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Book - 10171 Pg - 561-565
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
SOLSTICE HOMES
BY: LDT, DEPUTY - WI 5 P.

**THIRD AMENDMENT TO
DECLARATION FOR
ROOFTOPS AT 78 HUNDRED**

This Amendment is made and executed this 21 day of August, 2013, by Solstice Homes, LLC (the "Declarant").

Recitals

A. The DECLARATION FOR ROOFTOPS AT 78 HUNDRED was recorded on September 2, 2011 in the Salt Lake County Recorder's office as Entry No. 11238221, Book 9947, beginning at Page 7647 ("Enabling Declaration").

B. The AMENDMENT TO DECLARATION FOR ROOFTOPS AT 78 HUNDRED was recorded on October 9, 2012 in the Salt Lake County Recorder's office as Entry No. 11487060, Book 10064, beginning at Page 1382 (the "First Amendment")(the First Amendment and the Enabling Declaration shall be referred to as the "Declaration").

C. The initial Plat for the Project and the Plat for Phase 2 have also been recorded in Salt Lake County Recorder's office.¹

D. A second amendment to the Declaration has been recorded expanding the Project.

E. The purpose of this Third Amendment is to amend Section 22.12 of the Declaration to provide for uniform and consistent marketing of the Units for the benefit of the Association and Owners.

F. This Amendment affects the real property located in Salt Lake County, Utah described with particularity on Exhibit "A" attached hereto and incorporated herein by this reference.

NOW, THEREFORE, pursuant to the foregoing Recitals which are incorporated herein by reference, the Declarant hereby makes and executes this THIRD AMENDMENT TO DECLARATION FOR ROOFTOPS AT 78 HUNDRED (the "Third Amendment"), which shall be effective as of its recording date.

1. Amendment

¹ Unless otherwise set forth herein, defined terms used in this Amendment shall have the same meaning as that set forth in the Declaration.

a. Article 22.12 of the Declaration is hereby amended in its entirety, as follows:

11.12 Use of Units and Common Areas. During the Declarant Control Period, the Declarant shall have the right to use any Unit owned by it, and any part of the Common Areas in furtherance of any activities designed to accomplish or facilitate construction, improvement and sale of all Units owned by the Declarant or to be added to the Project, and the construction and improvement of all Common Areas and/or Limited Common Areas as the Declarant may desire. The Declarant shall have the right to maintain one or more sales offices and model Units. Such offices and model Units may be located in any Unit with the permission of the Owner of that Unit, who may be the Declarant, or in one or more separate structures or facilities placed in the Project for the purpose of aiding the Declarant's sales efforts, or any combination of the foregoing. To ensure uniform and consistent marketing of the Units for the benefit of the Association and the Owners, all sales of Units during the Declarant Control Period, including Units no longer owned by the Declarant, must utilize only the real estate sales agents specified and approved of by the Declarant. The Declarant shall also have the right to maintain any number of promotional, advertising, or directional signs, banners, or similar structures or devices at any place or places in the Project. The Declarant shall also have the right to designate by signs or otherwise any Common Area parking as parking for sales only or to otherwise restrict and use any Common Area parking. The Declarant shall have the right from time to time to relocate, move, remove, or add to any of its sales offices, parking restrictions, model Units, signs, banners or similar structures or devices.

2. Conflicts. All remaining provisions of the Declaration and any prior amendments not specifically amended in this Second Amendment shall remain in full force and effect. In the case of any conflict between the provisions of this document and the provisions of the Declaration or any prior amendments, the provisions of this document shall govern and control in all respects.

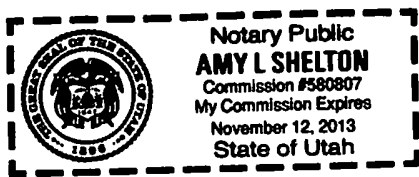
EXECUTED this 21 day of August, 2013.

SOLSTICE HOMES, LLC

By: [Signature]
Its: Owner

STATE OF UTAH)
COUNTY OF Salt Lake)SS:

On the 21 day of Aug, 2013, personally appeared before me Chris Erisian, the signer of the foregoing THIRD AMENDMENT TO DECLARATION FOR ROOFTOPS AT 78 HUNDRED TOWNHOMES on behalf of Solstice Homes, LLC, who duly acknowledged to me that he executed the same.



[Signature]
Notary Public

EXHIBIT A

Phase 1.

Beginning at a point on the Northerly Right-Of-Way Line of 7800 South Street, said point also being North 00°08'36" East 267.97 feet along the Section Line and West 2,348.26 feet from the Southeast Corner of Section 26, Township 2 South, Range 1 West, Salt Lake Base and Meridian, and running

thence Southwesterly 160.11 feet along the arc of a 2,936.90 foot radius curve to the left (center bears South 1204'36" East and the chord bears South 7621'42" West 160.09 feet with a central angle of 0307'25") along the Northerly Right-Of-Way Line of said 7800 South Street;

thence South 7448'00" West 39.12 feet along the Northerly Right-Of-Way Line of said 7800 South Street;

thence North 1443'56" West 144.11 feet;

thence South 7504'55" East 25.37 feet;

thence Southeasterly 30.27 feet along the arc of a 58.50 foot radius curve to the left (center bears North 1455'05" East and the chord bears South 8954'25" East 29.94 feet with a central angle of 2939'00");

thence North 7516'05" East 178.58 feet to the Westerly Right-Of-Way Line of Euro Drive;

thence Southeasterly 33.51 feet along the arc of a 633.00 foot radius curve to the left (center bears North 8251'28" East and the chord bears South 0839'32" East 33.51 feet with a central angle of 0302'00") along the Westerly Right-Of-Way Line of said Euro Drive;

thence South 1010'32" East 75.16 feet along the Westerly Right-Of-Way Line of said Euro Drive;

thence Southwesterly 30.75 feet along the arc of 20.00 foot radius curve to the right (center bears South 7949'28" West and the chord bears South 3352'27" West 27.81 feet with a central angle of 8805'56") along the Westerly Right-Of-Way Line of said Euro Drive to the point of beginning.

Contains 28,163 Square Feet or 0.646 Acres.

Phase 2.

Beginning at a point on the Northerly Right-of-Way Line of 7800 South Street, said point also being North 00°08'36" East 219.96 feet along the Section Line and West 2,541.47 feet from the Southeast Corner of Section 26, Township 2 South, Range 1 West, Salt Lake Base and Meridian, and running

thence South 74°48'00" West 337.90 feet along the Northerly Right-of-Way of said 7800 South Street to the Southeast Corner of Parcel A of the Junction at Midvale-West Residential Plat;

thence North 05°03'12" West 59.29 feet along the Easterly Boundary Line of said Parcel A;

thence North 05°45'16" West 99.00 feet along the Easterly Boundary Line of said Parcel A;

thence North 10°26'27" East 49.58 feet along the Easterly Boundary Line of said Parcel A;

thence South 75°04'55" East 90.35 feet;

thence North 14°55'05" East 15.81 feet;

thence North 75°16'05" East 74.17 feet;

thence South 75°04'55" East 39.04 feet;

thence North 14°55'05" East 17.00 feet;

thence Northeasterly 43.20 feet along the arc of a 27.50 foot radius curve to the right (center bears South 75°04'55" East and the chord bears North 59°55'05" East 38.89 feet with a central angle of 90°00'00");

thence South 75°04'55" East 58.72 feet to the Westerly Boundary Line of the Rooftops at 78 Hundred Townhomes Phase 1;

thence South 14°43'56" East 144.11 feet along the Westerly Boundary Line of said Rooftops at 78 Hundred Townhomes Phase 1 to the point of beginning.

Contains 54,818 Square Feet or 1.258 Acres.

Phase 3.

Beginning at the intersection point of the Northerly Right-of-Way Line of Rooftop Drive, said point being North 00°08'36" East 399.09 feet along the Section Line and West 2,607.36 feet from the Southeast Corner of Section 26, Township 2 South, Range 1 West, Salt Lake Base and Meridian; and running

thence North 75°04'55" West 81.65 feet along the Right-of-Way Line of said Rooftop Drive;
thence Northwesterly 43.20 feet along the arc of a 27.50 foot radius curve to the right (center bears North 14°55'05" East and the chord bears North 30°04'54" West 38.89 feet with a central angle of 90°00'01") along the Right-of-Way Line of said Rooftop Drive;
thence North 75°04'54" West 31.00 feet along the Right-of-Way Line of said Rooftop Drive;
thence Southeasterly 80.25 feet along the arc of a 58.50 foot radius curve to the left (center bears South 75°04'54" East and the chord bears South 24°22'44" East 74.10 feet with a central angle of 78°35'39") along the Right-of-Way Line of said Rooftop Drive;
thence Southeasterly 34.74 feet along the arc of a 27.50 foot radius curve to the right (center bears South 32°47'14" West and the chord bears South 21°01'12" East 32.48 feet with a central angle of 72°23'08") along the Right-of-Way Line of said Rooftop Drive;
thence South 14°55'05" West 19.36 feet along the Right-of-Way Line of said Rooftop Drive to Northerly Boundary Line of the Rooftops at 78 Hundred Townhomes Phase 2;
thence North 75°04'55" West 13.04 feet along the Northerly Boundary Line of said Rooftops at 78 Hundred Townhomes Phase 2;
thence South 75°16'05" West 74.17 feet along the Northerly Boundary Line of said Rooftops at 78 Hundred Townhomes Phase 2;
thence South 14°55'05" West 15.81 feet along the Northerly Boundary Line of said Rooftops at 78 Hundred Townhomes Phase 2;
thence North 75°04'55" West 90.35 feet along the Northerly Boundary Line of said Rooftops at 78 Hundred Townhomes Phase 2 to the Easterly Boundary Line of Parcel A of The Junction at Midvale-West Residential Plat;
thence North 10°26'27" East 36.61 feet along the Easterly Boundary Line of said Parcel A;
thence North 14°55'02" East 110.85 feet along the Easterly Boundary Line of said Parcel A;
thence North 14°30'17" East 117.25 feet along the Easterly Boundary Line of said Parcel A;
thence North 15°15'07" East 15.40 feet along the Easterly Boundary Line of said Parcel A;
thence South 75°04'55" East 98.47 feet;
thence Northeasterly 14.92 feet along the arc of a 9.50 foot radius curve to the left (center bears North 14°55'05" East and the chord bears North 59°55'05" East 13.44 feet with a central angle of 90°00'00");
thence South 75°13'15" East 15.50 feet;
thence North 14°55'05" East 3.96 feet;
thence South 75°04'55" East 15.50 feet;
thence Southeasterly 21.21 feet along the arc of a 13.50 foot radius curve to the left (center bears South 75°04'55" East and the chord bears South 30°04'55" East 19.09 feet with a central angle of 90°00'00");
thence South 75°04'55" East 93.17 feet;
thence South 14°55'25" West 152.00 feet to the point of beginning.

Contains 54,167 Square Feet or 1.244 Acres and 29 Townhome Units