AFTER RECORDING PLEASE RETURN TO: Lone Rock Condominiums, L.L.C. 638 South 300 West Mapleton, UT 84664

Second AMENDMENT TO

DECLARATION OF CONDOMINIUM (Including Owner Association Bylaws)

Plat "B" (Building "B") Second Supplemental Plat

LONE ROCK CONDOMINIUMS
An Expandable Condominium Project
Hurricane City, Washington County, Utah

THIS Second AMENDMENT TO THE DECLARATION OF CONDOMINIUM (the "Second Amendment to Declaration") is made this 25th day of _Feb__ 2022, by Lone Rock Condominiums, L.L.C., ("Declarant"), pursuant to the provisions of Sections 57-8-1 et seq. of the Utah Code (1953), as amended, known as the Condominium Ownership Act (the "Act").

RECITALS:

- a) All defined terms as used in the Second Amendment to Declaration shall have the meanings ascribed to them herein or, as the case may be, in the Condominium Project's Declaration of Condominium, recorded by the Declarant in the Public Records as Entry # 20210054921 recorded 8/17/2021.
- b) Declarant is the developer of the Project and recorded a Record of Survey Map Filing # 4635 therefore in the Public Records as Entry # 20210040388.
- c) Pursuant to ARTICLE II of the Declaration and Sections 57-8-13 (3) and 57-8-13.4 of the Act, Declarant has caused a Second Supplemental Record of Survey map and the Second Amendment to Declaration to be prepared for simultaneous recordation in the Public Records in order to convert certain Convertible Land in the Project into additional Units as reflected on the Second Supplemental Record of Survey Map.
- d) The real property to which this Second Amendment to Declaration and the Second Supplemental Record of Survey Map are applicable, is located in Hurricane City, Washington County, Utah and is described as follows:

BUILDING 'B'

Commencing at a point located South 00°29'06" West 1707.80 feet along the center Section line and East 169.82 feet from the North quarter corner of Section 4, Township 42 South, Range 14 West, Salt Lake Base and Meridian; thence South 24°36'11" East 241.34 feet; thence South 65°27'37" West 93.61 feet; thence North 24°32'23" West 4.52 feet; thence South 65°27'37" West 49.55 feet; thence North 25°31'39" West 19.95 feet; thence South 64°28'21" West 60.18 feet; thence along the Easterly right-of-way line of Lone Rock Drive (6100 West Street) the following 2 courses: North 02°17'46" West 135.62 feet, Northwesterly

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along the arc of a 665.00 foot radius curve to the left through a central angle of 08'55"58"; thence North 68°25'49" East 120.61 feet to the point of beginning

- 1. 2.02 Division into Condominium Units, Minimum and Maximum Ownership Interests. The Project is hereby divided into an expandable Condominium project as set forth on the Plat. The project has the option to record supplemental amendments, each such Unit consisting of a Unit and an appurtenant undivided, but equal, interest in and to the Common Areas and Facilities. Such Units comprise the minimum number of Units in the Project and give each Owner an undivided interest in the Common Areas and Facilities. If all of the Additional Land is added into the Project pursuant Sections 2.03 and 2.04, the maximum number of Units in the Project will be 200 and each Unit Owner will have a undivided interest in the Common Areas and Facilities.
- a. Exhibit "A" to this amendment, in its entirety, is added to the Declaration.
- Except as amended by the provisions of this Second Amendment to Declaration, the Declaration shall remain unchanged and shall constitute the entire Declaration of Condominium for the Project, reflecting the conversion of portions of the Convertible Land as described on the Second Supplemental record of Survey Map and the attached Exhibit "A".
- 3. This Second Amendment to Declaration shall be recorded in the Public Records simultaneously with the Project's Second Supplemental Record of Survey Map, consisting of three sheets prepared by Roger D. Dudley, a Utah registered land surveyor holding Certificate No. 147089. Both such instruments shall be effective upon recordation.

EXECUTED by Declarant on this 25 of feb day in the year 2022 first above written.

Bruce R. Dickerson, Manager of Lone Rock Condominiums, LLC

STATE OF UTAH) :ss COUNTY OF UTAH)

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Notary Signature



Exhibit "B"

DECLARATION OF CONDOMINIUM

(Including Owner Association Bylaws)

OF

Lone Rock Condominiums

(An Expandable Land Condominium Project) Hurricane, Washington County, Utah

Unit No.	Interest in Common Area (Percentage)	Votes
Building A		
A101	1.8518	1
A102	1.8518	1
A103	1.8518	1
A104	1.8518	1
A105	1.8518	1
A201	1.8518	1
A202	1.8518	1
A203	1.8518	1
A204	1.8518	1
A205	1.8518	1
A301	1.8518	1
A302	1.8518	1
A303	1.8518	1
A304	1.8518	1
A305	1.8518	1

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Building G		
G101	1.8518	1
G102	1.8518	1
G103	1.8518	1
G104	1.8518	1
G105	1.8518	1
G201	1.8518	1
G202	1.8518	1
G203	1.8518	1
G204	1.8518	1
G205	1.8518	1
G301	1.8518	1
G302	1.8518	1
G303	1.8518	1
G304	1.8518	1
G305	1.8518	1
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Building B		
B101	1.8518	1
B102	1.8518	1
B103	1.8518	1
B104	1.8518	1
B105	1.8518	1
B106	1.8518	1
B201	1.8518	1
B202	1.8518	1
B203	1.8518	1
B204	1.8518	1
B205	1.8518	1
B206	1.8518	_11
B301	1.8518	1
B302	1.8518	1
B303	1.8518	1
B304	1.8518	1
B305	1.8518	1
B306	1.8518	1
B401	1.8518	1
B402	1.8518	1
B403	1.8518	1
B404	1.8518	1
B405	1.8518	1

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B406	1.8518	1
-		
Totals	100%	54

^{*}Percentages may be adjusted by one-thousandth of a percentage point in order to provide for a total of one hundred percent (100%).