

WHEN RECORDED, RETURN TO:

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Ent 559362 Bk 1515 Pg 315-322
Date: 12-MAY-2025 1:30:32PM
Fee: \$182.00 Check Filed By: CO
MARCY M MURRAY, Recorder
WASATCH COUNTY CORPORATION
For: DEER CREST ASSOCIATES I LLC

APNs: More particularly described on Exhibit A

**THIRD AMENDMENT TO
DECLARATION OF CONDOMINIUM
FOR
FOUNDERS PLACE CONDOMINIUMS**

THIS THIRD AMENDMENT TO DECLARATION OF CONDOMINIUM FOR FOUNDERS PLACE CONDOMINIUMS (this "Third Amendment") is hereby executed as of the 12 day of MAY, 2025 ("Effective Date") by Deer Crest Associates I, L.C., a Utah limited liability company ("Declarant").

RECITALS

A. Declarant is the developer of that certain condominium project located in Wasatch County, Utah, commonly known as Founders Place Condominiums (the "Project").

B. That certain Declaration of Condominium for Founders Place Condominiums was recorded in the Office of the Wasatch County Recorder ("Recording Office") on July 5, 2022, as Entry No. 521737, Book 1415, at Page 0308 ("Original Declaration"), as amended by that certain First Amendment to Declaration of Condominium for Founders Place Condominiums recorded in the Recording Office on September 20, 2023, as Entry No. 536856, Book 1453, at Page 1779 ("First Amendment"), and that certain Second Amendment to Declaration of Condominium for Founders Place Condominiums recorded in the Recording Office on November 6, 2024, as Entry No. 552206, Book 1494, at Page 566 ("Second Amendment" and together with the Original Declaration and the First Amendment, the "Declaration") that encumbers the real property situated in Wasatch County, Utah as more particularly described in "Exhibit A" attached hereto and incorporated herein by this reference. Capitalized terms in this Third Amendment, unless otherwise defined herein, shall have the meaning given to them in the Declaration.

C. In *Section 10.6* of the Original Declaration, Declarant reserved the unilateral and exclusive option to expand the Project (the "Option to Expand") upon the terms and provisions set forth in *Section 10.6* without the prior consent of the Owners, the Mortgagees, the Association, or any other person or entity.

D. The Declaration requires that the Option to Expand be exercised within seven (7) years after recordation of the Declaration.

E. Declarant desires to exercise its Option to Expand and to subject the Expandable Parcel (defined below) to the Declaration as set forth herein.

F. Concurrently with the recording of this Third Amendment, Declarant recorded that certain Founders Place Condominiums – Phase III plat in the Recording Office as Entry No. 559361, Book 1515, at Page 311-314 to reflect the Expandable Parcel.

AMENDMENT

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

1. Incorporation of Recitals and Definitions. The foregoing Recitals are incorporated into and made a part of this Third Amendment.

2. Option to Expand; Expandable Parcel. Subject to the power granted Commercial Owner in *Section 10.6*, a portion of the real property subject to the Option to Expand consists of parcels of land located in the Founders Place Subdivision, being described as follows:

LOT 3, FOUNDERS PLACE SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT RECORDED July 5, 2022, AS ENTRY NO. 522735 IN WASATCH COUNTY RECORDER'S OFFICE (the "Expandable Parcel").

3. Schedule of Units; Replacement of Exhibit A. Exhibit A to the Declaration, setting forth the Schedule of Units, Square Footage, Votes and Undivided Interests in Common Area is hereby amended and restated in its entirety by "Exhibit B" attached to this Third Amendment and incorporated herein by this reference.

4. Declaration Remains in Effect. This Third Amendment shall be considered supplemental to the Declaration. Except as expressly amended by this Third Amendment, the Declaration shall remain in full force and effect and shall not be canceled, suspended or otherwise abrogated by the recording of this Third Amendment.

5. Authority. Declarant hereby certifies that Declarant may execute this Third Amendment without the signature of any other party pursuant to its rights under *Section 10.6* of the Original Declaration.

[Signature Page Follows]

IN WITNESS WHEREOF, this Third Amendment is hereby executed as of the Effective Date.

DEER CREST ASSOCIATES I, L.C.,
a Utah limited liability company

By: [Signature]
Its: AUTHORIZED SIGNER

STATE OF Utah)
COUNTY OF Sauvatch) :ss.

The foregoing instrument was acknowledged before me this 12 day of May, 2025, by Bill Fivach, the authorized signer of Deer Crest Associates I, L.C., a Utah limited liability company.

[Signature]
NOTARY PUBLIC

Residing at: Salt Lake / Utah

My Commission Expires: 9.16.25

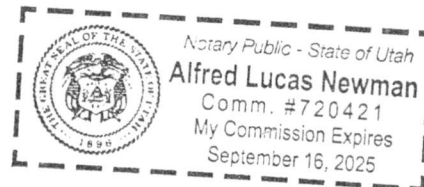


EXHIBIT A

DESCRIPTION OF THE PROPERTY

Lot 1:

LOT 1, FOUNDERS PLACE SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT RECORDED JULY 5, 2022, AS ENTRY NO. 522735 IN WASATCH COUNTY RECORDER'S OFFICE.

Lot 1 APNs: 00-00217718, 00-0021-7709, 00-0021-7710, 00-0021-7702, 00-0021-7721, 00-0021-7711, 00-0021-7700, 00-0021-7703, 00-0021-7704, 00-0021-7713, 00-0021-7705, 00-0021-7706, 00-0021-7715, 00-0021-7707, 00-0021-7699, 00-0021-7717, 00-0021-7708

Lot 2:

Unit Nos WH-05, 3103, 3104, 3105, 3106, 3201, 3202, 3203, 3204, 3205, 3206, 3301, 3302, 3303, 3304, 3305, 3306, 3401, 3403, 3406 and the Common Area, contained within FOUNDERS PLACE CONDOMINIUMS - PHASE II, a Utah Condominium Project, as the same is identified in the Record of Survey Map recorded in Wasatch County, Utah, as Entry No. 536855, in Book 1453, at Page 1779, and in the Declaration of Covenants, Conditions and Restrictions and Bylaws of the Founders Place Condominiums, recorded in Wasatch County, Utah, on July 5, 2022, as Entry No. 521737, in Book 1415 at Page 308, as amended by First Amendment to Declaration of Covenants Conditions and Restrictions, recorded in Wasatch County, Utah, on September 20, 2023, as Entry No. 536856, in Book 1453, at Page 1779, of the official records, and all amendments thereto.

TOGETHER WITH: (a) The undivided ownership interest in said Condominium Project's Common Areas and Facilities which is appurtenant to said Unit, (the referenced Declaration of Condominium providing for periodic alteration both in the magnitude of said undivided ownership interest and in the composition of the Common Areas and Facilities to which said interest relates); (b) The exclusive right to use and enjoy each of the Limited Common Areas which is appurtenant to said Unit, and (c) The non-exclusive right to use and enjoy the Common Areas and Facilities included in said Condominium Project (as said Project may hereafter be expanded) in accordance with the aforesaid Declaration and Survey Map (as said Declaration and Map may hereafter be amended or supplemented) and the Utah Condominium Ownership Act.

Tax I.D. Number: 00-0021-8881 Unit WH05, 00-0021-8882 Unit 3103, 00-0021-8883 Unit 3104, 00-0021-8884 Unit 3105, 00-0021-8885 Unit 3106, 00-0021-8886 Unit 3201, 00-0021-8887 Unit 3202, 00-0021-8888 Unit 3203, 00-0021-8889 Unit 3204, 00-0021-8890 Unit 3205, 00-0021-8891 Unit 3206, 00-0021-8892 Unit 3301, 00-0021-8893 Unit 3302, 00-0021-8894 Unit 3303, 00-0021-8895 Unit 3304, 00-0021-8896 Unit 3305, 00-0021-8897 Unit 3306, 00-0021-8898 Unit 3401, 00-0021-8899, Unit 3403, 00-0021-8900 Unit 3406.

Lot 3:

Unit Nos WH-06, 4101, 4102, 4103, 4104, 4105, 4106, 4107, 4108, 4201, 4202, 4203, 4204, 4205, 4206, 4207, 4208, 4302, 4303, 4304, 4305, 4306, 4401, 4402, 4404 and the Common Area, contained within FOUNDERS PLACE CONDOMINIUMS - PHASE III, a Utah Condominium Project, as the same is identified in the Record of Survey Map recorded in Wasatch County, Utah, as Entry No. [559361], in Book [1515], at Page [311-319], and in the Declaration of Covenants, Conditions and Restrictions and Bylaws of the Founders Place Condominiums, recorded in Wasatch County, Utah, on July 5, 2022, as Entry No. 521737, in Book 1415 at Page 308, as amended by First Amendment to Declaration of Covenants Conditions and Restrictions, recorded in Wasatch County, Utah, on September 20, 2023, as Entry No. 536856, in Book 1453, at Page 1779, of the official records, and all amendments thereto.

TOGETHER WITH: (a) The undivided ownership interest in said Condominium Project's Common Areas and Facilities which is appurtenant to said Unit, (the referenced Declaration of Condominium providing for periodic alteration both in the magnitude of said undivided ownership interest and in the composition of the Common Areas and Facilities to which said interest relates); (b) The exclusive right to use and enjoy each of the Limited Common Areas which is appurtenant to said Unit, and (c) The non-exclusive right to use and enjoy the Common Areas and Facilities included in said Condominium Project (as said Project may hereafter be expanded) in accordance with the aforesaid Declaration and Survey Map (as said Declaration and Map may hereafter be amended or supplemented) and the Utah Condominium Ownership Act.

Tax I.D. Number: TBD

EXHIBIT B**SCHEDULE OF UNITS, SQUARE FOOTAGE,
VOTES AND UNDIVIDED INTERESTS IN COMMON AREA**

Unit Identifying Number	Approx Sq Footage of Unit	No. of Par Value	No. of Votes per Unit	Undivided Interest per Unit
WH-01	820	820	1	0.1023%
WH-02	820	820	1	0.1023%
WH-03	825	825	1	0.1029%
WH-04	820	820	1	0.1023%
WH-05	1,125	1,125	1	0.1403%
WH-06	992	992	1	0.1237%
1402	1,575	6,300	6	0.7856%
1403	2,227	8,908	9	1.1109%
1404	1,274	5,096	5	0.6355%
1501	2,829	11,316	11	1.4112%
1502	2,437	9,748	10	1.2156%
1503	2,437	9,748	10	1.2156%
1504	2,829	11,316	11	1.4112%
1602	2,416	9,664	10	1.2052%
1603	2,416	9,664	10	1.2052%
1701	4,219	16,876	17	2.1045%
1702	3,415	13,660	14	1.7035%
1704	4,219	16,876	17	2.1045%
2301	3,572	14,288	14	1.7818%
2302	1,775	7,100	7	0.8854%
2303	3,422	13,688	14	1.7070%
2304	1,580	6,320	6	0.7881%
2305	3,389	13,556	14	1.6905%
2306	3,536	14,144	14	1.7638%
2401	1,274	5,096	5	0.6355%
2402	2,418	9,672	10	1.2062%
2403	2,418	9,672	10	1.2062%
2404	2,418	9,672	10	1.2062%
2405	2,418	9,672	10	1.2062%
2406	2,829	11,316	11	1.4112%
2502	2,418	9,672	10	1.2062%
2503	2,418	9,672	10	1.2062%
2504	2,418	9,672	10	1.2062%
2505	2,418	9,672	10	1.2062%
2601	4,216	16,864	17	2.1030%
2603	3,394	13,576	14	1.6930%

2604	3,394	13,576	14	1.6930%
2606	4,223	16,892	17	2.1065%
3103	2,231	8,924	9	1.1129%
3104	1,574	6,296	6	0.7851%
3105	2,231	8,924	9	1.1129%
3106	2,831	11,324	11	1.4122%
3201	3,067	12,268	12	1.5299%
3202	2,420	9,680	10	1.2071%
3203	2,428	9,712	10	1.2111%
3204	2,420	9,680	10	1.2071%
3205	2,428	9,712	10	1.2111%
3206	2,832	11,328	11	1.4127%
3301	3,067	12,268	12	1.5299%
3302	2,420	9,680	10	1.2071%
3303	2,428	9,712	10	1.2111%
3304	2,420	9,680	10	1.2071%
3305	2,428	9,712	10	1.2111%
3306	2,832	11,328	11	1.4127%
3401	3,089	12,356	12	1.5409%
3403	3,342	13,368	13	1.6671%
3406	2,886	11,544	12	1.4396%
4101	1,985	7,940	8	0.9902%
4102	1,244	4,976	5	0.6205%
4103	1,244	4,976	5	0.6205%
4104	1,244	4,976	5	0.6205%
4105	1,244	4,976	5	0.6205%
4106	1,244	4,976	5	0.6205%
4107	1,244	4,976	5	0.6205%
4108	2,003	8,012	8	0.9991%
4201	2,833	11,332	11	1.4132%
4202	2,430	9,720	10	1.2121%
4203	3,026	12,104	12	1.5094%
4204	2,430	9,720	10	1.2121%
4205	3,026	12,104	12	1.5094%
4206	2,430	9,720	10	1.2121%
4207	3,065	12,260	12	1.5289%
4208	4,691	18,764	19	2.3400%
4302	2,429	9,716	10	1.2116%
4303	3,019	12,076	12	1.5059%
4304	2,424	9,696	10	1.2091%
4305	3,020	12,080	12	1.5064%
4306	3,621	14,484	14	1.8062%
4401	4,235	16,940	17	2.1125%

4402	3,756	15,024	15	1.8736%
4404	3,620	14,480	14	1.8057%
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Total	204,524	801,890		100.00%
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