

Declaration of Condominium Page 1 of 3
Gary Christensen Washington County Recorder
06/03/2022 11:30:01 AM Fee \$40.00 By UNITED
WEST TITLE

AFTER RECORDING PLEASE RETURN TO:
Red Vista Condominiums, L.L.C.
644 S Main, Ste D
Springville, Utah 84663
R/O

AMENDMENT TO
DECLARATION OF CONDOMINIUM
(Including Owner Association Bylaws)
Lone Rock CONDOMINIUMS
A Condominium Project
Hurricane City, Washington County, Utah

THIS AMENDMENT TO THE DECLARATION OF CONDOMINIUM is made this 3rd day of June 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 this 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 Aug.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) This Amendment is to make a change to Section 10.03 of the Declaration, from 6 years to 3 years for the Control by the Declarant.
- d) The real property to which this Amendment to Declaration and the Record of Survey Map are applicable, is located in Hurricane City, Washington County, Utah and is described as follows:

Total Outside Boundary
OVERALL PROJECT DESCRIPTION

Commencing at a point located North 88°49'18" West along the Section line 283.84 feet and South 753.70 feet from the North quarter corner of Section 4, Township 42 South, Range 14 West, Salt lake Base and Meridian; thence South 24°36'42" East 1426.30 feet more or less to Old Highway 91; thence South 70°41'29" West along Old Highway 91, 347.75 feet; thence along Knollwood Townhomes as follows: North 00°27'42" East 262.48 feet, North 89°32'22" West 137.45 feet, North 00°22'36" East 8.79 feet, North 89°32'22" West 218.39 feet, South 60°39'29" West 193.33 feet, South 65°48'07" West 87.91 feet, South 62°32'16" West 8.01 feet, South 19°18'29"

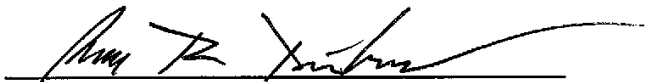
East 136.57 feet, North 70°41'29" East 8.08 feet, South 19°18'31" East 18.73 feet, South 06°30'12" East 13.78 feet, South 17°33'22" East 2.56 feet, along the arc of a 2.91 foot radius curve to the right 3.82 feet (chord bears South 62°19'38" East 3.55 feet), South 19°53'56" East 15.00 feet, South 27°23'52" East 68.27 feet, South 29°05'34" East 77.98 feet more or less to Old Highway 91; thence South 70°41'11" West along Old Highway 91, 69.30 feet; thence along the arc of a 641.16 foot radius curve to the left 134.33 feet (chord bears South 64°44'46" West 134.09 feet); thence along Foothills Canyon Drive as follows: North 34°41'35" West 29.65 feet, along the arc of a 460.00 foot radius curve to the right 666.09 feet (chord bears North 06°47'24" East 609.40 feet), along the arc of a 1040.00 foot radius curve to the left 1025.15 feet (chord bears North 20°02'02" East 984.15 feet), along the arc of a 460.00 foot radius curve to the right 102.87 feet (chord bears North 01°47'55" West 102.65 feet); thence North 89°55'12" East 2.34 feet more or less to the point of beginning.

Area = 580,982 sq.ft. or 13.34 Acres

Basis of Bearing is North 88°49'18" West along the Section line from the North quarter corner to the Northwest corner of said Section 4.

Tax ID: H-LOR-A-B

EXECUTED by Declarant on this 3rd June day in the year 2022 first above written.



Bruce R. Dickerson, Manager of Lone Rock Condominiums LLC

STATE OF UTAH)
 :SS
COUNTY OF UTAH)

The foregoing instrument was acknowledged before me this 3rd day of June 2022 by Bruce R. Dickerson, Manager of Lone Rock Condominiums LLC in the capacity indicated.



Notary Signature

