

Amended Declaration of Condominium Page 1 of 3
Gary Christensen Washington County Recorder
08/03/2022 03:56:52 PM Fee \$40.00 By UNITED
WEST TITLE

AFTER RECORDING, PLEASE RETURN TO:

Lone Rock Condominiums, LLC.
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 that was recorded August 17, 2021 as Entry # 20210054921 IS MADE THIS 3rd DAY of August 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 know as the Condominium Ownership Act (the "Act").

RECITALS:

6.03 of the Declaration to be amended as follows:

The leasing of any unit, or portion of any unit that is not designated by the Board of Directors for the project as a rentable unit is prohibited. Furthermore, no lease of any rentable unit will be less than the whole thereof. Unit owners are prohibited from leasing their Units for an initial term of less than 31 days. No nightly rentals, no weekly rentals, are permitted. Rentable units cannot be subject to transient, hotel, nor room taxes. No lease signage of any nature, including but not limited to "For Rent" signs or any other lease solicitation notice, or advertisement shall be permitted to be displayed. The Board of Directors may, from time to time, adopt, amend, repeal, and enforce rules and regulations governing the leasing of units. (i.e., rules relating to notifying the association of leases, requiring management company to track, retain records to rentable units' making sure that current owner occupancy ratios are maintained and within guidelines etc.); provided, however that the Board shall have no authority to (i) make any rule or regulation that violates the terms of this Declaration, violates State of Utah Condominium laws or any fair lending practices. Board of Directors will comply with free assumability for the project as outlined in 24 CFR § 203.41 any supplemental updates regarding Legal restrictions on Conveyance which may be added from time to time. All leases shall be subject to the provisions of this Declaration whether stated therein.

LONE ROCK CONDOMINIUMS
PROPERTY DESCRIPTION as follows:

BEGINNING AT A POINT S0°29'06"W, 1343.10 FEET ALONG THE CENTER SECTION LINE FROM THE NORTH 1/4 CORNER OF SECTION 4, T42S, R14W, SLB&M, SAID POINT BEING ON THE WESTERLY

BOUNDARY OF DISTRIBUTION CENTERS OF AMERICA UTAH, LLC, RUNNING THENCE S24°36'11"E, 771.33 FEET ALONG SAID WESTERLY BOUNDARY TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF HIGHWAY 91 REALIGNMENT ROADWAY DEDICATION FILED AS DOCUMENT ENTRY NO. 00579572 IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER; THENCE S70°40'02"W, 347.74 FEET ALONG SAID NORTHERLY RIGHT OF WAY LINE TO THE SOUTHEAST CORNER OF KNOLLWOOD TOWNHOMES PHASE 1 - AMENDED SUBDIVISION, SAID POINT ALSO BEING ON THE NORTH-SOUTH CENTER SECTION LINE OF SAID SECTION 4; THENCE N0°29'06"E, 262.99 FEET ALONG SAID BOUNDARY AND SAID CENTER SECTION LINE; THENCE LEAVING SAID CENTER SECTION LINE AND CONTINUING ALONG THE BOUNDARY OF KNOLLWOOD TOWNHOMES PHASE 1 - AMENDED SUBDIVISION AND ALONG KNOLLWOOD PHASE 2 SUBDIVISION THE FOLLOWING FIVE (5) COURSES: N89°31'51"W, 137.53 FEET; THENCE N0°28'07"E, 8.79 FEET; THENCE N89°31'51"W, 218.40 FEET; THENCE S60°40'00"W, 193.33 FEET; THENCE S65°48'47"W, 87.85 FEET TO A POINT ON THE BOUNDARY OF THAT CERTAIN LESS AND EXCEPTING PARCEL A AS DESCRIBED IN DOCUMENT NO. 20200002975 FILED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER; THENCE ALONG SAID PARCEL A BOUNDARY THE FOLLOWING THREE (3) COURSES; THENCE S62°40'17"W, 8.07 FEET; THENCE S19°18'00"E, 136.57 FEET; THENCE N70°42'00"E, 7.99 FEET TO A POINT ON THE BOUNDARY OF SAID KNOLLWOOD TOWNHOMES PHASE 2 SUBDIVISION; THENCE S19°18'00"E, 19.43 FEET ALONG SAID BOUNDARY TO A POINT ON THE BOUNDARY OF THAT CERTAIN LESS AND EXCEPTING PARCEL B AS DESCRIBED IN DOCUMENT NO. 20200002975 FILED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER; THENCE ALONG SAID BOUNDARY THE FOLLOWING SIX (6) COURSES: S6°35'52"E, 13.50 FEET; THENCE S17°32'52"E, 2.56 FEET TO THE POINT OF CURVATURE OF A 2.91 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, RADIUS POINT BEARS S9°56'02"E; THENCE SOUTHEASTERLY 3.82 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 75°13'49"; THENCE S19°53'26"E, 15.00 FEET; THENCE S27°23'22"E, 68.27 FEET; THENCE S29°04'40"E, 78.30 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SAID HIGHWAY 91 REALIGNMENT; THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING TWO (2) COURSES: S70°42'00"W, 69.25 FEET TO THE POINT OF CURVATURE OF A 650.00 FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHWESTERLY 133.97 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°48'34" TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF FOOTHILLS CANYON DRIVE ROADWAY DEDICATION FILED AS DOCUMENT NO. 20080030227 IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING FOUR (4) COURSES: N 34°42'07" W, 29.65 FEET TO THE POINT OF CURVATURE OF A 460.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHWESTERLY AND NORTHEASTERLY 666.09 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 82°57'57" TO THE POINT OF CURVATURE OF A 1040.00 FOOT RADIUS REVERSE CURVE; THENCE NORTHEASTERLY AND NORTHWESTERLY 1025.15 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 56°28'40" TO THE POINT OF CURVATURE OF A 460.00 FOOT RADIUS REVERSE CURVE; THENCE NORTHEASTERLY 102.87 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°48'46"; THENCE S89°59'29"E, 2.20 FEET TO A POINT ON THE BOUNDARY OF ORGILL, INC. PROPERTY DESCRIBED IN DOCUMENT ENTRY NO. 00919292 FILED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER; THENCE S 24°36'11" E, 655.07 FEET ALONG SAID BOUNDARY TO THE POINT OF BEGINNING.

CONTAINING 13.323 ACRES.

NOTE: A 0°00'31" CLOCKWISE ROTATION APPLIED TO DEED BEARINGS OF DOCUMENT NO. 20200002975 (PARCELS 1 AND 2) WILL MATCH BEARINGS IN THE FOREGOING BOUNDARY DESCRIPTION.

