

When Recorded Return To:
CW The Lucy, LLC
1222 W. Legacy Crossing Blvd. #6
Centerville, UT 84014

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08/24/2020 02:16 PM \$40.00
Book - 11004 Pg - 6442-6444
RASHELLE HOBBS
RECORDER, SALT LAKE COUNTY, UTAH
CW THE LUCY LLC
1222 W LEGACY CROSSING BLVD,
6
CENTERVILLE UT 84014
BY: MGA, DEPUTY - WI 3 P.

SECOND AMENDMENT TO THE DECLARATION OF CONDOMINIUM FOR THE LUCY

This Second Amendment to the Declaration of Condominium for The Lucy (the "**Amendment**") is executed and adopted by CW The Lucy, LLC (the "**Declarant**").

RECITALS

A. The Declaration of Condominium for The Lucy was recorded on December 13, 2019 as Entry No. 13146330 in the office of the Salt Lake County Recorder (hereinafter the "**Declaration**").

B. The Amendment to the Declaration of Condominium for The Lucy was recorded on March 20, 2020 as Entry No. 13221849 in the office of the Salt Lake County Recorder.

C. The Supplement to the Declaration of Condominium for The Lucy was recorded on August 24, 2020 as Entry No. 13370789 in the office of the Salt Lake County Recorder which annexed the Units within Phase 2 into the Project.

D. This Amendment affects the real property located in Salt Lake County, State of Utah, described with particularity on Exhibit A, which exhibit is attached hereto and incorporated herein by reference.

E. The Declarant desires to amend the Declaration as set forth in this Amendment to remove Phase 3 from the expandable area of the Project.

F. Unless otherwise set forth herein, the capitalized terms shall have their same meanings and definitions as stated in the Declaration.

G. Pursuant to Article 15, Section 15.1 of the Declaration, the Declarant has the sole authority to amend the Declaration during the Period of Declarant Control. As of the date of the recording of this Amendment, the Period of Declarant Control remains in effect.

AMENDMENTS

NOW, THEREFORE, in consideration of the foregoing Recitals, the Declarant hereby executes this Amendment, which shall be effective as of its recording date with the Salt Lake County Recorder's office.

(1) Amendment No. 1. Article 3, Section 3.1 of the Declaration shall be deleted in its entirety and shall be replaced by the following:

3.1 Description of Improvements. The Project has been built in two phases. The Project includes multiple buildings containing condominium Units. Other major

improvements include enclosed garages, asphalt roadways, open parking spaces, fences, concrete patios, outdoor lighting, and landscaping. The Plat shall supplement the information and descriptions in this Section. The completed Project consists of 35 Units.

(2) **Amendment No. 2.** The second sentence in Article 16, Section 16.2 of the Declaration shall be deleted in its entirety and shall be replaced by the following:

The number of Units to be constructed upon the Additional Land shall be such that the total number of Units to be included within the Project is 35 Units.

(3) **Amendment No. 3.** Exhibit C of the Declaration shall be deleted in its entirety as the Project no longer contains Additional Land that can be annexed into the Project.

(4) **Conflicts.** All remaining provisions of the Declaration and any prior amendments not specifically amended in this 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 in all respects govern and control.

(5) **Incorporation & Supplementation of Declaration.** This document is supplemental to the Declaration, which by reference is made a part hereof, and all the terms, definitions, covenants, conditions, restrictions, and provisions thereof, unless specifically modified herein, are to apply to this document and are made a part hereof as though they were expressly rewritten, incorporated, and included herein.

IN WITNESS WHEREOF, Declarant has executed this Amendment this 19 day of August, 2020.

DECLARANT
CW THE LUCY, LLC
a Utah limited liability company

By: *Darlene Carter*

Name: DARLENE CARTER

STATE OF UTAH)

COUNTY OF Davis) ss.

Its: MANAGER

On the 19 day of August, 2020, personally appeared before me *Darlene Carter* who by me being duly sworn, did say that she/he is an authorized representative of CW The Lucy, LLC, and that the foregoing instrument is signed on behalf of said corporation and executed with all necessary authority.

Notary Public: *Stephanie Heiner*

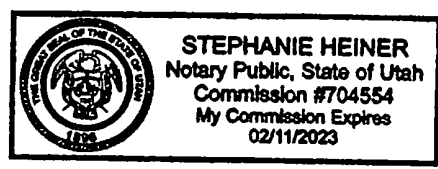


EXHIBIT A
Legal Description

All of **The Lucy Condominiums Phase 1**, according to the official plat recorded in the office of the Salt Lake County Recorder as Entry Number 13146329, in Book 2019P, at Page 347.

Including Units 1 – 14 and Common Area

Parcel Numbers: 15124620010000 through 15124620150000

All of **The Lucy Condominiums Phase 2**, according to the official plat on file in the office of the Salt Lake County Recorder.

Including Units 15 – 35 and Common Area

More particularly described as:

BOUNDARY DESCRIPTION

Beginning at a point on the southerly right of way line of Lucy Avenue; said point being North 89°56'40" East, along the monument line, 627.34 feet and South 00°03'20" East, 8.07 feet from a Salt Lake City Survey monument located at the intersection of 300 West Street and Lucy Avenue; said point also being North 00°09'42" West, 26.00 feet and South 89°56'40" West, 124.78 feet from the Northeast Corner of Lot 1, Fox's Subdivision, Block 23, 5-Acre Plot "A"; and running thence South 00°00'17" East, 197.11 feet; thence West, 179.18 feet; thence North 00°09'42" West, 196.94 feet to a point on the southerly right of way line of Lucy Avenue; thence North 89°56'40" East, along said southerly right of way line, 179.72 feet to the point of beginning.

Contains: 35,356 Sq. Ft. (0.81 Acres)