



**FIRST AMENDMENT TO THE
AMENDED AND RESTATED DECLARATION OF CONDOMINIUM
FOR SWEETWATER PARK BEACH RESORT CONDOMINIUMS**

This First Amendment to the Amended and Restated Declaration of Condominium for Sweetwater Park Beach Resort Condominiums (the "Amendment") is made and executed on the date set forth below and shall be effective upon recording in the Rich County Recorder's Office to amend the Amended and Restated Declaration of Condominium for Sweetwater Park Beach Resort Condominiums recorded with the Rich County Recorder's Office on October 9, 2015 as Entry No.: 88708 (the "Declaration").

RECITALS

A. The Ideal Beach Condominium Homeowners Association, Inc. ("Association") and the Sweetwater Park Beach Resort Condominiums (the "Project") are governed by the Amended and Restated Declaration of Condominium for Sweetwater Park Beach Resort Condominiums recorded with the Rich County Recorder's Office on October 9, 2015 as Entry No.: 88708 (the "Declaration").

B. This First Amendment shall amend the Declaration and shall apply to and be binding against the Association, Project, and all of the property more fully described in Exhibit A, attached hereto, and any additional property, annexation, expansion or supplement thereto (the "Property");

C. This Amendment is intended to amend and clarify the Declaration and shall control over any contradiction in the Declaration.

D. Pursuant to Section 10.1 of the Declaration and as elsewhere required in the Declaration, and as any of those requirements may be modified by statute, the Board of Trustees certifies that the necessary approvals to amend the Declaration were duly conducted and received to adopt and record this Amendment.

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

Section 4.1(b) shall be amended to read as follows:

(b) Limited Common Area. Each Unit Owner shall, at his or her own cost, keep the Limited Common Areas in a clean, sanitary and attractive condition at all times, but the Association shall be responsible to maintain, repair, and replace the Limited Common Areas, except that decks, exterior windows, and exterior doors shall be the responsibility of each Unit Owner to maintain, repair, and replace at his or her own cost, regardless of anything else to the contrary provided in the Association's governing documents. As part of this responsibility, Unit Owners must make certain that any deck has a well-crafted roof over the deck that matches existing architecture and sheds all water away from the building structure so that no leaking or water damage results.

[Signatures contained on the next page of this document]

IN WITNESS WHEREOF, THE ASSOCIATION has executed this First Amendment to the Declaration as of the 30 day of Jan, ~~2023~~ ²⁰²⁴ in accordance with the Declaration.

Ideal Beach Condominium Homeowners Association, Inc.

Ralph Binns
President

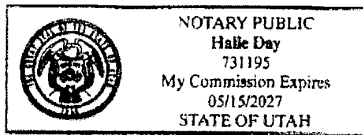
RALPH BINNS
Printed Name

STATE OF UTAH)

:ss

COUNTY OF ~~RICH~~)

On this 30 day of Jan, ~~2023~~ ²⁰²⁴ personally appeared before me Ralph Binns who is known to me or who presented satisfactory identification, and has, while in my presence and while under oath or affirmation, voluntarily signed this document.



Halle Day
Notary Public

Exhibit A
Legal Description

Units 1 - 112, SWEETWATER PARK BEACH RESORT CONDOMINIUMS, according to the official plats thereof recorded in the records of the Rich County Recorder.

Parcel Numbers:

41-37-130-0001	41-37-130-0039	41-37-130-0077
41-37-130-0002	41-37-130-0040	41-37-130-0078
41-37-130-0003	41-37-130-0041	41-37-130-0079
41-37-130-0004	41-37-130-0042	41-37-130-0080
41-37-130-0005	41-37-130-0043	41-37-130-0081
41-37-130-0006	41-37-130-0044	41-37-130-0082
41-37-130-0007	41-37-130-0045	41-37-130-0083
41-37-130-0008	41-37-130-0046	41-37-130-0084
41-37-130-0009	41-37-130-0047	41-37-130-0085
41-37-130-0010	41-37-130-0048	41-37-130-0086
41-37-130-0011	41-37-130-0049	41-37-130-0087
41-37-130-0012	41-37-130-0050	41-37-130-0088
41-37-130-0013	41-37-130-0051	41-37-130-0089
41-37-130-0014	41-37-130-0052	41-37-130-0090
41-37-130-0015	41-37-130-0053	41-37-130-0091
41-37-130-0016	41-37-130-0054	41-37-130-0092
41-37-130-0017	41-37-130-0055	41-37-130-0093
41-37-130-0018	41-37-130-0056	41-37-130-0094
41-37-130-0019	41-37-130-0057	41-37-130-0095
41-37-130-0020	41-37-130-0058	41-37-130-0096
41-37-130-0021	41-37-130-0059	41-37-130-0097
41-37-130-0022	41-37-130-0060	41-37-130-0098
41-37-130-0023	41-37-130-0061	41-37-130-0099
41-37-130-0024	41-37-130-0062	41-37-130-0100
41-37-130-0025	41-37-130-0063	41-37-130-0101
41-37-130-0026	41-37-130-0064	41-37-130-0102
41-37-130-0027	41-37-130-0065	41-37-130-0103
41-37-130-0028	41-37-130-0066	41-37-130-0104
41-37-130-0029	41-37-130-0067	41-37-130-0105
41-37-130-0030	41-37-130-0068	41-37-130-0106
41-37-130-0031	41-37-130-0069	41-37-130-0107
41-37-130-0032	41-37-130-0070	41-37-130-0108
41-37-130-0033	41-37-130-0071	41-37-130-0109
41-37-130-0034	41-37-130-0072	41-37-130-0110
41-37-130-0035	41-37-130-0073	41-37-130-0111
41-37-130-0036	41-37-130-0074	41-37-130-0112
41-37-130-0037	41-37-130-0075	
41-37-130-0038	41-37-130-0076	