

After recording mail to:
La Mirage Homeowners Association
PO Box 179
Lehi, UT 84043



**FOURTH AMENDMENT
TO THE DECLARATION OF CONDOMINIUM
OF LA MIRAGE CONDOMINIUMS, PHASES 1 & 2**

This Fourth Amendment amends the following:

- (i) The Declaration of Condominium of La Mirage Condominiums, Phase 1, recorded as Document No. 00307080 on December 23, 1986, Book 436, Page 396, in the Office of the Washington County Recorder, State of Utah.
- (ii) Any and all supplements or amendments to the Declaration prior to the date of this Amendment, as recorded in the Office of the Washington County Recorder, State of Utah.

In the event of a conflict between this Fourth Amendment and the Declaration, the Articles of Incorporation, Bylaws, or the Rules and Regulations for the La Mirage Condominiums, this Amendment shall control.

This Amendment is undertaken pursuant to Section 57-8a-10.5 of the Utah Condominium Ownership Act, Article 27 of the Declaration, and Section II, article 6 of the Bylaws. Pursuant to these provisions, this Amendment is adopted and approved by the affirmative vote of the Unit Owners representing more than fifty percent (50%) of the undivided interest either voting in person or represented by proxy.

This amendment shall take effect upon the date it is recorded in the records of the Washington County Recorder. All property within the La Mirage Condominiums, phases 1 and 2, shall be held, sold, and conveyed subject to the Declaration as amended by this Fourth Amendment.

The following adds Section 15.1 to the Declaration:

15.1 Reinvestment Fee Assessment. In addition to all other assessments and upon the transfer of title to each Unit, a reinvestment fee, in an amount to be determined by the Management Committee pursuant to Section 57-1-46 of the Utah Condominium Ownership Act, shall be charged and payable to the Association. A separate Notice of Reinvestment Fee shall be recorded with the Washington County Recorder. The parties to the transaction are responsible for negotiating who pays this fee.

In Witness whereof, on the 8 day of March, 2024, the President of the La Mirage Condominiums hereby represents that at least 50% of the Undivided Member Interests voting either in person or by proxy approved this Fourth Amendment.

La Mirage Condominiums
A Utah nonprofit corporation

Tamra Wunderli
President
Tamra Wunderli

State of Utah

JKP Salt Lake
County of Washington

: ss

On the 8th day of March, 2024, personally appeared before me Jolene K. Peek, Notary

Tamra Wunderli who being by me duly sworn, did say that they are they President of the La Mirage Condominiums Association, the authorized individual empowered to sign this Amendment and that the Amendment was signed on behalf of said Association and said person acknowledged to me that the Association authorized the execution of this Fourth Amendment.



Jolene K. Peek
Notary Public - my commission expires
4-17-27

LAMRG1/4

307080

EXHIBIT A

LEGAL DESCRIPTION OF
LA MIRAGE CONDOMINIUMS, PHASE 1

Beginning at a point N 80°00' E 670.72 feet along the South boundary line and South 203.63 feet from the most Southerly and Westerly corner of Tonaquint-Indian Hills, a planned residential development located in Section 1, Township 43 South, Range 16 West, Salt Lake Base and Meridian and recorded in the Washington County Recorder's office and running thence N 21°10' E 11.98 feet; thence N 11°40' E 145.50 feet; thence N 25°10' E 64.36 feet to the South line of 2025 South Circle Street and a point on a curve whose radius is 280.00 feet and bears N 25°10' E; thence left 45.07 feet along the arc of said curve to the point of tangency and a 307.11 foot radius curve; thence left 280.33 feet along the arc of said curve; thence S 47°30' E 222.59 feet; thence West 139.00 feet; thence South 118.13 feet; thence West 243.93 feet; thence N 12°13'40" W 25.00 feet; thence West 145.58 feet to the point of beginning. Containing 2.058 acres.

Including SG-LAM-1-1-101
through SG-LAM-1-1-113

and

SG-LAM-1-2-201

through SG-LAM-1-2-207

307050

**LEGAL DESCRIPTION OF
LA MIRAGE CONDOMINIUMS PHASE II EXPANDABLE AREA**

Beginning at a point N 80°00' E 478.45 feet along the South boundary line and South 233.53 feet from the most Southerly and Westerly corner of Tonagunt-Indian Hills, a planned residential development located in Section 1, Township 43 South, Range 16 West, Salt Lake Base and Meridian and recorded in the Washington County Recorder's office and running thence N 77°25' E 39.31 feet to a point of a 305.00 foot radius curve; thence right 131.04 feet along the arc of said curve; thence N 21°10' E 70.00 feet; thence N 11°40' E 145.50 feet; thence N 25°10' E 64.36 feet to the South line of 2025 South Circle Street and a point on a curve whose radius is 280.00 feet and bears N 25°10' E; thence left 45.07 feet along the arc of said curve to the point of tangency and a 307.11 foot radius curve; thence left 145.26 feet along the arc of said curve to a point of a 25.00 foot radius reverse curve to the right, the radius point of which bears S 11°09'26" E; thence right 42.17 feet along the arc of said curve; thence N 85°30' E 50.00 feet; thence N 4°30' W 28.02 feet to a point on a 25.00 foot radius curve; thence right 28.52 feet along the arc of said curve to a point of a 307.11 foot radius reverse curve to the left, the radius point of which bears N 29°08'52" W; thence left 38.63 feet along the arc of said curve; thence S 47°30' E 222.59 feet; thence South 365.64 feet; thence S 85°30' W 271.10 feet to a point of a 314.00 foot radius curve to the right; thence right 135.64 feet along the arc of said curve to the point of tangency; thence N 69°45' W 177.315 feet to a point of a 134.00 foot radius curve to the left; thence left 112.84 feet along the arc of said curve to the point of tangency; thence S 62°00' W 65.00 feet to a point of a 64.00 foot radius curve to the right; thence right 9.165 feet along the arc of said curve; thence N 6°30' E 192.99 feet to the point of beginning. Containing 6.333 acres.

Less and excepting the Phase I property which is included above.

-137-