

Amended Declaration of Condominium Page 1 of 5
Gary Christensen Washington County Recorder
12/27/2021 02:45:22 PM Fee \$40.00 By
BANGERTER FRAZIER GROUP, PC

WHEN RECORDED RETURN TO:

Reed Snow
50 E 2500 N, Ste 101,
North Logan, UT 84341

Recorded against the property
Described in Exhibit A

**AMENDMENT TO DECLARATION OF CONDOMINIUM FOR AUBURN HILLS AT
DESERT COLOR CONDOMINIUMS**

As more particularly stated herein, this Amendment to the Declaration of Condominium for Auburn Hills at Desert Color Condominiums (hereinafter "Amendment"), amends the following:

- (i) The Declaration of Condominium for Auburn Hills at Desert Color Condominiums ("Declaration"), recorded with the Washington County Recorder on December 14, 2021, as Doc #20210078825 and;
- (ii) Any and all supplements or amendments to the Declaration prior to the date of this Amendment, whether or not such were recorded in the records of the Washington County Recorder (the foregoing are collectively referred to herein as the "Declaration").

This Amendment is undertaken pursuant to Article 19 of the Declaration which provides that the Declarant has the unilateral right to amend the Declaration. The Declarant desires to amend the Declaration in order to include Exhibit B that was inadvertently not attached when the Declaration was recorded. This Amendment shall take effect upon the date it is recorded in the records of the Washington County Recorder. All the Property know as Auburn Hills at Desert Color Condominiums (described in Exhibit A attached hereto and made a part hereof) shall be held, sold, and conveyed subject to the Declaration as amended by this Amendment.

The following amends, wholly replaces, and substitutes for Exhibit B to the Declaration:

APPROVED AS TO FORM AND CONTENT by DESERT COLOR ST. GEORGE, LLC

DESERT COLOR ST. GEORGE, LLC
a Utah Limited Liability Company



Name: MITCHELL DANSIE

Its: Manager/Authorized Representative

STATE OF UTAH)
) ss
COUNTY OF WASHINGTON)

On this 20 day of December, 2021, personally appeared before me Mitchell Dansie who being by me duly sworn, did say that he/she is the authorized representative of Desert Color St. George, LLC, and/or in the capacity as the Manager of Desert Color St. George, LLC, and that the foregoing instrument is signed on behalf of said company and executed with all necessary authority.

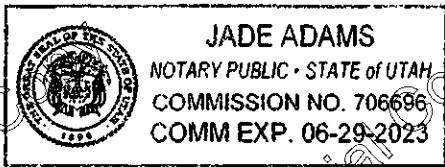

NOTARY PUBLIC

EXHIBIT A
(Legal Description of Property)

All of **AUBURN HILLS PHASE 18A CONDOMINIUMS**, according to the official plat recorded in the office of the Washington County Recorder.

Including Units: 2101 through 2304

More particularly described as:

BEGINNING AT A POINT THAT LIES NORTH 88°50'55" WEST ALONG THE SECTION LINE 832.75 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 25, TOWNSHIP 43 SOUTH RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 22°46'27" EAST 0.99 FEET; THENCE SOUTH 67°14'26" WEST 85.08 FEET; THENCE NORTH 24°21'17" WEST 185.92 FEET; THENCE NORTH 86°10'36" WEST 19.52 FEET; THENCE NORTHWESTERLY ALONG A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (LONG CHORD BEARS NORTH 47°41'13" WEST A DISTANCE OF 24.90 FEET), CENTER POINT LIES SOUTH 80°48'11" WEST THROUGH A CENTRAL ANGLE OF 76°58'47", A DISTANCE OF 26.87 FEET; THENCE NORTH 86°10'36" WEST 59.08 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF GARNET DRIVE; THENCE NORTH 03°49'24" EAST ALONG SAID LINE 25.00 FEET; THENCE SOUTH 86°10'36" EAST 59.08 FEET; THENCE NORTHEASTERLY ALONG A 20.00 FOOT RADIUS CURVE TO THE LEFT, (LONG CHORD BEARS NORTH 48°49'24" EAST A DISTANCE OF 28.28 FEET), CENTER POINT LIES NORTH 03°49'24" EAST THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 31.42 FEET; THENCE NORTH 03°49'24" EAST 311.48 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SCARLET HILL DRIVE; THENCE ALONG SAID LINE THE FOLLOWING TWO (?) COURSES: 1) SOUTH 86°10'36" EAST 107.92 FEET AND 2) NORTH 03°49'24" EAST 11.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF CARNELIAN PARKWAY; THENCE ALONG SAID LINE THE FOLLOWING TWO COURSES: 1) SOUTHEASTERLY ALONG A 26.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 41°10'36" EAST A DISTANCE OF 36.77 FEET), CENTER POINT LIES SOUTH 03°49'24" WEST THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 40.84 FEET AND 2) SOUTH 03°49'24" WEST 147.25 FEET; THENCE NORTH 86°10'37" WEST 108.92 FEET; THENCE SOUTH 03°49'24" WEST 155.42 FEET; THENCE SOUTHERLY ALONG A 50.00 FOOT RADIUS CURVE TO THE LEFT, (LONG CHORD BEARS SOUTH 10°15'56" EAST A DISTANCE OF 24.34 FEET), CENTER POINT LIES SOUTH 86°10'36" EAST THROUGH A CENTRAL ANGLE OF 28°10'40", A DISTANCE OF 24.59 FEET; THENCE SOUTH 24°21'17" EAST 173.28 FEET; THENCE EASTERLY ALONG A 10.00 FOOT RADIUS CURVE TO THE LEFT, (LONG CHORD BEARS SOUTH 68°33'52" EAST A DISTANCE OF 13.95 FEET), CENTER POINT LIES NORTH 65°36'43" EAST THROUGH A CENTRAL ANGLE OF 86°25'11", A DISTANCE OF 15.43 FEET; THENCE NORTH 67°13'33" EAST 51.04 FEET; THENCE SOUTH 22°46'27" EAST 24.05 FEET, TO THE POINT OF BEGINNING.

CONTAINING 35,761 SQUARE FEET OR 0.82 ACRES.

EXHIBIT B
(Additional Land)

Beginning at a point on the West Line of Carnelian Parkway as on file in the Washington County Recorder's Office, said point lies North 88°50'55" West 796.65 feet along the Section Line from the South Quarter Corner of Section 25, Township 43 South, Range 16 West, Salt Lake Base and Meridian; Running thence South 22°46'27" East along said West Right of Way line 50.98 feet to the Northerly Right-of-Way Line of Fire Sky Drive; thence along said Northerly Right of way Line the following Four (4) Courses 1) southerly along a 26.00 foot radius curve to the right, (long chord bears South 22°13'45" West 36.77 feet, center point lies South 67°13'33" West) through a central angle of 90°00'24", a distance of 40.84 feet, 2) North 22°46'27" West 11.00 feet, 3) South 67°13'33" West 199.36 feet, and 4) westerly along a 320.00 foot radius curve to the right, (long chord bears South 77°57'58" West 119.27 feet, center point lies North 22°46'27" West) through a central angle of 21°28'49", a distance of 119.97 feet to the Easterly Right of Way Line of Garnet Drive as on file in the Washington county Recorder's Office; thence along said Easterly Right of Way Line the Following Three (3) Courses 1) northwesterly along a 10.00 foot radius compound curve to the right, (long chord bears North 43°44'07" West 14.76 feet, center point lies North 01°17'38" West) through a central angle of 95°07'02", a distance of 16.60 feet; 2) North 03°49'24" East 667.74 feet and 3) northeasterly along a 10.00 foot radius curve to the right, (long chord bears North 48°49'24" East 14.14 feet, center point lies South 86°10'36" East) through a central angle of 90°00'00", a distance of 15.71 feet to the Southerly Right of Way Line of Scarlett Hill Drive, as on file in the Washington County Recorder's Office; thence South 86°10'36" East along said Southerly Line 94.08 feet; thence South 03°49'24" West 162.25 feet; thence South 86°10'37" East 108.92 feet to the Westerly Line of said Carnelian Parkway; thence along said Westerly Right of Way line the Following three (3) Courses 1) South 03°49'24" West 4.23 feet, 2) southerly along said Westerly Line and a 676.00 foot radius curve to the left, (long chord bears South 09°28'32" East 311.00 feet, center point lies South 86°10'36" East) through a central angle of 26°35'51", a distance of 313.81 feet and 2) South 22°46'27" East 29.16 feet to the point of beginning.

Containing 140,941 square feet or 3.24 acres.

All other provisions of the Declaration shall remain in full force and effect as written and shall not be affected by this Amendment.