



When Recorded mail to:  
 Vial Fotheringham SG, LLP  
 1173 South 250 West, Ste. 310  
 St. George, UT 84770

**AMENDMENT TO DECLARATION  
 (Extension of Annexation Period)  
 (2013)  
 OF  
 BLACKROCK CONDOMINIUMS AT STONEBRIDGE**

This Amendment to Declaration of Covenants Conditions and Restrictions (Extension of Annexation Period) of BlackRock at Stonebridge is made and executed this 13th day of March, 2013, pursuant to Article 12, Section 12.4, of the DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS OF BLACKROCK CONDOMINIUMS AT STONEBRIDGE (the "Declaration"), recorded in the records of the Washington County Recorder on March 22, 2001, as Entry No. 00715332, in Book 14003, at Pages 2062-2089,

- as amended by the AMENDMENT TO THE DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS OF BLACKROCK CONDOMINIUMS AT STONEBRIDGE recorded April 2, 2001, as Entry No. 716505, in Book 1402, at Pages 1028-1029;
- as further amended by the AMENDMENT TO THE DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS OF BLACKROCK CONDOMINIUMS AT STONEBRIDGE recorded January 4, 2002, as Entry No. 748433, in Book 1445, at Pages 327-333;
- as further amended by the DECLARATION OF ANNEXATION FOR PHASE 2 AND AMENDMENT TO THE DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS OF BLACKROCK CONDOMINIUMS AT STONEBRIDGE recorded December 19, 2002, as Entry No. 795054, in Book 1509, at Pages 1760-1766;
- as further amended by the DECLARATION OF ANNEXATION FOR PHASE 3 AND AMENDMENT TO THE DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS OF BLACKROCK CONDOMINIUMS AT STONEBRIDGE recorded April 21, 2003, as Entry No. 814946, in Book 1539, at Pages 919-924;
- as further amended by the DECLARATION OF ANNEXATION FOR PHASE 4 AND AMENDMENT TO THE DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS OF BLACKROCK CONDOMINIUMS AT STONEBRIDGE recorded January 21, 2004, as Entry No. 861146, in Book 1610, at Pages 522-526;
- as further amended by the DECLARATION OF ANNEXATION FOR PHASE 5

AND AMENDMENT TO THE DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS OF BLACKROCK CONDOMINIUMS AT STONEBRIDGE recorded October 11, 2004, as Entry No. 905153, in Book 1678, at Pages 368-373;

- as further amended by the AMENDMENT TO DECLARATION (INCLUDING ASSOCIATION BYLAWS) OF BLACKROCK CONDOMINIUMS AT STONEBRIDGE recorded on March 2, 2010, as Document No. 2010006849; and
- as may have been further amended any instrument whether or not recorded in the records of the Washington County Recorder.

#### RECITALS

A. Article 11 of the Declaration governs expansion of the Properties to include additional property to be unilaterally annexed to the Properties by the Declarant. Such right of the Declarant lasted for a period seven (7) years and terminated in or about the year 2008;

B. The Declarant has constructed, or substantially constructed, the shell of Buildings 9 and 10 on real property originally anticipated to be annexed into the Properties in or before the year 2008;

C. The Owners believe it is in the best interest to annex Buildings 9 and 10 into the Properties, but only upon the express terms and conditions in this Amendment;

D. The Declarant also desires to annex Buildings 9 and 10 into the Properties, but cannot do so unilaterally and may only do so upon the express terms and conditions of this Amendment;

#### AMENDMENT

NOW THEREFORE, this Amendment is hereby made by consent of Owners (Parcels owned on Exhibit A) holding more than sixty-seven percent (67%) of the total outstanding votes of the Association pursuant to Section 12.4 of said Declaration and Article 11 of the Declaration is hereby replaced and superceded in its entirety by the following:

#### ARTICLE 11 - EXPANSION

Declarant may annex Buildings 9 and 10 into the Properties only upon the following terms and conditions:

1. The annexation be approved by the Management Committee of the Association;
2. The approval of the Management Committee may only be given if Buildings 9 and 10 are certified as free from structural and design defects to the satisfaction of an expert in the field of building envelope inspections approved by the Management Committee; and

3. The ability of the Management Committee to approve the annexation of Buildings 9 and 10 shall terminate on December 31, 2013.

Wherefore, the undersigned member of the Management Committee of BlackRock Condominiums at Stonebridge Owners Association, a Utah Non-profit Corporation, hereby certifies that at a duly scheduled meeting of the Association each of the above Amendments to Declaration and Bylaws passed with more than sixty-seven percent (67%) of the total outstanding votes of the Association pursuant to Section 12.4 of the original Declaration.

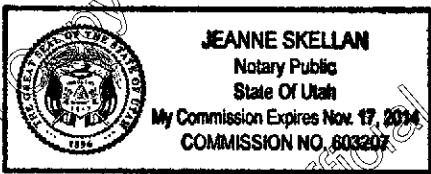
BlackRock Condominiums at Stonebridge



By: Mary Thompson, President  
Management Committee

STATE OF UTAH )  
 ) SS.  
COUNTY OF WASHINGTON )

On this 13<sup>th</sup> day of March, 2013, before me personally appeared Mary Thompson whose identity is personally known to or proved to me on the basis of satisfactory evidence, and who, being duly sworn (or affirmed), did say that she is the president of the BlackRock Condominiums at Stonebridge Management Committee, and that the foregoing document was signed by her on behalf of the Management Committee and the owners of property at BlackRock Condominiums at Stonebridge, and that the document is the result of voting by the owners at BlackRock Condominiums at Stonebridge.

  
NOTARY PUBLIC

**EXHIBIT A**

**PHASE 1**

ALL OF UNITS 1, 2, 3, 4, 5, 6, 7, AND 8, BUILDING 1, BLACKROCK CONDOMINIUMS AT STONEBRIDGE, PHASE 1 AMENDED & EXTENDED, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE IN THE OFFICE OF THE RECORDER OF WASHINGTON COUNTY, STATE OF UTAH.

TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON AREAS AS SET FORTH IN THE COVENANTS, CONDITIONS AND RESTRICTIONS AND ON THE OFFICIAL PLAT(S) THEREOF, RECORDED AS ENTRY NO. 715331.

PARCEL NOS: SG-BRSB-1-1, SG-BRSB-1-2, SG-BRSB-1-3, SG-BRSB-1-4, SG-BRSB-1-5, SG-BRSB-1-6, SG-BRSB-1-7, SG-BRSB-1-8.

ALL OF UNITS 9, 10, 11, 12, 13, AND 14, BUILDING 2, BLACKROCK CONDOMINIUMS AT STONEBRIDGE, PHASE 1 AMENDED & EXTENDED, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE IN THE OFFICE OF THE RECORDER OF WASHINGTON COUNTY, STATE OF UTAH.

TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON AREAS AS SET FORTH IN THE COVENANTS, CONDITIONS AND RESTRICTIONS AND ON THE OFFICIAL PLAT(S) THEREOF, RECORDED AS ENTRY NO. 715331.

PARCEL NOS: SG-BRSB-1-9, SG-BRSB-1-10, SG-BRSB-1-11, SG-BRSB-1-12, SG-BRSB-1-13, SG-BRSB-1-14.

ALL OF UNITS 15, 16, 17, 18, 19, 20, 21, 22, 23, AND 24, BUILDING 3, BLACKROCK CONDOMINIUMS AT STONEBRIDGE, PHASE 1 AMENDED & EXTENDED, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE IN THE OFFICE OF THE RECORDER OF WASHINGTON COUNTY, STATE OF UTAH.

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PARCEL NOS: SG-BRSB-1-15, SG-BRSB-1-16, SG-BRSB-1-17, SG-BRSB-1-18, SG-BRSB-1-19, SG-BRSB-1-20, SG-BRSB-1-21, SG-BRSB-1-22, SG-BRSB-1-23, SG-BRSB-1-24.

ALL OF UNITS 103, 104, 105, AND 106, BUILDING 14, BLACKROCK CONDOMINIUMS AT STONEBRIDGE, PHASE 1 AMENDED & EXTENDED, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE IN THE OFFICE OF THE RECORDER OF WASHINGTON COUNTY, STATE OF UTAH.

TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON AREAS AS SET FORTH IN THE COVENANTS, CONDITIONS AND RESTRICTIONS AND ON THE OFFICIAL PLAT(S) THEREOF, RECORDED AS ENTRY NO. 715331.

PARCEL NOS: SG-BRSB-1-103, SG-BRSB-1-104, SG-BRSB-1-105, SG-BRSB-1-106.

**PHASE 2**

ALL OF UNITS 107, 108, 109, 110, AND 111, BUILDING 15, CONTAINED WITHIN THE BLACKROCK CONDOMINIUMS AT STONEBRIDGE PHASE 2, A CONDOMINIUM PROJECT AS THE SAME IS IDENTIFIED IN THE RECORD OF SURVEY MAP RECORDED ON APRIL 03, 2000 IN WASHINGTON COUNTY, AS ENTRY NO. 681007, IN BOOK 1364, AT PAGE 2352 (AS SAID RECORD OF SURVEY MAP MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED) AND IN THE DECLARATION RECORDED IN WASHINGTON COUNTY (AS SAID DECLARATION MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED.)

TOGETHER WITH THE APPURTENANT UNDIVIDED INTEREST IN SAID PROJECT'S COMMON AREAS AS ESTABLISHED IN SAID DECLARATION AND ALLOWING FOR PERIODIC ALTERATION BOTH IN THE MAGNITUDE OF SAID UNDIVIDED INTEREST AND IN THE COMPOSITION OF THE COMMON AREAS AND FACILITIES TO WHICH SAID INTEREST RELATES.

PARCEL NOS: SG-BRSB-2-107, SG-BRSB-2-108, SG-BRSB-2-109, SG-BRSB-2-110, SG-BRSB-2-111.

**PHASE 3**

ALL OF UNITS 25, 26, 27, 28, 29, 30, 31, 32, 33, AND 34, BUILDING 4, BLACKROCK CONDOMINIUMS AT STONEBRIDGE, PHASE 3, ACCORDING TO THE OFFICIAL PLAT THEREOF; AND ALSO DESCRIBED AND CLARIFIED BY THAT CERTAIN AFFIDAVIT EXECUTED BY ROSENBERG ASSOCIATES RECORDED AS ENTRY NO. 815911, ON FILE IN THE OFFICE OF THE RECORDER OF WASHINGTON COUNTY, STATE OF UTAH.

TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON AREAS AS SET FORTH IN THE COVENANTS, CONDITIONS AND RESTRICTIONS AND ON THE OFFICIAL PLAT(S) THEREOF.

PARCEL NOS: SG-BRSB-3-25, SG-BRSB-3-26, SG-BRSB-3-27, SG-BRSB-3-28, SG-BRSB-3-29, SG-BRSB-3-30, SG-BRSB-3-31, SG-BRSB-3-32, SG-BRSB-3-33, SG-BRSB-3-34.

**PHASE 4**

ALL OF UNITS 112, 113, 114, 115, AND 116, BUILDING 13, BLACKROCK CONDOMINIUMS AT STONEBRIDGE, PHASE 4, ACCORDING TO THE OFFICIAL PLAT

THEREOF ON FILE IN THE OFFICE OF THE RECORDER OF WASHINGTON COUNTY,  
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PARCEL NOS: SG-BRSB-4-112, SG-BRSB-4-113, SG-BRSB-4-114, SG-BRSB-4-115, SG-  
BRSB-4-116.

**PHASE 5**

ALL OF UNITS 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, AND 53,  
BUILDING 5, BLACKROCK CONDOMINIUMS AT STONEBRIDGE, PHASE 5,  
ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE IN THE OFFICE OF THE  
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OFFICIAL PLAT(S) THEREOF.

PARCEL NOS: SG-BRSB-5-35, SG-BRSB-5-36, SG-BRSB-5-37, SG-BRSB-5-38, SG-BRSB-  
5-39, SG-BRSB-5-40, SG-BRSB-5-41, SG-BRSB-5-42, SG-BRSB-5-43, SG-BRSB-5-44, SG-  
BRSB-5-45, SG-BRSB-5-46, SG-BRSB-5-47, SG-BRSB-5-48, SG-BRSB-5-49, SG-BRSB-5-  
50, SG-BRSB-5-51, SG-BRSB-5-52, SG-BRSB-5-53.

ALL OF UNITS 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73,  
AND 74, BUILDING 6, BLACKROCK CONDOMINIUMS AT STONEBRIDGE, PHASE 5,  
ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE IN THE OFFICE OF THE  
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PARCEL NOS: SG-BRSB-5-54, SG-BRSB-5-55, SG-BRSB-5-56, SG-BRSB-5-57, SG-BRSB-  
5-58, SG-BRSB-5-59, SG-BRSB-5-60, SG-BRSB-5-61, SG-BRSB-5-62, SG-BRSB-5-63, SG-  
BRSB-5-64, SG-BRSB-5-65, SG-BRSB-5-66, SG-BRSB-5-67, SG-BRSB-5-68, SG-BRSB-5-  
69, SG-BRSB-5-70, SG-BRSB-5-71, SG-BRSB-5-72, SG-BRSB-5-73, SG-BRSB-5-74.

ALL OF UNITS 87, 88, 89, 90, 91, 92, 93, AND 94, BUILDING 12, BLACKROCK  
CONDOMINIUMS AT STONEBRIDGE, PHASE 5, ACCORDING TO THE OFFICIAL PLAT  
THEREOF, ON FILE IN THE OFFICE OF THE RECORDER OF WASHINGTON COUNTY,  
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PARCEL NOS: SG-BRSB-5-87, SG-BRSB-5-88, SG-BRSB-5-89, SG-BRSB-5-90, SG-BRSB-5-91, SG-BRSB-5-92, SG-BRSB-5-93, SG-BRSB-5-94, SG-BRSB-5-95, SG-BRSB-5-96, SG-BRSB-5-97, SG-BRSB-5-98, SG-BRSB-5-99, SG-BRSB-5-100.

ALL OF UNITS 95, 96, 97, 98, 99, AND 100, BUILDING 11, BLACKROCK CONDOMINIUMS AT STONEBRIDGE, PHASE 5, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE IN THE OFFICE OF THE RECORDER OF WASHINGTON COUNTY, STATE OF UTAH.

TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON AREAS AS SET FORTH IN THE COVENANTS, CONDITIONS AND RESTRICTIONS AND ON THE OFFICIAL PLAT(S) THEREOF.

PARCEL NOS: SG-BRSB-5-95, SG-BRSB-5-96, SG-BRSB-5-97, SG-BRSB-5-98, SG-BRSB-5-99, SG-BRSB-5-100.