

WHEN RECORDED, RETURN TO:

Sierra Homes Construction, Inc.
425 N 2450 W
Tremonton UT 84337

Parcel Nos.

04-234-0109 thru 04-234-0124 and 04-234-0209 thru 04-234-0224

Amendment One to Declaration of Condominium for 1600 Park Avenue Condominium "C".

This AMENDMENT ONE TO DECLARATION OF CONDOMINIUM FOR 1600 PARK AVENUE CONDOMINIUM "C". (the "Declaration") is made by River Valley Development, LLC, a Utah limited liability company (the "Declarant").

RECITALS

A. The Declarant is the original owner and developer of certain land located in Cache County, State of Utah, particularly described in the attached **Exhibit A** and known generally as, respectively, the 1600 Park Avenue Condominium "C"; and

B. Declarant created and caused to be recorded against the 1600 Park Avenue Condominium "C" Project that certain "DECLARATION OF CONDOMINIUM FOR 1600 PARK AVENUE CONDOMINIUM "C"", originally recorded in the office of the Cache County Recorder on July 29, 2021, as Entry No. 1294397 (the "Declaration").

C. Under Section 20.5(b) of the Declaration, "During the Period of Administrative Control, the Declarant shall have and is hereby vested with the right to amend this Declaration and the Plats by an instrument duly executed and acknowledged by Declarant and recorded in the Official Records of the County Recorder of Cache County, Utah. The Period of Administrative Control has not been terminated, as defined in the Declaration; accordingly, the Declarant has the authority to amend the Declaration as provided herein.

AMENDMENTS TO DECLARATION

NOW, THEREFORE, the Declarant declares that the Declaration is amended as follows:

1. Section 17.6 of the Declaration is deleted and entirely replaced with the following: **17.6 Amendment.** No provision of this Article XVII shall be amended without the consent of at least fifty-one percent (51 %) of all first Mortgagees as they appear on the official records of Cache County, Utah, as of the date of such amendment, which consent may be deemed granted by the provisions of the Community Association Act, U.C.A. § 57-8-41. In addition to the amendment limitations set forth above, any other amendment to the


Declaration that is of a material adverse nature to Lenders shall require approval of at least fifty-one percent (51%) of Lenders who have provided notice to the Association.

2. Section 7.1 of the Bylaws is deleted in its entirety and replaced with the following: **7.1 Amendments.** These Bylaws may be modified or amended either by the affirmative vote of a majority of the members of the Association. During the Period of Administrative Control, no amendment to these bylaws may be adopted without the written approval of the Declarant. However, any amendment to the Bylaws that is of a material adverse nature to Lenders shall require approval of at least fifty-one percent (51%) of Lenders who have provided notice to the Association.

[End of Terms – Signature Page Follows]

IN WITNESS WHEREOF, the Declarant has executed this AMENDMENT ONE TO DECLARATION OF CONDOMINIUM FOR 1600 PARK AVENUE CONDOMINIUM "C", this 23rd day of November, 2022.

River Valley Development, LLC
A Utah limited liability company



By: L Boyd Cook
Its: Authorized Agent

STATE OF Utah)
)ss:
County of Box Elder)

The foregoing instrument was acknowledged before me on this 23 day of November, 2022 by L. Boyd Cook, its Authorized Agent of River Valley Development, LLC.



Notary Public

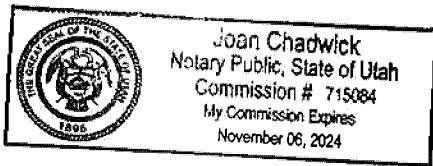


EXHIBIT A
(LEGAL DESCRIPTION)

All of Lots 109-124 and Lots 209-224, 1600 Park Avenue, Phase C, according to the official plat thereof on file in the official records of the Cache County Recorder's office.



LEGEND
--- UNIMPROVED
--- IMPROVED
--- CONDOMINIUM UNIT
--- COMMON AREA
--- PARKING LOT
--- DRIVEWAY
--- WALKWAY
--- FENCE
--- EASEMENT
--- EJECTA

1600 PARK AVENUE, CONDOMINIUM "C"
PART OF THE NORTH 1/4 OF SECTION 21 OF TOWNSHIP 12
NORTH, RANGE 1 EAST, 3RD, 4TH, 5TH AND 6TH
RANGES, 37TH

FILED 22 JUNE, 2020
ENT 1250157
MAP NO 2020-3381
SITE PAGE 04-082

PARCEL NO =
04-234-UNIT NO
04-234-0109 TRU 0124
04-234-0209 THRU 0224

UNIT NO	TRU NO	AREA (SQ FT)	AREA (SQ M)
109	0109	1,100	101.7
110	0110	1,100	101.7
111	0111	1,100	101.7
112	0112	1,100	101.7
113	0113	1,100	101.7
114	0114	1,100	101.7
115	0115	1,100	101.7
116	0116	1,100	101.7
117	0117	1,100	101.7
118	0118	1,100	101.7
119	0119	1,100	101.7
120	0120	1,100	101.7
121	0121	1,100	101.7
122	0122	1,100	101.7
123	0123	1,100	101.7
124	0124	1,100	101.7
209	0209	1,100	101.7
210	0210	1,100	101.7
211	0211	1,100	101.7
212	0212	1,100	101.7
213	0213	1,100	101.7
214	0214	1,100	101.7
215	0215	1,100	101.7
216	0216	1,100	101.7
217	0217	1,100	101.7
218	0218	1,100	101.7
219	0219	1,100	101.7
220	0220	1,100	101.7
221	0221	1,100	101.7
222	0222	1,100	101.7
223	0223	1,100	101.7
224	0224	1,100	101.7

04-234
-4-
TAX UNIT 27

Electronic only

