

**WHEN RECORDED, RETURN TO:**

David Johnson & Associates, P.C.  
1912 Sidewinder Dr., Ste. 200A  
Park City, Utah 84060

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ALAN SPRIGGS, SUMMIT CO RECORDER  
2005 APR 19 12:18 PM FEE \$37.00 BY GGB  
REQUEST: COALITION TITLE

**SECOND AMENDMENT  
TO THE  
DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS  
OF IRONWOOD AT DEER VALLEY  
A UTAH EXPANDABLE CONDOMINIUM PROJECT**

This Second Amendment To The Declaration Of Covenants, Conditions, Restrictions and Easements Of Ironwood At Deer Valley, A Utah Expandable Condominium Project, hereinafter referred to as the "Second Amendment", is made and executed this 20 day of January, 2005, by IRONWOOD PARTNERS OF UTAH, LLC, a Utah limited liability company, hereinafter referred to as the "Declarant". Any capitalized terms used but not defined herein shall have the meanings attributed to them in the Declaration Of Covenants, Conditions, Restrictions and Easements Of Ironwood At Deer Valley, A Utah Expandable Condominium Project, recorded in the official records of Summit County on August 27, 2003, as Entry No. 670685, Book No. 1564, Pages 1249 to 1311B (together with the First Supplemental Declaration defined below, and the First Amendment defined below, the "Declaration").

**RECITALS**

A. A First Supplemental Declaration to the Declaration of Covenants, Conditions, Restrictions and Easements of Ironwood at Deer Valley a Utah Expandable Condominium Project was previously recorded in the official records of Summit County, Utah on March 24, 2004, as Entry No. 692706, Book No. 1607, Pages 34 to 50 (the "First Supplemental Declaration") whereby the Condominium Project was expanded.

B. A First Amendment to the Declaration of Covenants, Conditions, Restrictions and Easements of Ironwood at Deer Valley a Utah Expandable Condominium Project was previously recorded in the official records of Summit County, Utah on August 3, 2004, as Entry No. 706510, Book No. 1638, Pages 169-173 (the "First Amendment") whereby language was added to Section 8.1 of the Declaration.

C. There have been no subsequent supplements or amendments to Declaration to date.

D. The Declarant desires, by recording this Second Amendment, to amend Exhibit B to reflect that Units 9 and 10 are being combined into one unit (Unit 9A) pursuant to a certain First Amended Record of Survey Map Ironwood at Deer Valley Phase I (the "First Amended Phase I Plat"), to be recorded in the official records of Summit County, Utah simultaneously with the recording of this Second Amendment.

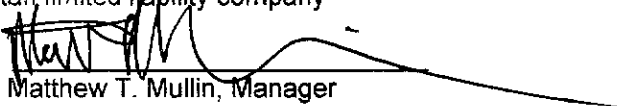
NOW THEREFORE, the foregoing recitals are incorporated herein by reference and Declarant does hereby declare as follows:

1. Exhibit B to the Declaration is hereby replaced in its entirety with the Exhibit B attached hereto and by this reference made a part hereof. The new Exhibit B attached hereto reflects the changes in approximate square footage, number of votes per unit and undivided interest in common areas as a result of combining Unit 9 and Unit 10 to form Unit 9A according to the First Amended Phase I Plat.

2. Effective Date. This Second Amendment shall be effective as of the date of its recording in the official records of Summit County, Utah.

IN WITNESS WHEREOF, the undersigned, being the Declarant, has executed this Second Amendment on the date first above written

IRONWOOD PARTNERS OF UTAH, LLC,  
a Utah limited liability company

By:   
Matthew T. Mullin, Manager

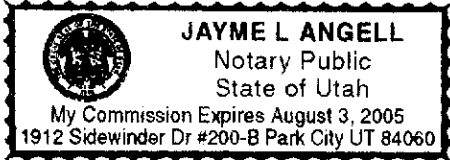
ACKNOWLEDGEMENT

STATE OF UTAH                    )  
  ) ss.  
County of Summit            )

The foregoing instrument was acknowledged before me this 24<sup>th</sup> day of February, 2005 by Matthew T. Mullin, as a Manager of Ironwood Partners of Utah, LLC, a Utah limited liability company.

  
Notary Public

CC&Rs Ironwood Second Amendment 1.18.05 (PDC)



BK1693 PG0947

EXHIBIT "B"

SCHEDULE OF UNITS, APPROXIMATE SQUARE FOOTAGE, VOTES  
AND UNDIVIDED INTEREST IN COMMON AREAS

Unit Number	Approximate Square Footage of Unit	Number of Votes Per Unit (if not owned by Declarant)	Undivided Interest in Common Areas
1	2,994	2,994	0.0401
2	2,982	2,982	0.0399
3	2,998	2,998	0.0401
4	2,977	2,977	0.0398
5	2,943	2,943	0.0394
6	2,914	2,914	0.0390
7	2,902	2,902	0.0388
8	3,429	3,429	0.0459
9A	6,665	6,665	0.0892
11	3,438	3,438	0.0460
12	3,453	3,453	0.0462
14	2,920	2,920	0.0391
15	3,445	3,445	0.0461
16	3,479	3,479	0.0466
17	2,978	2,978	0.0398
18	2,978	2,978	0.0398
19	3,479	3,479	0.0466
20	2,997	2,997	0.0401
21	2,495	2,495	0.0334
22	2,989	2,989	0.0400
23	2,987	2,987	0.0400
24	2,495	2,495	0.0334
25	2,997	2,997	0.0401
EHU	798	798	0.0107
TOTALS	74,732	74,732	100.00%