WHEN RECORDED, RETURN TO: David Johnson & Associates, P.C. 1912 Sidewinder Dr., Ste 200A Park City, Utah 84060

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SECOND AMENDMENT TO THE

ALAN SPRIGGS, SUNHIT CO RECORDER 2005 APR 19 12:18 PM FEE \$37.0 REQUEST: COALITION TITLE \$37.00 BY GGB

DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF IRONWOOD AT DEER VALLEY A UTAH EXPANDABLE CONDOMINIUM PROJECT

This Second Amendment To The Declaration Of Covenants, Conditions, Restrictions and Easements Of Ironwood At Deer Valley, A Utah Expandable Condominium Project, hereinafter referred to as the "Second Amendment", is made and executed this 20 day of January, 2005, by IRONWOOD PARTNERS OF UTAH, LLC, a Utah limited liability company, hereinafter referred to as the "Declarant". Any capitalized terms used but not defined herein shall have the meanings attributed to them in the Declaration Of Covenants, Conditions, Restrictions and Easements Of Ironwood At Deer Valley, A Utah Expandable Condominium Project, recorded in the official records of Summit County on August 27, 2003, as Entry No. 670685, Book No. 1564, Pages 1249 to 1311B (together with the First Supplemental Declaration defined below, and the First Amendment defined below, the "Declaration").

RECITALS /

- A First Supplemental Declaration to the Declaration of Covenants, Conditions, Restrictions and Easements of Ironwood at Deer Valley a Otah Expandable Condominium Project was previously recorded in the official records of Summit County, Utah on March 24, 2004, as Entry No. 692706, Book No. 1607, Pages 34 to 50 (the "First Supplemental Declaration") whereby the Condominium Project was expanded.
- A First Amendment to the Declaration of Covenants, Conditions, Restrictions and Easements of Ironwood at Deer Valley a Utah Expandable Condominium Project was previously recorded in the official records of Summit County, Utah on August 3,2004, as Entry No. 706510, Book No. 1638, Pages 169-173 (the "Eirst Amendment") whereby language was added to Section 8.1 of the Declaration.
 - There have been no subsequent supplements or amendments to Declaration to date. C.
- The Declarant desires, by recording this Second Amendment, to amend Exhibit B to reflect that Units 9 and 10 are being combined into one unit (Unit 9A) pursuant to a certain First Amended Record of Survey Map Ironwood at Deer Valley Phase I (the "First Amended Phase I Plat"), to be recorded in the official records of Summit County. Utah simultaneously with the recording of this Second Amendment.

NOW THEREFORE, the roregoing recitals are incorporated herein by reference and Declarant does hereby declare as follows:

Exhibit B to the Declaration is hereby replaced in its entirety with the Exhibit B attached hereto and by this reference made a part hereof. The new Exhibit B attached hereto reflects the changes in approximate square footage, number of votes per unit and undivided interest in common areas as a result of combining Unit 9 and Unit 10 to form Unit 9A according to the First Amended Phase I Plat.

60/04/

This Second Amendment shall be effective as of the date of its Summit County, Utah.

7, the undersigned being the Declarant has be written Effective Date. recording in the official records of Summit County, Utah. IN WITNESS WHEREOF, the undersigned being the Declarant, has executed this Second Amendment on the date first above written IRONWOOD PARTNERS OF UTAH, HLO a Utah limited liability company ACKNOWLEDGEMENT Jinoffetelell Color the foregoing instrument was acknowledged before me this <u>24+L</u> day of <u>bruary</u>, 2005 by Matthew F. Mullin, as a Manager of Ironwood Partners of Utah, LLC, ah limited liability company. Toregoing instrument was ac 2005 by Mattheway, 2005 by Mattheway, 2005 by Mattheway Public Unofficial Copy CC&Rs Ironwood Second Amendment 1.18.05 (PDC) ark City of Artification of the City of th My Commission Expires August 3, 2005 1912 Sidewinder Dr #200-B Park City 07, 84060 Unothinal Gold

EXHIBIT "B" SCHEDULE OF UNITS, APPROXIMATE SQUARE FOOTAGE, VOTES AND UNDIVIDED INTEREST IN COMMON AREAS AND UNDIVIDED INTEREST IN COMMON AREAS \mathbb{A}

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