

10-249-0002, 0005

10-250-0001, 0002, 0003, 0004, 0005

10-286-0001, 0002, 0003, 0004, 0005

When Recorded, Return to:

Barry Burton, Director  
Davis County Community and Economic Development  
P.O. Box 618  
Farmington, UT 84025

D51823

SECOND AMENDMENT TO DECLARATION OF CONDOMINIUM OF THE DAVIS COUNTY  
CONFERENCE CENTER, A UTAH CONDOMINIUM PROJECT

This Second Amendment to Declaration of Condominium of the Davis County Conference Center, a Utah Condominium Project (the "Second Amendment"), is made and executed by Davis County, Utah, a political subdivision and body politic and corporate duly organized and existing under the laws of the state of Utah (the "Declarant") and Summit Lodging Davis, LLC (the "Grantee").

Recitals

WHEREAS, Declarant, on or about October 7, 2013, signed the original Declaration of Condominium of the Davis County Conference Center, a Utah Condominium Project (the "Declaration"), and recorded the Declaration in the office of the Davis County Recorder as entry number 1969570, in book 3495, beginning at page 512; and

WHEREAS, Declarant, on or about March 12, 2004, conveyed to Grantee's predecessor-in-interest Summit Lodging, HGI, LLC, all of Unit 2 of the Davis County Conference Center Condominiums, as further described in the Warranty Deed recorded in the office of the Davis County Recorder as entry number 1969571, in book 3495, beginning at page 560; and

WHEREAS, Declarant, on or about January 27, 2009, caused the Davis County Conference Center Condominiums - 1<sup>st</sup> Amendment (the "First Amendment") to be recorded in the office of the Davis County Recorder as entry number 24118571, in book 4700, beginning at page 221; and

WHEREAS, Declarant expanded the Davis County Conference Center, thereby requiring the modification of Exhibits "A" and "B" to the Declaration.

NOW, based upon the foregoing, and pursuant to the Utah Condominium Ownership Act, codified at Title 57, Chapter 8, Utah Code Annotated (1953), as amended, and paragraph 21 of the Declaration, and for and in consideration of the mutual promises, obligations, and/or covenants contained herein, and for other good and valuable consideration, the receipt, fairness, and sufficiency of which are hereby acknowledged, and Declarant and Grantee intending to be legally bound, Declarant and Grantee do hereby agree as follows:


1. Exhibit "A" to the Declaration is superseded and amended in its entirety to provide as set forth on Exhibit "A" attached to this Second Amendment, which Exhibit "A" is incorporated into and made a part of the Declaration.

2. Exhibit B to the Declaration is superseded and amended in its entirety to provide as set forth on Exhibit "B" attached to this Second Amendment, which Exhibit "B" is incorporated into and made a part of the Declaration.

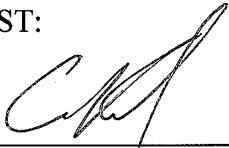
3. The First Amendment is entirely superseded by Exhibit "B" attached to this Second Amendment, which Exhibit "B" is incorporated into and made a part of the Declaration.

IN WITNESS WHEREOF, the undersigned, through each of their authorized representatives, have executed this instrument on the dates set forth below.

DAVIS COUNTY, UTAH

  
John Petroff, Jr., Chair  
Board of Davis County Commissioners  
Date: 7/5/16

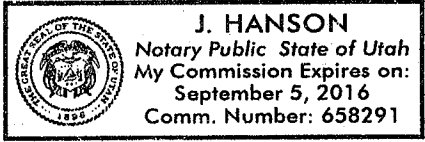
ATTEST:

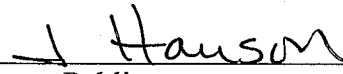


Curtis Koch, Davis County Clerk/Auditor  
Date: \_\_\_\_\_

STATE OF UTAH )  
  ) :ss.  
COUNTY OF DAVIS )


The foregoing instrument was acknowledged before me this 5th day of July, 2016, by John Petroff, Jr. and Curtis Koch, who represented to me that they are the Chair of the Davis County Board of County Commissioners and the Davis County Clerk/Auditor, respectively, and that they each signed the instrument in their official capacities on behalf of Davis County.



  
Notary Public

By the signature below, Davis County, Utah, hereby assents, in writing, to the Second Amendment to Declaration of Condominium of the Davis County Conference Center, A Utah Condominium Project.

DAVIS COUNTY, UTAH

  
John Petroff, Jr., Chair  
Board of Davis County Commissioners  
Date: 7/5/16

2003-289B

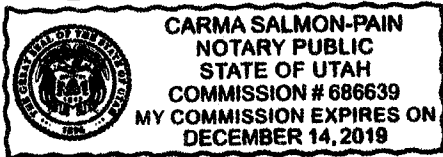
SUMMIT LODGING DAVIS, LLC

[Signature]  
Printed Name: Kevin S Garn  
Title: Pres.  
Date: July 7-2016

STATE OF UTAH )  
 )  
 ) :ss.  
COUNTY OF DAVIS )

The foregoing instrument was acknowledged before me this 7 day of July, 2016, by Kevin S Garn, who represented to me that he/she is the President of Summit Lodging Davis, LLC, and that he/she signed the instrument in his/her official capacity on behalf of Summit Lodging Davis, LLC.

By the signature below, Summit Lodging Davis, LLC, hereby assents, in writing, to the Second Amendment to Declaration of Condominium of the Davis County Conference Center, a Utah Condominium Project. [Signature]



SUMMIT LODGING DAVIS, LLC

[Signature]  
Printed Name: Kevin S Garn  
Title: Pres.  
Date: July 7-2016

By the signature below, the President of the Davis County Conference Center Owners Association, an unincorporated association of owners, organized for the purposes set forth in the Declaration of Condominium of the Davis County Conference Center, a Utah Condominium Project, certifies that the appropriate consent for this Second Amendment to Declaration of Condominium of the Davis County Conference Center, a Utah Condominium Project, has been obtained.

DAVIS COUNTY CONFERENCE  
CENTER OWNERS ASSOCIATION

[Signature]  
Printed Name: P. Bret Millburn  
Title: President  
Date: 7/5/16

2003-289B

**EXHIBIT "A"**

List of Units, Footprint, Square Footage, Par Value Points,  
and Undivided Interest in Common Areas

<u>Condominium Unit No.</u>	<u>Approximate Unit Footprint Area</u>	<u>Approximate Unit Square Footage</u>	<u>No. of Par Value Points Per Unit</u>	<u>Undivided Ownership Interests in Common Areas Per Unit and Vote Percentage</u>
1	79,995	79,795	79,995	71.77%
2	25,018	79,150	25,018	22.50%
3	5,060	5,060	5,060	4.55%
4	1,313	1,313	1,313	1.18%
<b>Totals:</b>	<b>111,186</b>	<b>165,318</b>	<b>111,186</b>	<b>100.00%</b>

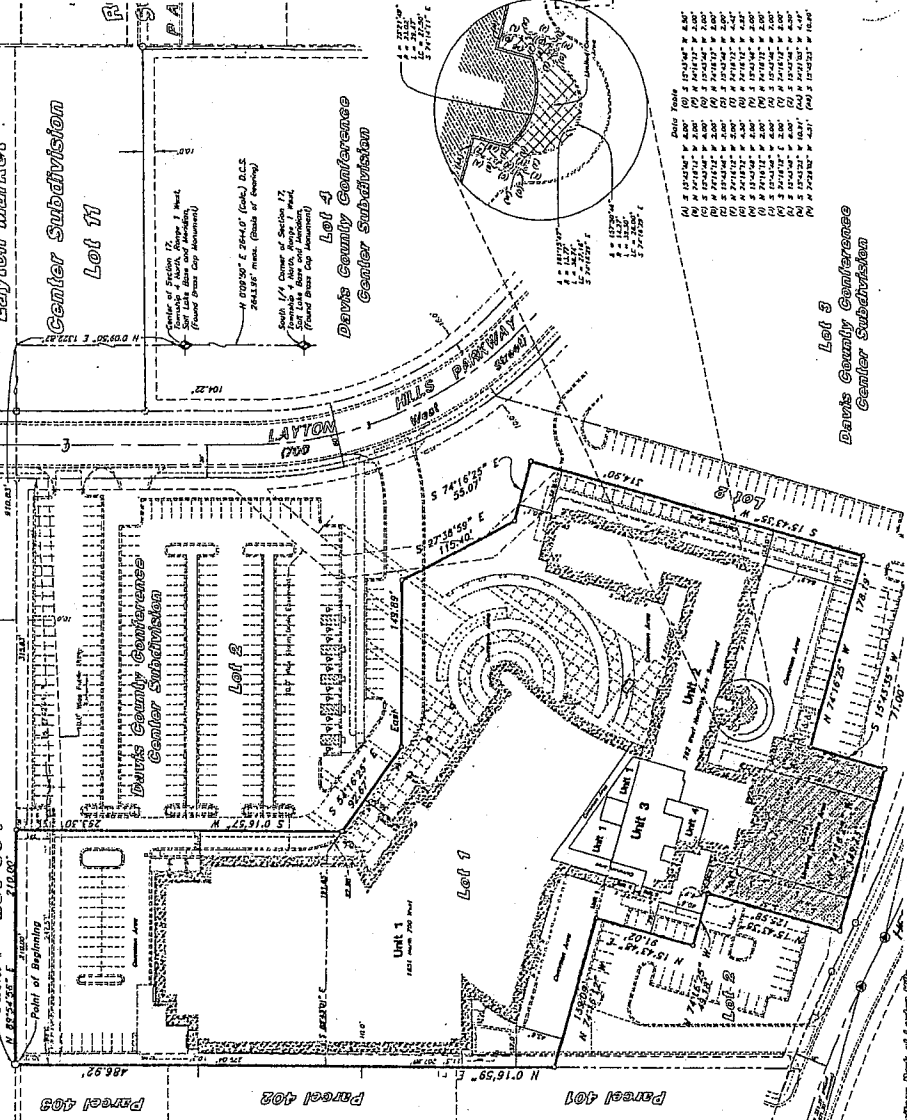
2950994  
BK 6556 PG 284

**EXHIBIT "B"**

1130-1

# Davis County Conference Center Condominiums - 1st Amendment

All of Lot 1, and a part of Lot 2, Davis County Conference Center Subdivision  
A part of the Northwest Quarter of Section 17, T4N, R17W, S16&M, U.S. Survey, Layton City, Davis County, Utah  
Layton Market Center Subdivision Phase III, Lot 304



**Legend**  
• Existing Building  
• Proposed Building  
• Proposed Parking  
• Proposed Driveway  
• Proposed Sidewalk  
• Proposed Utility  
• Proposed Fencing  
• Proposed Survey  
• D.C.C. Davis County Survey

**Note:**  
1. All work shall comply with all applicable codes and ordinances.  
2. All work shall be done in accordance with the approved plans and specifications.  
3. All work shall be done in accordance with the approved plans and specifications.  
4. All work shall be done in accordance with the approved plans and specifications.  
5. All work shall be done in accordance with the approved plans and specifications.  
6. All work shall be done in accordance with the approved plans and specifications.  
7. All work shall be done in accordance with the approved plans and specifications.  
8. All work shall be done in accordance with the approved plans and specifications.  
9. All work shall be done in accordance with the approved plans and specifications.  
10. All work shall be done in accordance with the approved plans and specifications.

**Project Address:**  
Conference Center (Unit 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100)  
North (Unit 2) - 702 West Heritage Park Boulevard

**Surveyor's Certificate**  
I, **David E. Smith**, a Registered Professional Land Surveyor in the State of Utah, do hereby certify that I have examined the above described plat and find that it conforms to the requirements of the Utah Condominium Act, Utah Code, Title 66, Chapter 10, and the rules and regulations of the Utah State Board of Professional Land Surveyors. I have also examined the original survey from which this plat was prepared and find that it conforms to the requirements of the Utah Surveying Act, Utah Code, Title 66, Chapter 2, and the rules and regulations of the Utah State Board of Professional Land Surveyors. I have also examined the original survey from which this plat was prepared and find that it conforms to the requirements of the Utah Surveying Act, Utah Code, Title 66, Chapter 2, and the rules and regulations of the Utah State Board of Professional Land Surveyors.

**ACKNOWLEDGMENT**  
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1130-1

1130-1

**DAVIS COUNTY RECORDER**  
ENTERED FOR RECORD AND INDEXED IN BOOK 2418871 PAGE 285  
RECORDED IN BOOK 2418871 PAGE 285  
DATE RECORDED: 04/23/2008  
BY: [Signature]

**GREAT BASIN ENGINEERING NORTH**  
212 East 1000 South, Suite 200  
Salt Lake City, Utah 84143  
Tel: 313.888.8888  
Fax: 313.888.8888  
www.gbeng.com  
[Signature]

**LAYTON CITY ATTORNEY**  
[Signature]

**LAYTON CITY PLANNING COMMISSION**  
[Signature]

**LAYTON CITY APPROVAL**  
[Signature]

**LAYTON CITY APPROVAL**  
[Signature]

**LAYTON CITY APPROVAL**  
[Signature]

**LAYTON CITY APPROVAL**  
[Signature]

**LAYTON CITY APPROVAL**  
[Signature]

S-10P4

S-10P4



Table

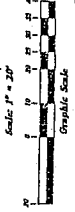
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(2) S 37°00'00" W 11.13'	(15) S 17°01'35" W 10.10'
(3) S 37°00'00" W 11.13'	(16) S 37°00'00" W 11.13'
(4) S 37°00'00" W 11.13'	(17) S 37°00'00" W 11.13'
(5) S 37°00'00" W 11.13'	(18) S 37°00'00" W 11.13'
(6) S 37°00'00" W 11.13'	(19) S 37°00'00" W 11.13'
(7) S 37°00'00" W 11.13'	(20) S 37°00'00" W 11.13'
(8) S 37°00'00" W 11.13'	(21) S 37°00'00" W 11.13'
(9) S 37°00'00" W 11.13'	(22) S 37°00'00" W 11.13'
(10) S 37°00'00" W 11.13'	(23) S 37°00'00" W 11.13'
(11) S 37°00'00" W 11.13'	(24) S 37°00'00" W 11.13'
(12) S 37°00'00" W 11.13'	(25) S 37°00'00" W 11.13'
(13) S 37°00'00" W 11.13'	(26) S 37°00'00" W 11.13'

DAVIS COUNTY RECORDER  
 ENTERED FOR RECORD AND  
 INDEXED IN BOOK 6556 OF OFFICIAL  
 RECORDS PAGE 286 RECORDED  
 DATE 10/15/2024  
 BY: [Signature]  
 DAVIS COUNTY RECORDER



GREAT BASIN ENGINEERING NORTH  
 1000 N. 10th Street, Suite 100  
 Billings, MT 59102  
 Phone: (406) 251-1111  
 Fax: (406) 251-1112  
 www.greatbasineng.com

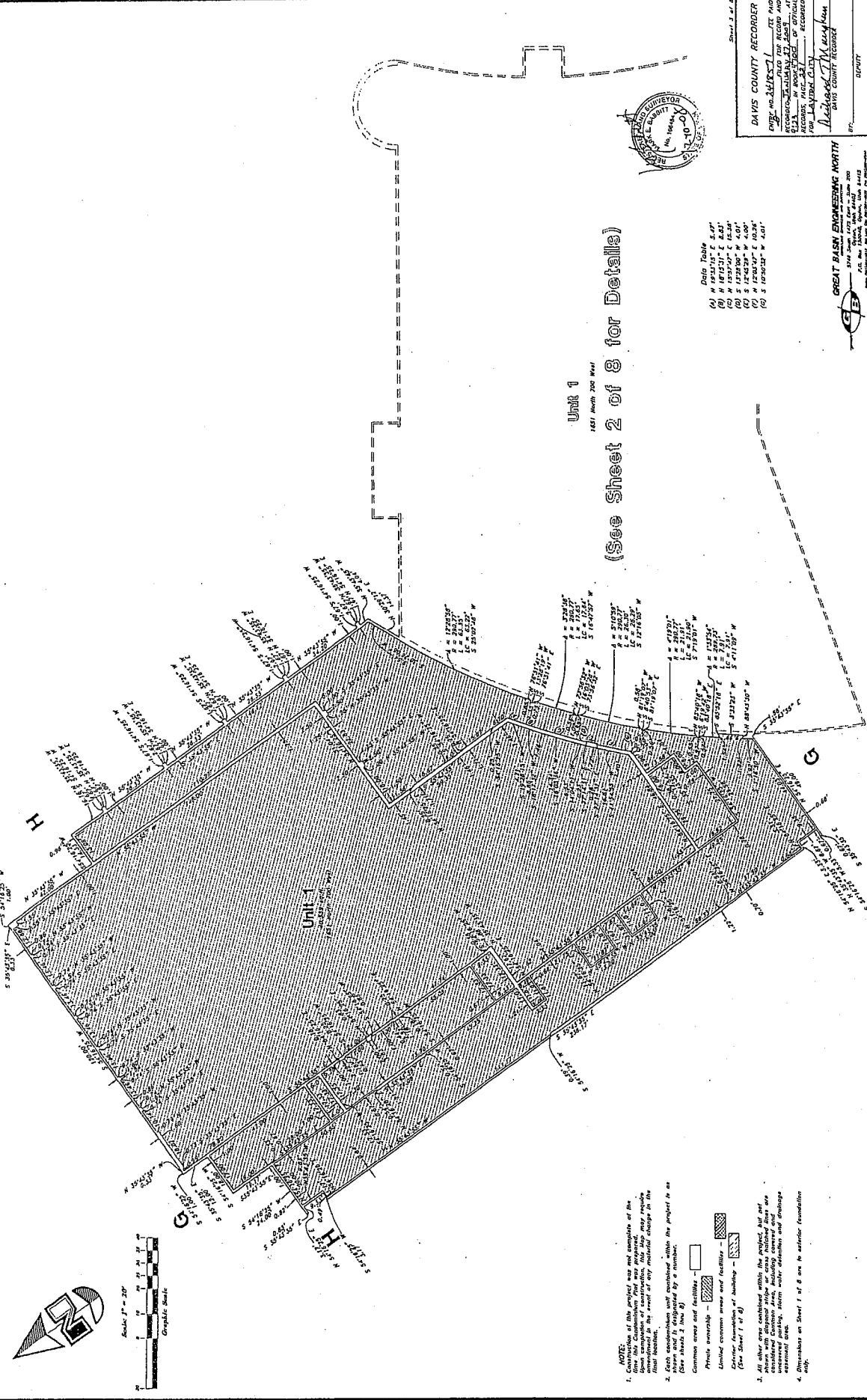
(See Sheet 3 of 3 for Details)



- NOTE:
1. Contours of this project were not available at the time this Commission Plan was prepared. Contours were estimated in the field and may vary from actual field conditions.
  2. Each subdivision was established within the project to be as shown by a metes and bounds.
  3. All utility lines shown within this project are shown with diagonal hatching as shown on the plan. All utility lines shown with diagonal hatching are shown with diagonal hatching as shown on the plan. All utility lines shown with diagonal hatching are shown with diagonal hatching as shown on the plan.
  4. Dimensions on Sheet 1 of 3 are to structure foundations only.

S-10P4

S-10P4



Unit 1  
1651 North 200 West  
(See Sheet 2 of 8 for Details)

Data Table

(A) N 19°31'00" E 2.41'
(B) N 19°31'00" E 2.41'
(C) N 19°31'00" E 2.41'
(D) S 19°31'00" W 2.41'
(E) S 19°31'00" W 2.41'
(F) S 19°31'00" W 2.41'
(G) S 19°31'00" W 2.41'
(H) S 19°31'00" W 2.41'

- NOTE:
- Construction of this project was not complete at the time this plan was prepared. Dimensions shown are for final location.
  - Each construction unit is identified within the project by a number (See Sheet 2 of 8).
  - Common areas and facilities - Private ownership - Utilized common areas and facilities - Other construction - (See Sheet 1 of 8)
  - All other construction within the project is to be constructed in accordance with the provisions of the applicable codes and standards, including but not limited to, fire, electrical, plumbing, and mechanical. Dimensions on Sheet 1 of 8 are to exterior foundation only.



DAVIS COUNTY RECORDER  
No. 18484  
RECORDED  
No. 237  
No. 14360  
No. 14361  
No. 14362  
No. 14363  
No. 14364  
No. 14365  
No. 14366  
No. 14367  
No. 14368  
No. 14369  
No. 14370

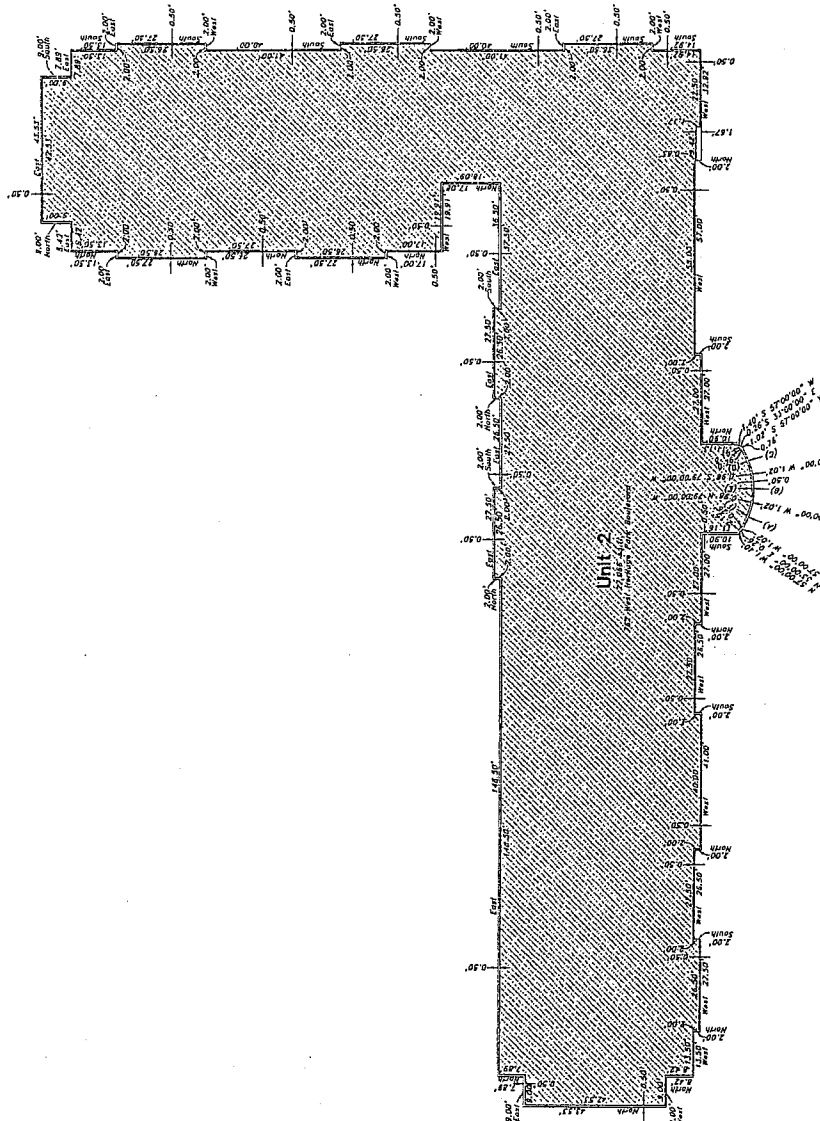
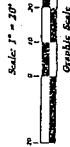
GREAT BASIN ENGINEERING NORTH  
P.O. Box 11000, Reno, NV 89411  
P.O. Box 11000, Reno, NV 89411  
www.greatbasineng.com





11801-2

11801-2



Curve Data Table

(A)	(B)	(C)
1 = 11.30°	1 = 11.30°	1 = 11.30°
2 = 11.30°	2 = 11.30°	2 = 11.30°
3 = 11.30°	3 = 11.30°	3 = 11.30°
4 = 11.30°	4 = 11.30°	4 = 11.30°
5 = 11.30°	5 = 11.30°	5 = 11.30°

Level 3

- NOTE:
1. Construction of this project was not complete at the time this Commission file was prepared. Use of this Commission file does not constitute an endorsement or approval of any material change in the project.
  2. Each subdivision and building within the project is as shown and is designated by a number. (See sheets 2 thru 6)
  3. All other areas combined within the project, but not shown with diagonal stripes or cross hatched lines are unimproved areas. Owners are advised to exercise due care in any future development of these areas.
  4. Obstructions on Sheet 1 of 6 are to refer to foundation only.

- Private ownership - [Symbol]
  - Unimproved areas and facilities - [Symbol]
  - Exterior foundation of building - [Symbol]
- (See Sheet 1 of 6)



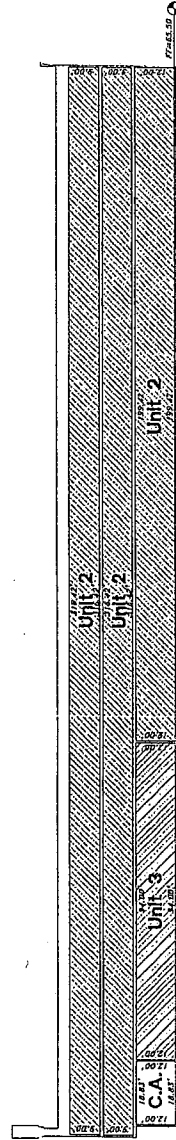
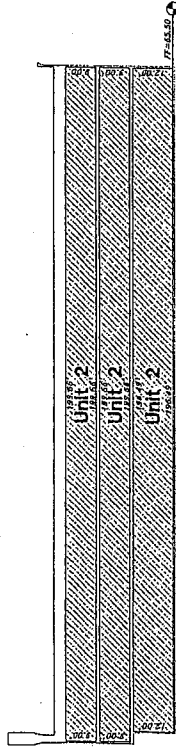
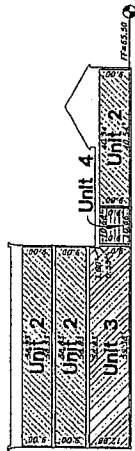
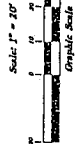
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 DEPT. NO. 2438571  
 RECEIVED  
 JANUARY 23, 2007  
 4:33 PM  
 LAINAL, D. L. D. RECEIVED  
 DAVIS COUNTY RECORDER

GREAT BASIN ENGINEERING NORTH  
 214 N. 1000 W., Suite 100, Reno, NV 89501  
 775.784.1111  
 www.greatbasineng.com

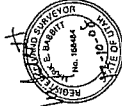
2-10814 2-10814

TH901-C

TH901-F



- NOTE:**
1. Areas of this project are not complete at the time this Condominium Plan was prepared. The areas shown are not intended to be constructed in the event of any substantial change in the final location.
  2. Each condominium unit contained within the project is as shown on the plan and is to be constructed as follows:
    - Common areas and facilities - [Hatched pattern]
    - Private ownership - [Diagonal lines pattern]
    - United common areas and facilities - [Cross-hatched pattern]
    - Exclusive foundation of building - [Stippled pattern]
    - [See Sheet 1 of 8]
  3. All areas shown on this plan are subject to the provisions of the Condominium Act, including zoning and other applicable laws, rules, regulations and ordinances of the governmental authority having jurisdiction over the project.
  4. Dimensions on Sheet 1 of 8 are to surface foundation only.

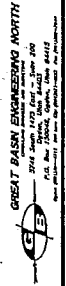


Sheet 5 of 8

**DAVIS COUNTY RECORDER**  
 ENTRY NO. 24185.1  
 DATE FOR RECORD AND INDEXING: 11/11/2014  
 RECORDS PAGE 211  
 COUNTY RECORDER  
 STATE OF NEVADA

*David S. Meyer*  
 DAVIS COUNTY RECORDER

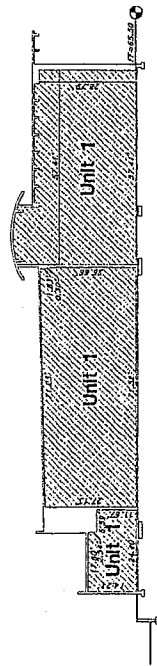
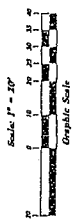
BY: \_\_\_\_\_ COUNTY CLERK



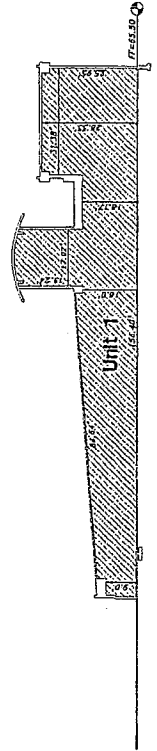
J-1084

1101-1

1101-1

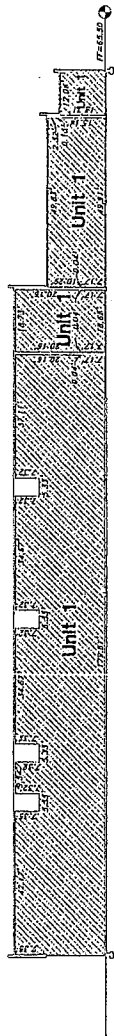


Section D

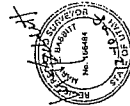


Section E

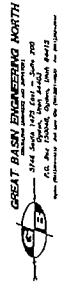
- NOTE:**
1. Construction of this project was not complete at the time of recording. Construction of this project may require other permits in the event of any material change in the project.
  2. Each construction unit completed with the project is as shown and is identified by a number.  
(See Sheet 2 of 8.)
  3. All other area contained within the project, but not shown, are to be constructed in accordance with the approved plans, including exterior and interior finishes, storm water retention and drainage systems.
  4. Dimensions on Sheet 1 of 8 are to exterior foundation only.
- Common wall and facade - [hatched pattern]
- Finish assembly - [hatched pattern]
- Exterior foundation and facade - [hatched pattern]
- Interior foundation and facade - [hatched pattern]
- (See Sheet 1 of 8.)



Section F



Sheet 7 of 8  
DAVIS COUNTY RECORDER  
OFFICE NO. 211877  
RECORDING DEPARTMENT  
RECORDS AND PERMITS DIVISION  
RECORDS SECTION  
RECORDING DATE 2/17/2022  
RECORDING TIME 10:00 AM  
RECORDING OFFICER  
DAVIS COUNTY RECORDER  
OFFICE

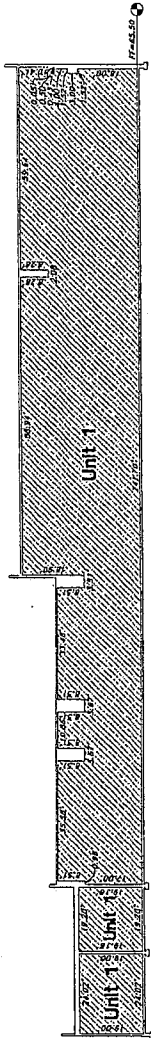
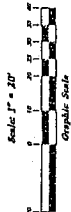


1101-1

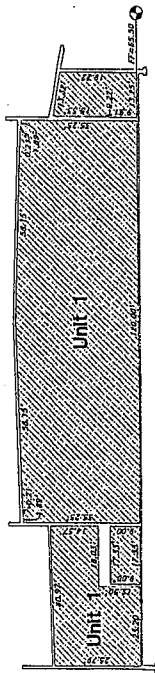
1101-1

8-101-B

8-101-B



Section G

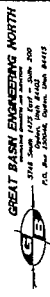


Section H

- NOTES:
1. Construction of this project was and complete at the time of the construction of this project. This map may require some completion of construction. This map may require some completion of construction in the event of any material change in the project.
  2. Each condominium unit contained within the project is as shown and is designated by a number.
  3. Common areas and facilities - [Symbol] Private ownership - [Symbol] Exterior foundation area and facilities - [Symbol] Exterior foundation of building - [Symbol] (See Sheet 1 of 2)
  4. All other areas contained within the project, but not shown, are reserved for future use and are not to be considered Common Area, including, but not limited to, parking, storm water detention and drainage systems, etc.
  5. Dimensions on Sheet 1 of 2 are to exterior foundation only.



Sheet 2 of 2  
DAVIS COUNTY RECORDER  
DAVIS COUNTY, IOWA  
RECORDED IN BOOK 47 PAGE 292  
RECORDED IN BOOK 1520 OF ORIGINAL RECORDS  
MAY 11 2011  
DAVIS COUNTY RECORDER



8-101-B

8-101-B

Common Area



MY COMMISSION EXPIRES  
JANUARY 9th, 2011  
STATE OF UTAH

**BOUNDARY DESCRIPTION**

--- All of Lot 1 and a part of Lot 2, Davis County Conference Center Subdivision, Layton City, Davis County, Utah, according to the official plat thereof; more particularity described as follows:

Beginning at the Northwest corner of the Davis County Conference Center Subdivision, Layton City, Davis County, Utah, which is 1322.82 feet North 0°09'50" East and 910.83 feet South 89°54'56" West from the Center of Section 17, Township 4 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey; running thence North 89°54'56" East 210.00' along the North boundary line of said subdivision; thence South 0°16'57" West 293.30 feet; thence South 54°16'25" East 92.67 feet; thence East 149.89 feet; thence South 27°38'59" East 115.40 feet; thence South 74°16'25" East 55.07 feet; thence South 15°43'35" West 314.90 feet; thence North 74°16'25" West 178.19 feet; thence South 15°43'35" West 71.00 feet; thence North 74°16'25" West 149.73 feet; thence North 15°43'35" East 125.98 feet; thence North 74°16'25" West 49.18 feet; thence North 15°43'48" East 91.02 feet; thence North 74°16'12" West 139.09 feet to the West boundary line of said Davis County Conference Center Subdivision, Layton City, Davis county, Utah; thence North 0°16'59" East 486.92 feet along said West boundary line to the point of beginning.

Contains 242,659 sq.ft  
or 5.571 Acres

10-249-0002, 0005

10-250-0001, 0002, 0003, 0004, 0005

10-286-0001, 0002, 0003, 0004, 0005