



ENT 164126:2020 PG 1 of 5  
JEFFERY SMITH  
UTAH COUNTY RECORDER  
2020 Oct 20 3:53 pm FEE 80.00 BY HA  
RECORDED FOR AMERICAN FORK CITY

WHEN RECORDED, RETURN TO:  
Paxton Guymon, Esq.  
YORK HOWELL & GUYMON  
10610 South Jordan Gateway #200  
South Jordan, Utah 84095

**SECOND SUPPLEMENTAL EXHIBIT "A" TO AMENDED AND RESTATED  
DECLARATION OF CONDOMINIUM**

*(Rockwell Ranch Condominiums, American Fork City, Utah County, Utah)*

This *Second Supplemental Exhibit "A"* is made effective as of the date set forth on the signature page hereof by RWR Property Holdings, LLC, a Utah limited liability company ("**Declarant**").

A. Declarant (or its affiliate or predecessor in interest) has previously executed and recorded that certain *Amended and Restated Declaration of Condominium for Rockwell Ranch Condominiums* (the "**Declaration**"). The Declaration was recorded in the real property records of Utah County, Utah, on October 20, 2020, as Entry No. 164122:2020 against the real property identified in the Declaration. Unless otherwise indicated, capitalized terms used herein shall have the meanings provided in the Declaration.

B. In accordance with Section 1.4 and Section 27 of the Declaration, the Property included in the Rockwell Ranch Condominium Project (the "**Project**") has been expanded by Declarant to include additional land on which an additional condominium Building will be constructed. The Project was initially comprised of one (1) Building containing ten (10) Units, but one or more Declarations of Inclusion have been recorded against portions of the Additional Land described in the Declaration, thereby expanding the Project to include a total of three (3) Buildings on which a total of thirty (30) Units may be constructed (10 Units per Building).

C. As set forth in Section 27.3 of the Declaration, assessment obligations and voting rights for each Unit to be constructed on the Additional Land shall commence for each Unit when construction has been completed and the Unit receives a certificate of occupancy from the City. The undivided interest of each Unit is calculated as set forth in Section 6.2 and Section 20 of the Declaration. Attached hereto as **Exhibit "A"** is an updated Schedule of Units, Votes and Undivided Interests in Common Areas for the Project (as the same has been expanded to include a total of four (4) Buildings). **Exhibit "A"** hereto supersedes and replaces Exhibit A of the Declaration.

D. This Supplemental Exhibit shall be recorded against the Project (as expanded), which is described in Exhibit "B" hereto.

IN WITNESS WHEREOF, the Declarant has executed this Declaration of Inclusion this 19 day of October, 2020.


**DECLARANT:**  
RWR Property Holdings, LLC

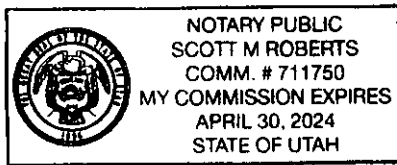
  
\_\_\_\_\_  
Grant Lefgren, Authorized Member/Manager

STATE OF UTAH                    )  
  : ss.  
COUNTY OF Utah            )

The foregoing instrument was acknowledged before me this 19<sup>th</sup> day of October, 2020, by Grant Lefgren, in his capacity as Authorized Member/Manager of RWR Property Holdings, LLC.

SEAL:

  
\_\_\_\_\_  
Notary Public



**EXHIBIT A****Updated Schedule of Units, Votes and Undivided Interests in Common Areas**  
**Rockwell Ranch Condominiums (3 Buildings; 30 Units)**

<b>Building Identifying Number</b>	<b>Unit Identifying Number</b>	<b>Approx. Sq. Footage of Unit</b>	<b>No. of Votes Per Unit</b>	<b>Undivided Interest Per Unit<sup>1</sup></b>
Building "A" – Block 1 Phase 1 Plat "A" Condo	101	1,294	3.32 votes	3.32%
Building "A" – Block 1 Phase 1 Plat "A" Condo	102	1,294	3.32 votes	3.32%
Building "A" – Block 1 Phase 1 Plat "A" Condo	201	1,266	3.25 votes	3.25%
Building "A" – Block 1 Phase 1 Plat "A" Condo	202	1,264	3.25 votes	3.25%
Building "A" – Block 1 Phase 1 Plat "A" Condo	203	1,264	3.25 votes	3.25%
Building "A" – Block 1 Phase 1 Plat "A" Condo	204	1,264	3.25 votes	3.25%
Building "A" – Block 1 Phase 1 Plat "A" Condo	301	1,399	3.60 votes	3.60%
Building "A" – Block 1 Phase 1 Plat "A" Condo	302	1,397	3.59 votes	3.59%
Building "A" – Block 1 Phase 1 Plat "A" Condo	303	1,264	3.25 votes	3.25%
Building "A" – Block 1 Phase 1 Plat "A" Condo	304	1,264	3.25 votes	3.25%
Building "B" – Block 1 Phase 1 Plat "B" Condo	101	1,294	3.32 votes	3.32%
Building "B" – Block 1 Phase 1 Plat "B" Condo	102	1,294	3.32 votes	3.32%
Building "B" – Block 1 Phase 1 Plat "B" Condo	201	1,266	3.25 votes	3.25%
Building "B" – Block 1 Phase 1 Plat "B" Condo	202	1,264	3.25 votes	3.25%
Building "B" – Block 1 Phase 1 Plat "B" Condo	203	1,264	3.25 votes	3.25%
Building "B" – Block 1 Phase 1 Plat "B" Condo	204	1,264	3.25 votes	3.25%
Building "B" – Block 1 Phase 1 Plat "B" Condo	301	1,399	3.60 votes	3.60%
Building "B" – Block 1 Phase 1 Plat "B" Condo	302	1,397	3.59 votes	3.59%
Building "B" – Block 1 Phase 1 Plat "B" Condo	303	1,264	3.25 votes	3.25%
Building "B" – Block 1 Phase 1 Plat "B" Condo	304	1,264	3.25 votes	3.25%
Building "C" – Block 1 Phase 1 Plat "C" Condo	101	1,294	3.32 votes	3.32%

<b>Building Identifying Number</b>	<b>Unit Identifying Number</b>	<b>Approx. Sq. Footage of Unit</b>	<b>No. of Votes Per Unit</b>	<b>Undivided Interest Per Unit<sup>1</sup></b>
Building "C" – Block 1 Phase 1 Plat "C" Condo	102	1,294	3.32 votes	3.32%
Building "C" – Block 1 Phase 1 Plat "C" Condo	201	1,266	3.25 votes	3.25%
Building "C" – Block 1 Phase 1 Plat "C" Condo	202	1,264	3.25 votes	3.25%
Building "C" – Block 1 Phase 1 Plat "C" Condo	203	1,264	3.25 votes	3.25%
Building "C" – Block 1 Phase 1 Plat "C" Condo	204	1,264	3.25 votes	3.25%
Building "C" – Block 1 Phase 1 Plat "C" Condo	301	1,399	3.60 votes	3.60%
Building "C" – Block 1 Phase 1 Plat "C" Condo	302	1,397	3.58 votes	3.59%
Building "C" – Block 1 Phase 1 Plat "C" Condo	303	1,264	3.25 votes	3.25%
Building "C" – Block 1 Phase 1 Plat "C" Condo	304	1,264	3.25 votes	3.25%
<b>TOTALS</b>	<b>30 Units</b>	<b>38,960 sq. ft.</b>	<b>100 votes</b>	<b>100.00%</b>

<sup>1</sup> May total slightly more or less than 100% due to rounding.

<sup>2</sup> Votes and Interests will be recalculated when Additional Land is added to the Condominium Project and additional Units are constructed thereon as set forth in Section 6.2 the condominium Declaration. Also, the Votes per Unit shown above are subject to the provisions of Section 20 of the Declaration which provides that for each Unit owned by Declarant, Declarant shall have ten (10) times the number of votes otherwise pertaining to each such Unit.

**EXHIBIT B****(Legal Description of Condominium Project – as Expanded)**

This Supplemental Exhibit A shall be recorded against the real property described below (plat by plat, with one condominium Building per plat), located in American Fork City, Utah County, State of Utah:

**Block 1 – Phase 1 Plat “A” Condominium**

Beginning at a point being South 89°53'31" East 1,183.39 feet along section line and South 2,797.39 feet from the Northwest Corner of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian; and running

thence South 89°23'30" East 71.61 feet;  
 thence South 00°56'33" West 6.27 feet;  
 thence North 89°03'27" West 10.00 feet;  
 thence South 00°56'33" West 152.25 feet;  
 thence North 89°05'03" West 81.49 feet;  
 thence North 00°56'33" East 138.14 feet;

thence Northeasterly 31.30 feet along the arc of a 20.00 foot radius curve to the right (center bears South 89°03'27" East and the chord bears North 45°46'32" East 28.20 feet with a central angle of 89°39'57") to the point of beginning.

(Contains 12,873 Square Feet or 0.296 Acres)

**Block 1 – Phase 1 Plat “B” Condominium**

Beginning at a point being South 89°53'31" East 1,160.91 feet along section line and South 2,955.18 feet from the Northwest Corner of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian; and running

thence South 89°03'27" East 81.49 feet;  
 thence South 00°56'33" West 155.62 feet;  
 thence North 89°03'27" West 95.97 feet;  
 thence North 10°08'21" East 27.13 feet;

thence Northeasterly 126.72 feet along the arc of a 789.50 foot radius curve to the left (center bears North 79°51'39" West and the chord bears North 05°32'27" East 126.59 feet with a central angle of 09°11'48");

thence North 00°56'33" East 2.66 feet to the point of beginning.

(Contains 13,437 Square Feet or 0.308 Acres)

**Block 1 – Phase 1 Plat “C” Condominium**

Beginning at a point being South 89°53'31" East 1,143.86 feet along section line and South 3,110.58 feet from the Northwest Corner of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian; and running

thence South 89°03'27" East 95.97 feet;  
 thence South 00°56'33" West 131.09 feet;

thence Southwesterly 15.64 feet along the arc of a 10.00 foot radius curve to the right (center bears North 89°03'27" West and the chord bears South 45°44'30" West 14.09 feet with a central angle of 89°35'54");

thence North 89°27'33" West 107.21 feet;

thence Northerly 50.33 feet along the arc of a 710.50 foot radius curve to the right (center bears South 83°55'10" East and the chord bears North 08°06'35" East 50.32 feet with a central angle of 04°03'31");

thence North 10°08'21" East 93.11 feet to the point of beginning.

(Contains 15,143 Square Feet or 0.348 Acres)