

Amended Declaration of Condominium Page 1 of 4
Gary Christensen Washington County Recorder
12/01/2023 03:06:04 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 IS MADE THIS 1st DAY of December, 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 know as the Condominium Ownership Act (the "Act").

Whereas the Declaration of Condominium recorded August 17, 2021 as Entry # 20210054921 is hereby amended as follows

RECITALS:

6.03 of the Declaration to be amended as follows:

6.03 Leasing Restriction. No lease of any Unit shall be for less than the whole thereof. 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. No leased unit will be for an initial term of less than 31 days. No short-term leasing is permitted. Units cannot be subject to transient, hotel nor room taxes. The Association shall determine and track the number of leased and owner-occupied units sold in the condominium project subject to the provision described in subsection (2) a and (b) of Utah Code 87-8-10.1. In no event shall more than forty percent (40%) of the Units within the property can be leased units. The Association may, from time to time adopt, amend, repeal, and enforce rules and regulation governing the leasing of units; provided, however that the Association shall have no authority to make any rule or relation that violates the term of this declaration, violates State of Utah Condominium laws or any fair lending practices. The Association will ensure consistent administration and enforcement of rental restrictions.

Said legal as follows:

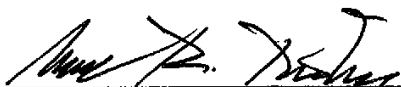
BEGINNING AT A POINT S0°29'06"W, 1343.10 FEET ALONG THE CENTER SECTION LINE FROM THE NORTH 1/4 CORNER OF SECTION 4, T42S, R14W, SLB&M, SAID POINT BEING ON THE WESTERLY BOUNDARY OF DISTRIBUTION CENTERS OF AMERICA UTAH, LLC, RUNNING THENCE S24°36'11"E, 771.33 FEET ALONG SAID WESTERLY BOUNDARY TO A POINT 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 LINE 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.

A 0°52'22" COUNTER CLOCKWISE ROTATION APPLIED TO DEED BEARINGS OF DOCUMENT NO.
20200002975 (LESS AND EXCEPTING PARCELS A AND B) WILL MATCH BEARINGS IN THE FOREGOING
BOUNDARY of this Declaration whether stated therein.

EXECUTED by Declarant on this 1st day of December in the year 2023 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 1st day of December, 2023 by Bruce R. Dickerson, Manager of Lone Rock Condominiums, L.L.C. in the capacity indicated.



Notary Signature

