supplemented).

TOGETHER WITH the undivided ownership interest in said Project's common areas as established in the Declaration of Condominium and allowing for periodic alteration both in the magnitude of said undivided ownership interest and in the Composition of the Common Areas and Facilities to which said interest relates.

AMENDED EXHIBIT "B"

DECLARATION OF CONDOMINIUM

PINEHURST PLAZA RETAIL CONDOMINIUMS
(A Convertible Space Condominium Project)

Orem, Utah

Unit Number	Size (Square Feet)	Ownership Interest Percentage	Votes
A	3,176	5.032	503.2
B	2,448	3.879	387.9
C & D	3,704	5.867	586.7
E	4,869	7.716	771.6
F	1,872	2.97	297
G	2,698	4.275	427.5
H	4,022	6.374	637.4
J	3,704	5.87	587
K	2,693	4.267	426.7
L	2,194	3.477	347.7
M	3,356	5.318	531.8
N	3,869	6.131	613.1
O & P	6,289	9.966	996.6
Q	3,504	5.553	555.3
R	1,875	2.971	297.1
S	2,082	3.299	329.9
T	2,253	3.57	357
U	4,215	6.679	667.9
V	4,282	6.786	678.6
Total	63,105	100.00%	10,000

- (1) Size based on the approximate number of square feet of floor space within each respective Unit of Convertible Space as shown on the As-Built Map (attached to this Amendment as Exhibit 2) and rounded off (including to center under interior walls and to exterior surface of exterior walls), as determined by Curtis Miner Architecture, Pleasant Grove, Utah.
- (2) Percentages may be adjusted by one one-thousandth of a percentage point in order to provide for a total of one hundred percent (100%).

Boundary Description

Commencing at a point located North 00°39'38" West along the Section line 383.82 feet and East 1989.03 feet from the found West quarter corner of Section 10, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence North 00°40'37" West 304.43 feet; thence North 89°35'44" East 499.53 feet; thence South 43°45'59" East 211.41 feet; thence along the arc of a 119.00 foot radius curve to the left 46.20 feet (chord bears South 11°07'18" West 45.91 feet); thence South 00°34'22" East 156.29 feet; thence South 43°45'59" East 158.60 feet; thence along the arc of a 115.00 foot radius curve to the right 79.34 feet (chord bears North 70°14'04" West 77.78 feet); thence along the arc of a 85.00 foot radius curve to the left 58.57 feet (chord bears North 70°12'29" West 57.42 feet); thence North 89°56'50" West 349.05 feet to the point of beginning.

Area = 4.49 Acres

Basis of Bearing is North 00°39'38" West along the Section from the West quarter corner to the Northwest corner of said Section 10.