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13

WHEN RECORDED RETURN TO:  
CAMBRIA DEVELOPMENT, L.C.  
Wayne H. Corbridge  
758 South 400 East  
Orem, Utah 84097  
(801) 227-0550

ENT 142661:2004 PG 1 of 13  
RANDALL A. COVINGTON  
UTAH COUNTY RECORDER  
2004 Dec 21 12:43 pm FEE 109.00 BY SS  
RECORDED FOR PLEASANT GROVE CITY CORPORA

**FIRST SUPPLEMENT TO THE  
DECLARATION OF CONDOMINIUM FOR CAMBRIA CONDOMINIUMS**  
an expandable Utah condominium project

This First Supplement to the Declaration of Condominium for Cambria Condominiums, an expandable Utah condominium project, is made and executed by CAMBRIA DEVELOPMENT, L.C., a Utah limited liability company, of 758 South 400 East, Orem, Utah 84097 (the "Declarant").

**RECITALS**

Whereas, the original Declaration of Condominium for CAMBRIA CONDOMINIUMS was recorded in the office of the County Recorder of Utah County, Utah on the 30<sup>th</sup> day of September, 2004 as Entry No. 111749:2004 at Pages 1-62 of the Official Records of the County Recorder of Utah County, Utah (the "Declaration").

Whereas, the related Plat Map(s) for Phases 1, 2 and 3 of the Project have also been recorded in the office of the County Recorder of Utah County, Utah.

Whereas, under Article III, Section 46 of the Declaration, Declarant reserved an option, until five years from the date following the first conveyance of a Unit in Phase I to a Unit purchaser, to expand the Project in accordance with the Act.

Whereas, Declarant is the fee simple owner of record of that certain real property located in Utah County, Utah and described with particularity on the following Exhibits attached hereto and incorporated herein by this reference: A-4, A-5, A-6, A-7, A-8, A-9 and A-10 (collectively, "First Supplement Property").

Whereas, under the provisions of the Declaration, Declarant expressly reserved the absolute right, subject to the approval of the Department of Veterans Affairs, to add to the Project any or all portions of the Additional Land at any time and in any order, without limitation.

Whereas, Declarant desires to expand the Project by creating on the First Supplement Property a residential condominium development.

Whereas, Declarant now intends that the First Supplement Property shall become subject to the Declaration.

## A G R E E M E N T

NOW, THEREFORE, for the reasons recited above, and for the benefit of the Project and the Unit Owners thereof, Declarant hereby executes this First Supplement to the Declaration of Condominium for Cambria Condominiums.

1. **Supplement to Definitions.** Article I of the Declaration, entitled "Definitions", is hereby modified to include the following supplemental definitions:

A. **First Supplement to the Declaration** shall mean and refer to this First Supplement to the Declaration of Condominium for Cambria Condominiums.

B. **First Supplemental Map(s) or First Supplement Property Map(s)** shall mean and refer to the Supplemental Plat Map(s) for the additional phases of the Project described on Exhibits A-4, A-5, A-6, A-7, A-8, A-9 and A-10 prepared and certified to by Kenneth E. Barney, a duly registered Utah Land Surveyor holding Certificate No. 172762, and filed for record in the Office of the County Recorder of Utah County, Utah concurrently with the filing of this First Supplement to the Declaration.

Except as otherwise herein provided, the definition of terms contained in the Declaration are incorporated herein by this reference.

2. **Legal Description.** The real property described in Exhibits A-4, A-5, A-6, A-7, A-8, A-9 and A-10 is hereby submitted to the provisions of the Act and said land shall be held, transferred, sold, conveyed and occupied subject to the provisions of the Declaration, as supplemented.

3. **Annexation.** Declarant hereby declares that the First Supplement Property shall be annexed to and become subject to the Declaration, which upon recordation of this First Supplement to the Declaration shall constitute and effectuate the expansion of the Project, making the real property described in Exhibits A-4, A-5, A-6, A-7, A-8, A-9 and A-10 subject to the functions, powers, rights, duties and jurisdiction of the Association.

4. **Total Number of Units Revised.** As shown on the Map(s), the following Buildings and Units will be added to the Project:

- Phase 4: Three Buildings and Nine Units
- Phase 5: Two Buildings and Six Units
- Phase 6: Two Buildings and Six Units
- Phase 7: One Building and Twelve Units
- Phase 8: One Building and Twelve Units
- Phase 9: One Building and Twelve Units
- Phase 10: One Building and Twelve Units

In all, sixty-nine (69) additional Units are or will be constructed and/or created in the Project on the First Supplement Property. The additional Buildings and Units are located within a portion of the Additional Land. Upon the recordation of the Maps for the additional Phases and this First Supplement to the Declaration, the total number of Units in the Project will be ninety-nine (99). The additional Buildings and Units in each Phase are or will be substantially similar in construction, design, and quality to the Building and Units in the prior Phase(s).

5. **Percentage Interest Revised.** Pursuant to the Act and the Declaration, Declarant is required, with the additional Units, to reallocate the undivided percentages of ownership interest in the Common Areas and Facilities. Exhibit "C" (Percentages of Undivided Ownership Interests) to the Declaration is hereby deleted in its entirety and "Revised Exhibit "C," attached hereto and incorporated herein by this reference, is substituted in lieu thereof.

6. **Effective Date.** The effective date of this First Supplement to the Declaration and the First Supplement Map(s) shall be the date on which said instruments are filed for record in the Office of the County Recorder of Utah County, Utah.

EXECUTED the 1 day of December, 2004.

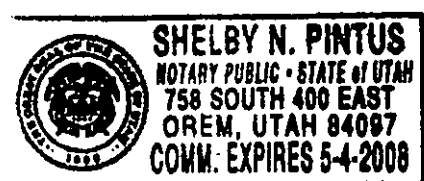
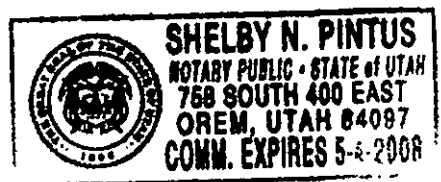
CAMBRIA DEVELOPMENT, L.C.,  
a Utah limited liability company

By: [Signature]  
Name: WAYNE H. CORBRIDGE  
Title: Manager

STATE OF UTAH     )  
                          )ss:  
COUNTY OF UTAH )

On the 1 day of December, 2004 personally appeared before me WAYNE H. CORBRIDGE, who by me being duly sworn, did say that he is the Manager of CAMBRIA DEVELOPMENT, L.C., a Utah limited liability company, and that the within and foregoing instrument was signed in behalf of said Company by authority of a resolution of its Members, and said WAYNE H. CORBRIDGE duly acknowledged to me that said Company executed the same.

[Signature]  
NOTARY PUBLIC  
Residing At: 5-4-2008 Orem, UT  
Commission Expires:



**EXHIBIT "A-4"****CAMBRIA CONDOMINIUMS  
LEGAL DESCRIPTION**

The land described in the foregoing document as the Phase 4 of the First Supplement Property is located in Utah County, Utah and is described more particularly as follows:

**PHASE 4**

A parcel of land located in the South half of the Southeast Quarter of Section 19, Township 5 South, Range 2 East, Salt Lake Base and Meridian, Pleasant Grove, Utah County, Utah, more particularly described as follows: Commencing at a brass monument marking the Southeast corner of said Section 19; thence South  $89^{\circ} 44' 08''$  West along the section line a distance of 1526.80 feet and North a distance of 565.04 feet to the real point of beginning; thence West a distance of 160.57 feet; thence North a distance of 313.25 feet; thence East a distance of 132.57 feet to a point of curvature of a 28.00 foot radius curve to the right; thence Southeasterly along the arc of said curve a distance of 43.98 feet said curve having a central angle of  $90^{\circ} 00' 00''$  and a chord that bears South  $45^{\circ} 00' 00''$  East a distance of 39.60 feet; thence South a distance of 285.25 feet to the point of beginning.

**EXHIBIT "A-5"**

**CAMBRIA CONDOMINIUMS  
LEGAL DESCRIPTION**

The land described in the foregoing document as the Phase 5 of the First Supplement Property is located in Utah County, Utah and is described more particularly as follows:

PHASE 5

A parcel of land located in the South half of the Southeast Quarter of Section 19, Township 5 South, Range 2 East, Salt Lake Base and Meridian, Pleasant Grove, Utah County, Utah, more particularly described as follows: Commencing at a brass monument marking the Southeast corner of said Section 19; thence South 89° 44' 08" West along the section line a distance of 1317.78 feet and North a distance of 564.08 feet to the real point of beginning; thence West a distance of 209.02 feet; thence North a distance of 110.42 feet; thence East a distance of 209.02 feet; thence South a distance of 110.42 feet to the point of beginning.

## EXHIBIT "A-6"

CAMBRIA CONDOMINIUMS  
LEGAL DESCRIPTION

The land described in the foregoing document as the Phase 6 of the First Supplement Property is located in Utah County, Utah and is described more particularly as follows:

## PHASE 6

A parcel of land located in the South half of the Southeast Quarter of Section 19, Township 5 South, Range 2 East, Salt Lake Base and Meridian, Pleasant Grove, Utah County, Utah, more particularly described as follows: Commencing at a brass monument marking the Southeast corner of said Section 19; thence South 89° 44' 08" West along the section line a distance of 1023.28 feet and North a distance of 562.72 feet to the real point of beginning; thence West a distance of 294.50 feet; thence North a distance of 110.42 feet; thence East a distance of 146.59 feet to a point of curvature of a 30.00 foot radius tangent curve to the right; thence Southeasterly along the arc of said curve a distance of 18.79 feet said curve having a central angle of 35° 53' 19" and a chord that bears South 72° 03' 21" East a distance of 18.49 feet; thence South 54° 06' 41" East a distance of 81.48 feet to a point of curvature of a 50.00 foot radius tangent curve to the left; thence Southeasterly along the arc of said curve a distance of 31.32 feet said curve having a central angle of 35° 53' 19" and a chord that bears South 72° 03' 21" East a distance of 30.81 feet; thence East a distance of 35.14 feet; thence South 00° 10' 40" West a distance of 47.47 feet to the point of beginning.

## EXHIBIT "A-7"

CAMBRIA CONDOMINIUMS  
LEGAL DESCRIPTION

The land described in the foregoing document as the Phase 7 of the First Supplement Property is located in Utah County, Utah and is described more particularly as follows:

## PHASE 7

A parcel of land located in the South half of the Southeast Quarter of Section 19, Township 5 South, Range 2 East, Salt Lake Base and Meridian, Pleasant Grove, Utah County, Utah, more particularly described as follows: Commencing at a brass monument marking the Southeast corner of said Section 19; thence South  $89^{\circ} 44' 08''$  West along the section line a distance of 1139.81 feet and North a distance of 658.01 feet to the real point of beginning; thence North  $54^{\circ} 06' 41''$  West a distance of 17.02 feet to a point of curvature of a 30.00 foot radius tangent curve to the left; thence Northwesterly along the arc of said curve a distance of 18.79 feet said curve having a central angle of  $35^{\circ} 53' 19''$  and a chord that bears North  $72^{\circ} 03' 21''$  West a distance of 18.49 feet; thence West a distance of 108.61 feet; thence North a distance of 107.00 feet; thence East a distance of 2.00 feet; thence North a distance of 45.74 feet; thence East a distance of 137.99 feet; thence South a distance of 168.42 feet to the point of beginning.

**EXHIBIT "A-8"****CAMBRIA CONDOMINIUMS  
LEGAL DESCRIPTION**

The land described in the foregoing document as the Phase 8 of the First Supplement Property is located in Utah County, Utah and is described more particularly as follows:

**PHASE 8**

A parcel of land located in the South half of the Southeast Quarter of Section 19, Township 5 South, Range 2 East, Salt Lake Base and Meridian, Pleasant Grove, Utah County, Utah, more particularly described as follows: Commencing at a brass monument marking the Southeast corner of said Section 19; thence South 89° 44' 08" West along the section line a distance of 1139.81 feet and North a distance of 826.43 feet to the real point of beginning; thence West a distance of 137.99 feet; thence North a distance of 29.68 feet; thence North 08° 11' 29" East a distance of 106.41 feet; thence South 81° 48' 31" East a distance of 35.50 feet; thence North 08° 11' 29" East a distance of 22.00 feet; thence South 81° 48' 31" East a distance of 171.50 feet; thence South 08° 11' 29" West a distance of 48.00 feet; thence North 81° 48' 31" West a distance of 81.48 feet; thence South 01° 26' 08" East a distance of 91.42 feet to the point of beginning.



**EXHIBIT "A-9"****CAMBRIA CONDOMINIUMS  
LEGAL DESCRIPTION**

The land described in the foregoing document as the Phase 9 of the First Supplement Property is located in Utah County, Utah and is described more particularly as follows:

**PHASE 9**

A parcel of land located in the South half of the Southeast Quarter of Section 19, Township 5 South, Range 2 East, Salt Lake Base and Meridian, Pleasant Grove, Utah County, Utah, more particularly described as follows: Commencing at a brass monument marking the Southeast corner of said Section 19; thence South 89° 44' 08" West along the section line a distance of 989.61 feet and North a distance of 741.14 feet to the real point of beginning; thence North 89° 46' 55" West a distance of 47.00 feet; thence North 00° 13' 05" East a distance of 35.82 feet; thence North 89° 46' 55" West a distance of 103.34 feet; thence North a distance of 48.19 feet; thence North 01° 26' 28" West a distance of 91.42 feet; thence South 81° 48' 31" East a distance of 81.48 feet; thence North 08° 11' 29" East a distance of 71.00 feet; thence South 81° 48' 31" East a distance of 21.56 feet to a point of curvature of a 75.00 foot radius tangent curve to the right; thence Southeasterly along the arc of said curve a distance of 46.56 feet said curve having a central angle of 35° 33' 59" and a chord that bears South 64° 01' 31" East a distance of 45.81 feet; thence South 00° 13' 05" West a distance of 211.51 feet to the point of beginning.

**CAMBRIA CONDOMINIUMS  
LEGAL DESCRIPTION**

The land described in the foregoing document as the Phase 10 of the First Supplement Property is located in Utah County, Utah and is described more particularly as follows:

**PHASE 10**

A parcel of land located in the South half of the Southeast Quarter of Section 19, Township 5 South, Range 2 East, Salt Lake Base and Meridian, Pleasant Grove, Utah County, Utah, more particularly described as follows: Commencing at a brass monument marking the Southeast corner of said Section 19; thence South 89° 44' 08" West along the section line a distance of 1054.61 feet and North a distance of 953.32 feet to the real point of beginning; thence North 81° 48' 31" West a distance of 171.50 feet; thence North 08° 11' 29" East a distance of 117.88 feet; thence South 81° 38' 46" East a distance of 133.08 feet; thence South 09° 40' 10" West a distance of 38.77 feet; thence South 08° 11' 29" West a distance of 49.75 feet to a point of curvature of a 6.00 foot radius tangent curve to the left; thence Southeasterly along the arc of said curve a distance of 9.42 feet said curve having a central angle of 90° 00' 00" and a chord that bears South 36° 48' 31" East a distance of 8.49 feet; thence South 81° 48' 31" East a distance of 33.42 feet; thence South 08° 11' 29" West a distance of 23.00 feet to the point of beginning.

**EXHIBIT "C"**  
**PERCENTAGES OF UNDIVIDED OWNERSHIP INTEREST**

<b>Phase Interest</b>	<b>Building No.</b>	<b>Unit No.</b>	<b>Percentage of Ownership</b>
1	B	1	1.01%
1	B	2	1.01%
1	B	3	1.01%
1	C	1	1.01%
1	C	2	1.01%
1	C	3	1.01%
2	L	1	1.01%
2	L	2	1.01%
2	L	3	1.01%
2	L	4	1.01%
2	L	5	1.01%
2	L	6	1.01%
2	L	7	1.01%
2	L	8	1.01%
2	L	9	1.01%
2	L	10	1.01%
2	L	11	1.01%
2	L	12	1.01%
3	K	1	1.01%
3	K	2	1.01%
3	K	3	1.01%
3	K	4	1.01%
3	K	5	1.01%
3	K	6	1.01%
3	K	7	1.01%
3	K	8	1.01%
3	K	9	1.01%
3	K	10	1.01%
3	K	11	1.01%
3	K	12	1.01%
4	D	1	1.01%
4	D	2	1.01%
4	D	3	1.01%

4	E	1	1.01%
4	E	2	1.01%
4	E	3	1.01%
4	F	1	1.01%
4	F	2	1.01%
4	F	3	1.01%
5	G	1	1.01%
5	G	2	1.01%
5	G	3	1.01%
5	H	1	1.01%
5	H	2	1.01%
5	H	3	1.01%
6	I	1	1.01%
6	I	2	1.01%
6	I	3	1.01%
6	J	1	1.01%
6	J	2	1.01%
6	J	3	1.01%
7	N	1	1.01%
7	N	2	1.01%
7	N	3	1.01%
7	N	4	1.01%
7	N	5	1.01%
7	N	6	1.01%
7	N	7	1.01%
7	N	8	1.01%
7	N	9	1.01%
7	N	10	1.01%
7	N	11	1.01%
7	N	12	1.01%
8	M	1	1.01%
8	M	2	1.01%
8	M	3	1.01%
8	M	4	1.01%
8	M	5	1.01%
8	M	6	1.01%
8	M	7	1.01%
8	M	8	1.01%

8	M	9	1.01%
8	M	10	1.01%
8	M	11	1.01%
8	M	12	1.01%
9	O	1	1.01%
9	O	2	1.01%
9	O	3	1.01%
9	O	4	1.01%
9	O	5	1.01%
9	O	6	1.01%
9	O	7	1.01%
9	O	8	1.01%
9	O	9	1.01%
9	O	10	1.01%
9	O	11	1.01%
9	O	12	1.01%
10	S	1	1.01%
10	S	2	1.01%
10	S	3	1.01%
10	S	4	1.01%
10	S	5	1.01%
10	S	6	1.01%
10	S	7	1.01%
10	S	8	1.01%
10	S	9	1.01%
10	S	10	1.01%
10	S	11	1.01%
10	S	12	1.01%
TOTAL:			100.0%