

After Recording Return To:
573 Sunrise, LLC
Attn: Andy Evans
3576 W 1775 S
Syracuse, UT 84075

192998-CAB

FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM FOR SUNRISE OFFICE CONDOMINIUM

This First Amendment to the Declaration of Condominium for Sunrise Office Condominium is executed on the date set forth below by 573 Sunrise, LLC (“Declarant”).

RECITALS

- A. Real property in Utah County, Utah, known as the Sunrise Office Condominium was subjected to the Declaration of Condominium for Sunrise Office Condominium recorded on January 21, 2025, as Entry No. 3961:2025 in the Utah County Recorder’s Office (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 add use restrictions to the Declaration;
- D. Pursuant to Section 20.13 of the Declaration, Declarant certifies that it owns at least one Unit in the Project and that it has the right to unilaterally amend the Declaration.

NOW, THEREFORE, the Association hereby amends the Declaration as follows:

The following restrictions are hereby added to Exhibit E of the Declaration, “Use Restrictions”. Nothing herein shall alter any other restriction that exists in Exhibit E of the Declaration.

2. Units 101, 102, 201, and 203 shall be prohibited from providing any prosthodontic or general dentistry if such practice derives a majority of their income from prosthodontic and general dentistry care. Nothing in the foregoing shall prevent a pediatric dentist, orthodontist, endodontist, oral maxillofacial surgeon, or other dentistry practitioner from providing prosthodontic or general dentistry services if such services represent a minority of the income derived from such practice. This clause is specifically intended to benefit the Owner of Unit 202 and may not be amended without the written consent of the Owner of Unit 202 until such time that the owner of Unit 202 no longer provides prosthodontic care, at which point this restriction shall automatically terminate without the need for further action.

[Signatures on Following Page]

IN WITNESS WHEREOF, the Declarant has caused this First Amendment to Declaration of Condominium to be executed by its duly authorized agent.

DATED: 16 December, 2025

DECLARANT:
573 SUNRISE, LLC



By: Andrew Evans
Its: Manager

STATE OF UTAH)
:ss.
County of SALT LAKE)

ANDREW EVANS

On the 16 day of December, 2025 who by me being duly subscribed and sworn, proved on the basis of satisfactory evidence to be the person whose name is subscribed to in this document, acknowledged that they executed the same and that they are an authorized representative of 573 Sunrise, LLC, and that the foregoing instrument is signed on behalf of said company and executed with all necessary authority.



Cortlund G. Ashton
NOTARY PUBLIC

Exhibit A
Legal Description

Units 101, 102, 201, 202, and 203, contained within SUNRISE OFFICE CONDOMINIUM PLAT, as the same is identified in the Plat filed in the office of the Utah County Recorder, Utah, on January 21, 2025 as Entry No. 3960:2025 and in the declaration recorded January 21, 2025 as Entry No. 3961:2025 (as said declaration may have been subsequently restated, amended and/or supplemented).

Tax Id No.: 71-026-0101, 71-026-0102, 71-026-0201, 71-026-0202, 71-026-0203