

Amended Declaration of Condominium Page 1 of 8  
Gary Christensen Washington County Recorder  
07/07/2023 12:10:47 PM Fee \$40.00 By UNITED  
WEST TITLE

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

**Fourth AMENDMENT TO**  
**DECLARATION OF CONDOMINIUM**  
**(Including Owner Association Bylaws)**  
**Plat "J" (Building "J") Fourth Supplemental Plat**  
**LONE ROCK CONDOMINIUMS**  
**An Expandable Condominium Project**  
**Hurricane City, Washington County, Utah**

**THIS Fourth AMENDMENT TO THE DECLARATION OF CONDOMINIUM** ( the "Fourth Amendment to Declaration") is made this 30 day of June 2023, 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 Fourth 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 Fourth Supplemental Record of Survey map and the Fourth 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 Fourth Supplemental Record of Survey Map.
- d) The real property to which this Fourth Amendment to Declaration and the Fourth Supplemental Record of Survey Map are applicable, is located in Hurricane City, Washington County, Utah and is described as follows:

**LONE ROCK CONDOMINIUMS**  
**BUILDING J, 4<sup>TH</sup> SUPPLEMENTAL PLAT**  
**HURRICANE, UTAH**  
**8-31-2022**

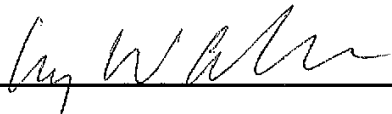
Commencing at the Southeast corner of Lone Rock Condominiums Plat A, said point being located South 00°29'06" West along the center section line 2300.17 feet and West 469.38 feet from the North quarter corner

of Section 4, Township 42 South, Range 14 West, Salt Lake Base and Meridian; thence South 70°42'00" West along Old Highway 91, 69.25 feet; thence along the arc of a 650.00 foot radius curve to the left 133.97 feet (chord bears South 64°47'43" West 133.74 feet); thence along Foothills Canyon Drive as follows: North 34°42'07" West 29.65 feet, along the arc of a 460.00 foot radius curve to the right 233.26 feet (chord bears North 20°10'30" West 230.77 feet); thence North 71°57'47" East 107.92 feet; thence North 13°49'03" East 9.06 feet; thence North 82°07'17" East 54.19 feet; thence North 70°41'31" East 17.31 feet; thence along Phase 2, Knollwood Townhomes as follows: South 19°18'00" East 42.62 feet, North 70°42'00" East 7.99 feet, South 19°18'00" East 19.43 feet, South 06°35'52" East 13.50 feet; South 17°32'52" East 2.56 feet, along the arc of a 2.91 foot radius curve to the right 3.82 feet (chord bears South 62°19'08" East 3.55 feet), South 19°53'26" East 15.00 feet, South 27°23'22" East 68.27 feet, South 29°04'40" East 78.30 feet more or less to the point of beginning.

Area = 50,259 sq.ft. or 1.15 Acres

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 "B" to this amendment, in its entirety, is added to the Declaration.
2. Except as amended by the provisions of this Fourth 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 Fourth Supplemental record of Survey Map.
3. This Fourth Amendment to Declaration shall be recorded in the Public Records. The Project's Fourth Supplemental Record of Survey Map, consisting of two sheets prepared by Roger D. Dudley, a Utah registered land surveyor holding Certificate No. 147089 was recorded January 5 2023 as Entry No. 20230000408. Both such instruments shall be effective upon recordation.

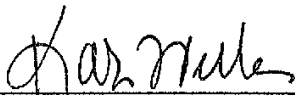
EXECUTED by Declarant on this June 30th day in the year 2023 first above written.



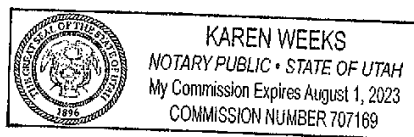
Cory W. Andersen, Manager of Lone Rock Condominiums, LLC

STATE OF UTAH     )  
                              :SS  
COUNTY OF UTAH    )

The foregoing instrument was acknowledged before me this 30 day of June, 2023  
by Cory W. Andersen, Manager of Lone Rock Condominiums, L.L.C. in the capacity indicated.



Notary Signature



**Exhibit "B"**

**DECLARATION OF CONDOMINIUM**  
(Including Owner Association Bylaws)

OF

**LONE ROCK CONDOMINIUMS**  
(An Expandable Land Condominium Project)  
Hurricane, Washington County, Utah

<b>Unit No.</b>	<b>Interest in Common Area (Percentage)</b>	<b>Votes</b>
<b>Building A</b>		
A101	1.1904	1
A102	1.1904	1
A103	1.1904	1
A104	1.1904	1
A105	1.1904	1
A201	1.1904	1
A202	1.1904	1
A203	1.1904	1
A204	1.1904	1
A205	1.1904	1
A301	1.1904	1
A302	1.1904	1
A303	1.1904	1
A304	1.1904	1
A305	1.1904	1

<b>Building B</b>		
B101	1.1904	1
B102	1.1904	1
B103	1.1904	1
B104	1.1904	1
B105	1.1904	1
B106	1.1904	1
B201	1.1904	1
B202	1.1904	1
B203	1.1904	1
B204	1.1904	1
B205	1.1904	1
B206	1.1904	1
B301	1.1904	1
B302	1.1904	1
B303	1.1904	1
B304	1.1904	1
B305	1.1904	1
B306	1.1904	1
B401	1.1904	1
B402	1.1904	1
B403	1.1904	1
B404	1.1904	1
B405	1.1904	1
B406	1.1904	1

<b>Building G</b>		
G101	1.1904	1
G102	1.1904	1
G103	1.1904	1
G104	1.1904	1
G105	1.1904	1
G201	1.1904	1
G202	1.1904	1
G203	1.1904	1
G204	1.1904	1
G205	1.1904	1
G301	1.1904	1
G302	1.1904	1
G303	1.1904	1
G304	1.1904	1
G305	1.1904	1

<b>Building H</b>		
H101	1.1904	1
H102	1.1904	1
H103	1.1904	1
H104	1.1904	1
H105	1.1904	1
H201	1.1904	1
H202	1.1904	1
H203	1.1904	1
H204	1.1904	1
H205	1.1904	1
H301	1.1904	1
H302	1.1904	1
H303	1.1904	1
H304	1.1904	1
H305	1.1904	1

<b>Building J</b>		
J101	1.1904	1
J102	1.1904	1
J103	1.1904	1
J104	1.1904	1
J105	1.1904	1
J201	1.1904	1
J202	1.1904	1
J203	1.1904	1
J204	1.1904	1
J205	1.1904	1
J301	1.1904	1
J302	1.1904	1
J303	1.1904	1
J304	1.1904	1
J305	1.1904	1
<b>Totals</b>	<b>100%</b>	<b>84</b>

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