

AFTER RECORDING PLEASE RETURN TO:
Slate Creek Condominiums, L.L.C.
270 East 930 South
Orem, UT 84058

R.O.

**AMENDED AND RESTATED
FIRST AMENDMENT TO**

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

**SPRING CREEK CONDOMINIUMS
An Expandable Condominium Project
Provo City, Utah County, Utah**

THIS FIRST AMENDMENT TO THE DECLARATION OF CONDOMINIUM (the "First Amendment to Declaration") is made this 13th day of JAN. 2021, by Slate Creek 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 First 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 114601:2019 recorded November 4, 2019.
- b) Declarant is the developer of the Project and recorded a Record of Survey Map Filing # 16801 therefore in the Public Records as Entry # 2019-114600.
- 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 First Supplemental Record of Survey map and the First 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 First Supplemental Record of Survey Map.
- d) The real property to which this First Amendment to Declaration and the First Supplemental Record of Survey Map are applicable is located in Provo City, Utah County, Utah and is described as follows:

Overall Legal Description:

Commencing at a point located South 00°44'47" East along the Section line 433.21 feet and East 116.92 feet from the Northeast corner of Section 18, Township 7 South, Range 3 East, Salt Lake Base and Meridian: thence South 29°12'13" East along State Road 89, 126.08 feet; thence South 60°47'47" West 8.00 feet; thence South 29°12'13" East 18.00 feet; thence along 1320 South Street as follows: South 60°45'00" West 109.25 feet, along the arc of a 164.16 foot radius curve to the right 86.67 feet (chord bears South 75°52'30" West 85.67 feet), North 89°00'00" West 335.82 feet; thence North 00°15'00" West 197.95 feet; thence South 89°42'38" East 412.81 feet; thence North 86°43'16" East 38.97 feet to the point of beginning.

Area = 94,501 sq. ft. or 2.17 Acres

Basis of Bearing is South 00°44'47" East along the Section line from the Northeast corner to the East quarter corner of said Section 18.

1. Section 2.02 of the Declaration is amended in its entirety to read as follows:

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 64 and each Unit Owner will have a undivided interest in the Common Areas and Facilities.

Furthermore, this Restated Amendment is to further clarify the number of Units in Building "A" and Building "B". Each Building consist of 16 Units (32 total units) and such Units comprise the minimum number of Units in the Project and give each owner a maximum 1/32th (or approximately 3.125%) undivided interest in the Common Areas and Facilities. If all of the Additional Land is added into the Project pursuant to Sections 2.03 and 2.04, the maximum number of Units in the project will be 64 and each Unit Owner will have a 1/64th (or approximately 1.5625%) 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 First 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 First Supplemental record of Survey Map and the attached Exhibit "A".
3. This First Amendment to Declaration shall be recorded in the Public Records simultaneously with the Project's First Supplemental Record of Survey Map, consisting of three sheets prepared by Roger D. Dudley, a Utah registered land surveyor holding Certificate No. 147089. Both such instruments shall be effective upon recordation.
4. All bedrooms, hallways and other living area within each unit shall be carpeted. Alternative flooring may be used only in the kitchen, laundry room and in the bathroom entry.

EXECUTED by Declarant on this 13th day of JAN. in the year 2021 first above written.

Bruce R Dickerson

Bruce R Dickerson, Manager of Slate Creek Condominiums, L.L.C.

STATE OF UTAH

COUNTY OF UTAH

The foregoing instrument was acknowledged before me this 13th day of JANUARY 2021 by Bruce R. Dickerson, Manager of Slate Creek Condominiums, L.L.C. in the capacity indicated.

Lee Francis

Notary Signature

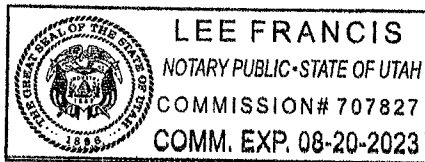


Exhibit "B"

DECLARATION OF CONDOMINIUM
(Including Owner Association Bylaws)

OF

SPRING CREEK RESIDENTIAL CONDOMINIUMS
(A Expandable Land Condominium Project)
Provo City, Utah County, Utah

Unit No.	Interest in Common Area (Percentage)	Votes
Building A		
A101	3.125	1
A102	3.125	1
A103	3.125	1
A104	3.125	1
A201	3.125	1
A202	3.125	1
A203	3.125	1
A204	3.125	1
A301	3.125	1
A302	3.125	1
A303	3.125	1
A304	3.125	1
A401	3.125	1
A402	3.125	1
A403	3.125	1

A404	3.125	1
Building B		
B101	3.125	1
B102	3.125	1
B103	3.125	1
B104	3.125	1
B201	3.125	1
B202	3.125	1
B203	3.125	1
B204	3.125	1
B301	3.125	1
B302	3.125	1
B303	3.125	1
B304	3.125	1
B401	3.125	1
B402	3.125	1
B403	3.125	1
B404	3.125	1
Totals	100%	32

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