

WHEN RECORDED, RETURN TO:

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Ent 536856 Bk 1453 Pg 1779-1784
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MARCY M MURRAY, Recorder
WASATCH COUNTY CORPORATION
For: BILL FIVEASH

APNs: More particularly described on Exhibit A

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

THIS FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM FOR FOUNDERS PLACE CONDOMINIUMS (this "First Amendment") is hereby executed as of the 19 day of SEPTEMBER, 2023 ("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 on July 5, 2022, as Entry No. 521737, Book 1415, at Page 0308 (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 First Amendment, unless otherwise defined herein, shall have the meaning given to them in the Declaration.

C. In Section 10.6 of the 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 First Amendment, Declarant recorded that certain Founders Place Condominiums – Phase II plat in the Office of the Wasatch County Recorder as Entry No. 536855, Book 1453, at Page 1774 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 First 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 2, 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 restate in its entirety by Exhibit B attached to this First Amendment.

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

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

[Signature Page Follows]

EXHIBIT A

DESCRIPTION OF THE PROPERTY

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

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

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	0.1478%
WH-02	820	820	1	0.1478%
WH-03	825	825	1	0.1487%
WH-04	820	820	1	0.1478%
WH-05	1125	1125	1	0.2028%
1402	1575	6300	6	1.1354%
1403	2227	8908	9	1.6054%
1404	1274	5096	5	0.9184%
1501	2829	11316	11	2.0394%
1502	2437	9748	10	1.7568%
1503	2437	9748	10	1.7568%
1504	2829	11316	11	2.0394%
1602	2416	9664	10	1.7417%
1603	2416	9664	10	1.7417%
1701	4219	16876	17	3.0414%
1702	3415	13660	14	2.4618%
1704	4219	16876	17	3.0414%
2301	3572	14288	14	2.5750%
2302	1775	7100	7	1.2796%
2303	3422	13688	14	2.4669%
2304	1580	6320	6	1.1390%
2305	3389	13556	14	2.4431%
2306	3536	14144	14	2.5491%
2401	1274	5096	5	0.9184%
2402	2418	9672	10	1.7431%
2403	2418	9672	10	1.7431%
2404	2418	9672	10	1.7431%
2405	2418	9672	10	1.7431%
2406	2829	11316	11	2.0394%
2502	2418	9672	10	1.7431%
2503	2418	9672	10	1.7431%
2504	2418	9672	10	1.7431%
2505	2418	9672	10	1.7431%
2601	4216	16864	17	3.0393%
2603	3394	13576	14	2.4467%

Unit Identifying Number	Approx Sq. Footage of Unit	No. of Par Value	No. of Votes per Unit	Undivided Interest per Unit
2604	3394	13576	14	2.4467%
2606	4223	16892	17	3.0443%
3103	2231	8924	9	1.6083%
3104	1574	6296	6	1.1347%
3105	2231	8924	9	1.6083%
3106	2831	11324	11	2.0408%
3201	3067	12268	12	2.2110%
3202	2420	9680	10	1.7446%
3203	2428	9712	10	1.7503%
3204	2420	9680	10	1.7446%
3205	2428	9712	10	1.7503%
3206	2832	11328	11	2.0416%
3301	3067	12268	12	2.2110%
3302	2420	9680	10	1.7446%
3303	2428	9712	10	1.7503%
3304	2420	9680	10	1.7446%
3305	2428	9712	10	1.7503%
3306	2832	11328	11	2.0416%
3401	3089	12356	12	2.2268%
3403	3342	13368	13	2.4092%
3406	2886	11544	12	2.0805%
Total	128,871	554,870		100.0000%