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Rhonda Francis Summit County Recorder
08/24/2021 02 12:00 PM Fee \$214.00
By MILLER HARRISON LLC
Electronically Recorded

FOURTH AMENDMENT TO THE DECLARATION OF CONDOMINIUM FOR THE LODGES AT BEAR HOLLOW INCLUDING THE LODGES AT BEAR HOLLOW VILLAGE I

A Utah Expandable Condominium Project

This FOURTH AMENDMENT TO THE DECLARATION OF CONDOMINIUM FOR THE LODGES AT BEAR HOLLOW INCLUDING THE LODGES AT BEAR HOLLOW VILLAGE I ("Fourth Amendment") is effective when recorded with the Summit County Recorder's Office by The Lodges at Bear Hollow Condominium Homeowners Association, Inc. ("Association"), pursuant to the Utah Condominium Ownership Act.

RECITALS

- A. The Declaration of Condominium for the Lodges at Bear Hollow was recorded on December, 16 2005 as Entry No. 00761898 in the office of the Summit County Recorder.
- 3. The First Amendment to Declaration of Condominium for the Lodges at Bear Hollow including the Lodges at Bear Hollow Village I was recorded on September 18 2006 as Entry No. 00791358 in the office of the Summit County Recorder ("Declaration").
- C. The Second Amendment to Declaration of Condominium for the Lodges at Bear Hollow including the Lodges at Bear Hollow Village I was recorded on December 6, 2006 as Entry No. 00798440 in the office of the Summit County Recorder.
- D. The Third Amendment to Declaration of Condominium for the Lodges at Bear Hollow including the Lodges at Bear Hollow Village I was recorded on July 2, 2007 as Entry No. 00818218 in the office of the Summit County Recorder.
- E. This Fourth Amendment affects the real property situated in Summit County Utah, described with particularity on Exhibit A, which exhibit is attached hereto and incorporated in this Amendment by reference (the "Project") and shall be binding on all parties having or acquiring any right, title, or interest to the Project or any part thereof.
- F. This Fourth Amendment is adopted to allow the Association to adopt a Reinvestment Fee pursuant to Utah Code Ann. §57-1-46, such Reinvestment Fee to be adopted in the discretion of the Board of Directors of the Association.

- G. Pursuant to the amendment requirements contained in Section 16.2.1 of the Declaration, the undersigned hereby certifies that this Fourth Amendment was approved by Owners holding at least sixty-seven (67%) of the Ownership Interests in the Association.
 - H Unless specifically modified herein, all remaining provisions of the Declaration and shall remain in full force and effect.
 - In case of any conflict between the terms of this Fourth Amendment and the terms of the Declaration, the provisions of this Fourth Amendment shall control.
 - J. Unless otherwise provided in this Fourth Amendment, capitalized terms used herein shall have the same meaning and effect as used in the Declaration.

FOURTH AMENDMENT

NOW, THEREFORE, the Declaration is amended as follows:

- 1. Section 12.4 A (Reinvestment Fee) is hereby added and shall read as follows:
 - 12.4.A <u>Reinvestment Fee</u>. The Board, by resolution, shall have the right to establish from time to time (but shall not be required to establish) a "Reinvestment Fee" assessment in accordance with this Section and Utah Code \$57-1-46. If established by the Board, the following terms and conditions shall govern Reinvestment Fees.
 - (a) Upon the occurrence of any sale, transfer, or conveyance of any Unit as reflected in the office of the Summit County recorder, regardless of whether it is pursuant to the sale of the Unit or not (as applicable a "Transfer"), the party receiving title to the Unit (the "Transferee") shall pay to the Association a Reinvestment Fee.
 - (b) The amount of the Reinvestment Fee shall be set by the Board, in the Board's sole discretion, provided that in no event shall the Reinvestment Fee exceed the maximum rate permitted by law.
 - (c) The Association shall not levy or collect a Reinvestment Fee for any of the Transfer exempted by Utah Code § 57-1-46.
 - The Reinvestment Fee shall be due and payable by the Transferee to the Association at the time of the Transfer giving rise to the payment of such Reinvestment Fee and shall be treated as an Individual Assessment for collection purposes.

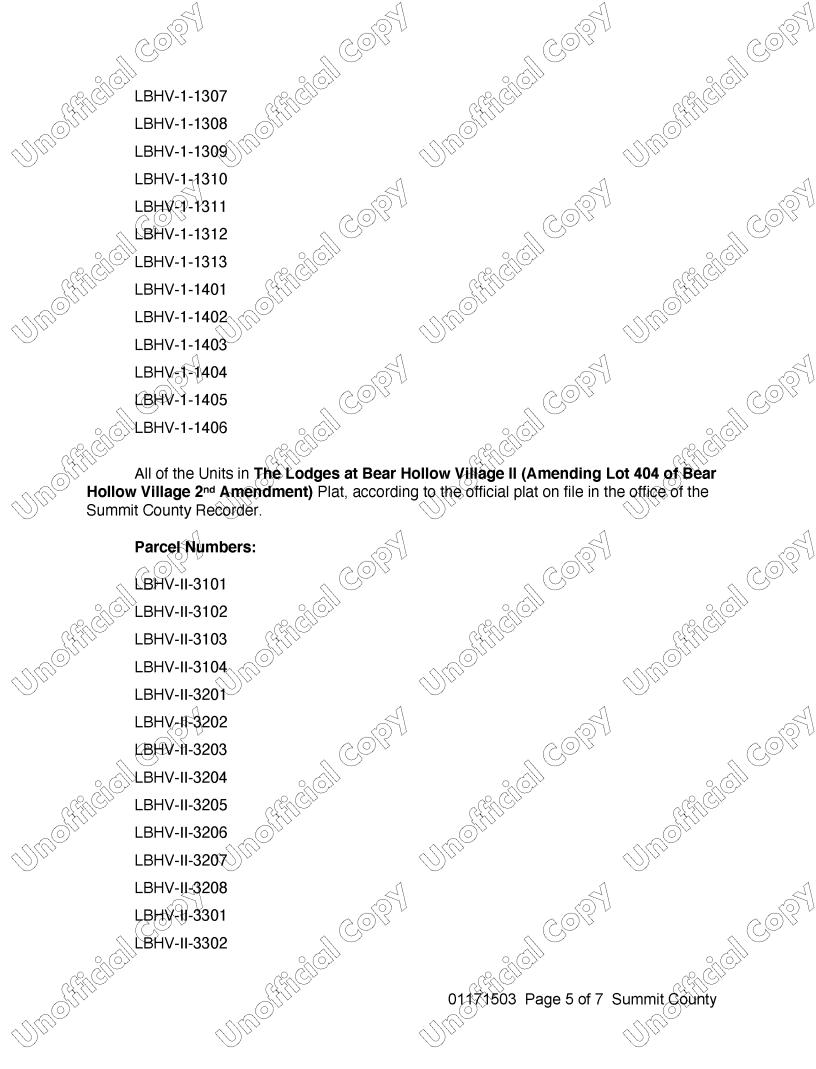
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| execute | NWITNESS WHEREOF, the by its President. | e Association has caused | this Fourth Amendment to | be Solver |
| | DATED as of the 23 day of | August, 2021 | | |
| execute | | The Lodges at Bear Hollo Homeowners Association a Utah Nonprofit Corporati | ow Condominium n, Inc. | be |
| | I | By: Jim My W | () | |
| | | Its:President | | |
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| County | of Maricopa | | | Λ |
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| that the | nt of The Lodges at Bear Ho foregoing instrument is sign | ollow Condominium Home ned on behalf of said corp | cowners Association, Inc., a coration and executed with | all |
| Presider that the necessa | On the <u>13</u> day of <u>Mr. y Barton</u> who I who I of The Lodges at Bear He foregoing instrument is signary authority. NATALIIA KIRPITCHEV Notary Public - Arizona Maricopa County Commission # 567476 My Comm. Expires Jun 12, 2023 | Notary Public / | Patalija Kirpita | her |
| James 17 | NATALIIA KIRPITCHEV | ~1 ())v | A ())v | A |
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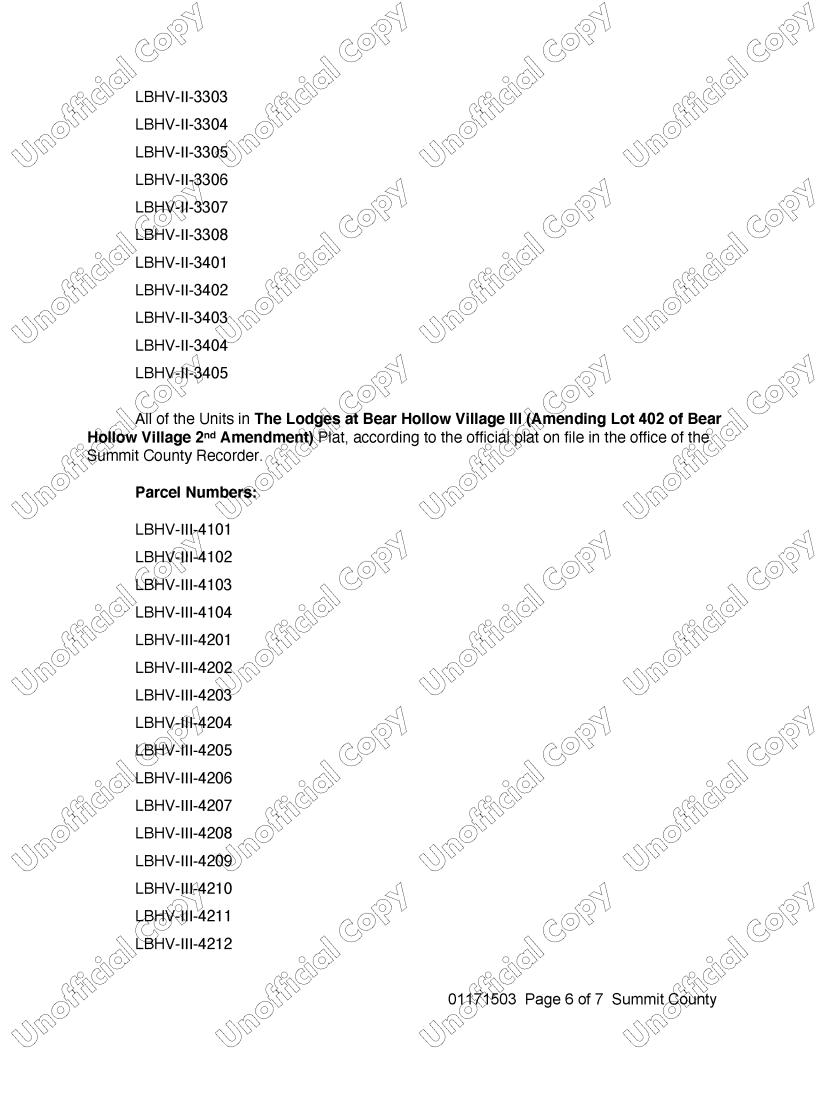
EXHIBIT A LEGAL DESCRIPTION

All of the Units in The Lodges at Bear Hollow Village I (Amending Lot 403 of Bear Hollow Village 2nd Amendment) Plat according to the official plat on the in the office of the Summit County Recorder.

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