

WHEN RECORDED, MAIL TO:

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Tax Serial Nos. 00-0021-3351, 00-0021-5603,  
00-0021-5604, 00-0021-5605, 00-0021-5606,  
00-0021-5607, 00-0021-5608 and 00-0021-5609

**SUPPLEMENTAL DECLARATION TO THIRD AMENDED AND RESTATED  
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF THE  
WEATHERVANE STATION SUBDIVISION AMENDED LOT 2, SECOND AMENDED  
UNITS A-G CONDOMINIUM OWNER'S ASSOCIATION,  
A/K/A ARGENTO BUSINESS PARK**

THIS SUPPLEMENTAL DECLARATION TO THIRD AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF THE WEATHERVANE STATION SUBDIVISION AMENDED LOT 2, SECOND AMENDED UNITS A-G CONDOMINIUM OWNER'S ASSOCIATION, A/K/A ARGENTO BUSINESS PARK ("**Supplemental Declaration**") is made as of March 5, 2021, by 2210 W 3000 S PROPERTY 1, LLC, a Utah limited liability company ("**Declarant**"), successor in interest to ARGENTO BUSINESS PARK, LLC, a Utah limited liability company.

RECITALS

A. The Declaration of Condominium Regime for Argento Business Park Condominiums recorded January 20, 2021 as Entry No. 492515 in Book 1334 at page 956 in the office of the Wasatch County Recorder ("**Official Records**"), as amended and restated by that certain First Amended and Restated Declaration of Covenants, Conditions and Restrictions of Argento Business Park Condominium Owner's Association, recorded February 10, 2021 as Entry No. 493857 in Book 1337 at page 1824 of Official Records, and as amended and restated by that Second Amended and Restated Declaration of Covenants, Conditions and Restrictions of the Weathervane Station Subdivision Amended Lot 2, Second Amended Units A-G Condominium Owner's Association, A/K/A/ Argento Business Park, recorded February 11, 2021 as Entry No. 493958 in Book 1338 at page 344 of Official Records, and as amended and restated by that Third Amended and Restated Declaration of Covenants, Conditions and Restrictions of the Weathervane Station Subdivision Amended Lot 2, Second Amended Units A-G Condominium Owner's Association, A/K/A/ Argento Business Park, recorded February 18, 2021, as Entry No.\* ~~49474~~ in Book 1339 at page 469 of Official Records, (as amended or modified from time to time, the "**Declaration**"), encumbers that certain real property more particularly in the Declaration.

\*494324

B. Article 15 of the Declaration provides that the Declarant may, with the approval of 70% of the of the Owners of the Allocated Interest, cause all or any part of the Declaration to be amended.

C. The Declarant now desires to amend and supplement the Declaration in accordance with the terms and conditions contained herein.

NOW, THEREFORE, Declarant hereby amends and supplements the Declaration as follows:

1. Defined Terms and Status of Recitals. Capitalized terms used and not otherwise defined in this Supplemental Declaration shall have the meaning or meanings given to them in the Declaration. The Recitals set forth above shall constitute a portion of the terms of this Supplemental Declaration.

2. Specific Amendments. Effective as of the date of this Supplemental Declaration, the terms of the Declaration are amended as follows:

2.1 Section 1.3. "Turnover Date" is hereby amended to mean the date upon which Declarant (as such term was amended by that certain Assignment and Assumption of Declarant Rights recorded in Wasatch County on or about the day hereof) shall have sold at least three (3) of Units C, D, E, F, and G, to separate Unit Owners."

2.2 Management. Section 5.2 is hereby amended to clarify that, Subject to Declarant's rights under the Declaration, each Unit (A-G), as more particularly shown on Exhibit C to the Declaration, shall be entitled to one (1) member on the Board, by appointment. For sake of clarity, "Unit(s)" in this Section 5.2 shall not refer to Unit 1, Unit 2, and Unit 3 but to the legally described Units A-G."

2.3 Signs. Section 9.1 is hereby amended and restated as follows:

"Prior to the placement or installation of any signs, not otherwise restricted by this Declaration (including without limitation the Rules and Regulations), on or about any Unit in the Condominium, the Unit Owner shall first (1<sup>st</sup>) obtain the prior written approval of the Declarant and the prior written consent of Charleston Town or any other municipal authority with jurisdiction over such matters."

2.4 Permitted Uses. Section 9.3 is hereby amended to include the following clause "(d)":

"(d) Notwithstanding anything to the contrary contained in this Declaration, Unit 1 (being legal as Unit A) and Unit 2 (being legally described as Unit B) shall not be used for (i) short or long term storage of boats or any other recreational vehicle, or (ii) the service and retail of boats or other recreational vehicles, without the prior written consent of the Declarant, if during the period of Administrative Control, or thereafter, of the affirmative written authorization of seventy-five percent (75%) of the Owners of Unit 3 (being legally described as Units C-G)."

2.5 Notices. Section 14.11 is hereby amended to include the following new notice addresses for the Association:

“ARGENTO BUSINESS PARK OWNER’S ASSOCIATION  
2210 W. 3000 S. Suite D  
Heber City, Utah 84032

With a copy to

Steven P. Mehr  
Ballard Spahr LLP  
201 So. Main, Suite 800  
Salt Lake City, Utah 84111-2221”

(d) Declaration Remains in Effect. The Supplemental Declaration shall be considered supplemental to the Declaration. Except as expressly amended herein, the Declaration shall remain in full force and effect and shall not be canceled, suspended or otherwise abrogated or amended by the recording of this Supplemental Declaration. In addition, the Declarant retains its rights in accordance with the terms of the Declaration.

(e) Authority. Declarant hereby certifies that in accordance with Article 15, this Amendment has been approved in accordance with the terms of the Declaration and is hereby executed pursuant to Declarant’s rights under Article 15 of the Declaration.

[Signature Block Follows on Next Page.]



## Exhibit A

## Legal Description

Lot 2, Weathervane Station Subdivision Amended as Recorded in the Office of the Wasatch County Recorder Entry #460294, Book 1243 Page 1153 being further described as follows:

A Parcel of land located in the North West Quarter of Section 13, Township 4 South, Range 4 East, Salt Lake Base and Meridian in Wasatch County,

Beginning at a point N89°55'37"E 525.72 Feet and N24°20'28"E 39.32 Feet from the West Quarter Comer Section 13, Township 4 South, Range 4 East, Salt Lake Base & Meridian, said point being the POINT OF BEGINNING; thence North 20°17'09" East 25.44 feet; thence North 89°16'59" East 412.67 feet; thence South 44°40'08" West 67.53 feet; thence southerly 160.08 feet along the arc of a 180.00 feet non-tangent radius curve to the left, having a central angle of 50°57'13", (chord bears South 19°11'04" West 154.85 feet); thence South 06°17'33" East 49.42 feet to a point of curvature to the right, thence southwesterly 20.47 feet along the arc of a 15.00 feet radius curve, having a central angle of 78°11'03" (chord bears South 32°47'59" West 18.92 feet); thence southwesterly 154.48 feet along the arc of a 322.22 feet non-tangent radius curve to the left, having a central angle of 27°28'09", (chord bears South 58°08'55" West 153.00 feet); thence South 44°14'45" West 95.05 feet; thence southwesterly 204.95 feet along the arc of a 255.00 feet non-tangent radius curve to the right, having a central angle of 46°03'01", (chord bears South 67°26'12" West 199.48 feet); thence North 89°32'27" West 143.39 feet; thence North 24°20'28" East 498.85 feet to the POINT OF BEGINNING.

Containing 170,188 square feet or 3.906 acres, more or less.

Parcel No. 00-0021-3351  
Serial No. 0QU-0002-A-013-044

Now known as WEATHERVANE STATION SUBDIVISION AMENDED LOT 2, SECOND AMENDED UNITS A – G, Parcel Nos. 00-0021-5603, 00-0021-5604, 00-0021-5605, 00-0021-5606, 00-0021-5607, 00-0021-5608, 00-0021-5609