

WHEN RECORDED, RETURN TO:

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Declaration PAGE 1/3

MARY ANN TRUSSELL, SUMMIT COUNTY RECORDER

FEE 14.00 BY WALTER J PLUMB



**THIRD AMENDMENT
TO
MASTER DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND
RESTRICTIONS FOR FROSTWOOD, A PLANNED COMMUNITY
(TO ANNEX ADDITIONAL LAND)**

This Third Amendment to Master Declaration ("Third Amendment") is executed pursuant to the provisions of the Master Declaration, as described in Recital A hereof, by Park West Associates, L.L.C., a Utah limited liability company ("Declarant").

RECITALS

A. The Master Declaration of Covenant, Conditions, Easements and Restrictions for Frostwood, a Planned Community was recorded in the office of the County Recorder of Summit County, Utah on September 18, 2000 as Entry No. 00573073 in Book 1334 at Page 160 of the official records and was amended by that certain First Amendment to Master Declaration of Covenant, Conditions, Easements and Restrictions for Frostwood, a Planned Community, recorded in the office of the County Recorder of Summit County, Utah on December 22, 2006 as Entry No. 00799598 in Book 1837 at page 1297 of the official records and was further amended by that certain Second Amendment to Master Declaration of Covenant, Conditions, Easements and Restrictions for Frostwood, a Planned Community, recorded in the office of the County Recorder of Summit County, Utah on December 29, 2011 as Entry No. 00936783 in Book 2110 at page 0379 of the official records (together, the "Master Declaration").

B. Pursuant to Section 18.1 of the Master Declaration, Declarant reserved the right to expand Frostwood without the prior consent of any Person or entity, including but not limited to any Owner. Declarant now desires to exercise its unilateral right to expand Frostwood by adding to Frostwood the Additional Land described on Exhibit "A" attached hereto and incorporated herein by this reference.

C. Pursuant to the Master Development Plat, the Additional Land shall automatically become a part of Frostwood and specifically a part of Parcel F2-B without any right to enlarge the maximum Gross Building Area assigned to Parcel F2-B.

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

1. Defined Terms and Status of Recitals. Capitalized terms used and not otherwise defined in this Third Amendment shall have the meaning or meanings given to them in the

EXHIBIT A

Legal Description of Additional Land Added to the Project

BEGINNING at a point North along the Section line 2103.17 feet from the Southwest Corner of section 31, Township 1 South, Range 4 East, Salt Lake Base and Meridian; and running thence North along said West line of Section 31, 355.62 feet; thence East 377.52 feet; thence South 254.18 feet; thence West 342 feet; thence South 101.10 feet; thence West 35.52 feet to the point of beginning.

TOGETHER with a right of way easement described as follows:

BEGINNING at a point North 1873 along the range line from the Southeast Corner of Section 36, Township 1 South, Range 3 East, Salt Lake Base and Meridian; said point being on the North right of way lone of Summit Drive; and running thence North 68°00'00" West 64.62 feet; thence North 206.17 feet; thence East 90.0 feet; thence South 30 feet; thence West 30 feet; thence South 230.17 feet; more or less, to the point beginning.

LESS AND EXPECTING THEREFROM any portion within the bound of the East Willow Draw Development Area Master Plat; according to the official plat thereof, on file and of record in the Summit County Recorder's Office.

Also known as

All of that certain real property situated in the County of Summit, State of Utah, as shown on the official Master Development Plat of Frostwood, a Planned Community, recorded as of the even date herewith in the Official Records of Summit Country, Utah and being more particularly described as follows:

Beginning at a point which is South 00°00'55" West along the Section Line 180.50 feet from the West Quarter Corner of Section 31, Township 1 South, Range 4 East, Salt Lake Base and Meridian (Basis of Bearing being South 00°00'55" West 2639.29 feet between said West Quarter Corner and the Southwest Corner of said Section 31) and running thence East 182.39 feet; thence South 44°02'18" West 262.45 feet to the West Line of Said Section 31; thence North 00°00'55" East along said West Section line 188.67 feet to the point of beginning.

Containing 17,206 Sq. Ft. or 0.39 Acre more or less.

PP-102-D-31