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

ENT 95348:2005 PG 1 of 15  
RANDALL A. COVINGTON  
UTAH COUNTY RECORDER  
2005 Aug 29 12:22 pm FEE 187.00 BY SS  
RECORDED FOR CAMBRIA DEVELOPMENT LC

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

This Second 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 September 30, 2004 as Entry No. 111749:2004 at Pages 1-62 of the Official Records (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, the First Supplement to the Declaration of Condominium for Cambria Condominiums was recorded in the office of the County Recorder of Utah County, Utah on December 21, 2004 as Entry No. 142661:2004 at Pages 1-13 of the Official Records (the "First Supplement").

Whereas, the related Plat Map(s) for Phases 4, 5, 6, 7, 8, 9 and 10 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-12, A-13, A-14, A-15, A-16 and A-17 (collectively, "Second 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 Second Supplement Property a residential condominium development.

Whereas, Declarant now intends that the Second 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 Second 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. **Second Supplement to the Declaration** shall mean and refer to this Second Supplement to the Declaration of Condominium for Cambria Condominiums.

B. **Second Supplemental Map(s) or Second Supplement Property Map(s)** shall mean and refer to the Supplemental Condominium Plat Map(s) for the additional phases of the Project described on Exhibits A-12, A-13, A-14, A-15, A-16 and A-17 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 Second 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-12, A-13, A-14, A-15, A-16 and A-17 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 Second Supplement Property shall be annexed to and become subject to the Declaration, which upon recordation of this Second Supplement to the Declaration shall constitute and effectuate the expansion of the Project, making the real property described in Exhibits A-12, A-13, A-14, A-15, A-16 and A-17 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 12: One Building and Twelve Units
- Phase 13: Two Buildings and Six Units
- Phase 14: Two Buildings and Six Units
- Phase 15: Three Buildings and Nine Units
- Phase 16: Two Buildings and Six Units
- Phase 17: Two Buildings and Six Units

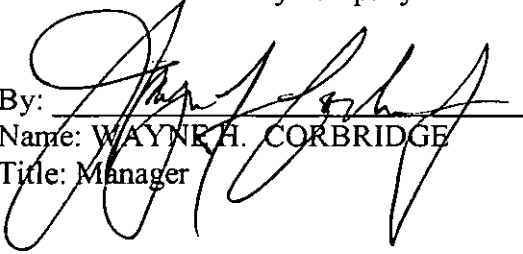
In all, forty-five (45) additional Units are or will be constructed and/or created in the Project on the Second Supplement Property. The additional Buildings and Units are located within a portion of the Additional Land. Upon the recordation of the Maps for the additional Phases and this Second Supplement to the Declaration, the total number of Units in the Project will be one hundred forty-seven (144). 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 Second Supplement to the Declaration and the Second 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 28 day of JUNE, 2005.

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

By:   
Name: WAYNE H. CORBRIDGE  
Title: Manager

STATE OF UTAH )  
 )ss:  
COUNTY OF UTAH )

On the ~~28~~ day of June, 2005 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.

Shelby N. Pintus  
NOTARY PUBLIC  
Residing At: Orem, UT  
Commission Expires: 5-4-2008



## EXHIBIT "A-12"

CAMBRIA CONDOMINIUMS  
LEGAL DESCRIPTION

The land described in the foregoing document as the Phase 12 of the Second Supplement Property is located in Utah County, Utah and is described more particularly as follows:

## PHASE 12:

A parcel of land located in the Southeast Quarter of Section 19, Township 5 South, Range 2 East, Salt Lake Base and Meridian, Pleasant Grove, Utah, more particularly described as follows: Commencing at a found brass monument marking the Southeast Corner of said Section 19; thence South 89° 44' 08" West a distance of 989.61 feet along the section line and North a distance of 741.14 feet to the real point of beginning; thence East a distance of 198.09 feet; thence South 00° 03' 58" West a distance of 138.11 feet; thence West a distance of 231.48 feet; thence North 00° 10' 40" East a distance of 7.00 feet; thence West a distance of 35.14 feet to a point of curvature of a 50.00 foot radius curve to the right; thence Northwesterly 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 North 72° 03' 21" West a distance of 30.81 feet; thence North 54° 06' 41" West a distance of 64.46 feet; thence North a distance of 120.22 feet; thence South 89° 46' 55" East a distance of 103.34 feet; thence South 00° 13' 05" West a distance of 35.82 feet; thence South 89° 46' 55" East a distance of 47.00 feet to the point of beginning.

**EXHIBIT "A-13"**

**CAMBRIA CONDOMINIUMS  
LEGAL DESCRIPTION**

The land described in the foregoing document as the Phase 13 of the Second Supplement Property is located in Utah County, Utah and is described more particularly as follows:

**PHASE 13:**

A parcel of land located in the Southeast Quarter of Section 19, Township 5 South, Range 2 East, Salt Lake Base and Meridian, Pleasant Grove, Utah, more particularly described as follows: Commencing at a found brass monument marking the Southeast Corner of said Section 19; thence South 89° 44' 08" West a distance of 892.77 feet along the section line and North a distance of 437.64 feet to the real point of beginning; thence North 89° 48' 44" West a distance of 131.01 feet; thence North 00° 13' 44" East a distance of 124.05 feet; thence North 00° 10' 40" East a distance of 40.47 feet; thence East a distance of 130.93 feet; thence South 00° 11' 16" West a distance of 164.95 feet to the point of beginning.

**EXHIBIT "A-14"**

**CAMBRIA CONDOMINIUMS  
LEGAL DESCRIPTION**

The land described in the foregoing document as the Phase 14 of the Second Supplement Property is located in Utah County, Utah and is described more particularly as follows:

**PHASE 14:**

A parcel of land located in the Southeast Quarter of Section 19, Township 5 South, Range 2 East, Salt Lake Base and Meridian, Pleasant Grove, Utah, more particularly described as follows: Commencing at a found brass monument marking the Southeast Corner of said Section 19; thence South 89° 44' 08" West a distance of 893.22 feet along the section line and North a distance of 297.94 feet to the real point of beginning; thence South 00° 11' 16" West a distance of 22.34 feet; thence North 89° 48' 44" West a distance of 131.13 feet; thence North 00° 13' 44" East a distance of 162.04 feet; thence South 89° 48' 44" East a distance of 131.01 feet; thence South 00° 11' 16" West a distance of 139.70 feet to the point of beginning.

## EXHIBIT "A-15"

CAMBRIA CONDOMINIUMS  
LEGAL DESCRIPTION

The land described in the foregoing document as the Phase 15 of the Second Supplement Property is located in Utah County, Utah and is described more particularly as follows:

## PARCEL 15:

A parcel of land located in the Southeast Quarter of Section 19, Township 5 South, Range 2 East, Salt Lake Base and Meridian, Pleasant Grove, Utah, more particularly described as follows: Commencing at a found brass monument marking the Southeast Corner of said Section 19; thence South 89° 44' 08" West a distance of 893.22 feet along the section line and North a distance of 297.94 feet to the real point of beginning; thence along the arc of a 28.00 foot radius curve to the left; said curve a distance of 44.04 feet, said curve having a central angle of 90° 07' 17" and a chord that bears South 44° 52' 23" East a distance of 39.64 feet; thence South 89° 56' 01" East a distance of 73.19 feet; thence South 00° 03' 58" West a distance of 265.66 feet; thence North 89° 59' 47" West a distance of 233.14 feet; thence North 00° 13' 44" East a distance of 271.91 feet; thence South 89° 46' 44" East a distance of 131.13 feet; thence North 00° 11' 16" East a distance of 22.34 feet to the point of beginning.



## EXHIBIT "A-16"

CAMBRIA CONDOMINIUMS  
LEGAL DESCRIPTION

The land described in the foregoing document as the Phase 16 of the Second Supplement Property is located in Utah County, Utah and is described more particularly as follows:

## PARCEL 16:

A parcel of land located in the Southeast Quarter of Section 19, Township 5 South, Range 2 East, Salt Lake Base and Meridian, Pleasant Grove, Utah, more particularly described as follows: Commencing at a found brass monument marking the Southeast Corner of said Section 19; thence South 89 deg 44'08" West a distance of 893.22 feet along the section line and North a distance of 297.94 feet to the real point of beginning; thence North 00 deg 11'16" East a distance of 143.04 feet; thence South 89 deg 48'44" East a distance of 100.89 feet; thence South 00 deg 03'58" West a distance of 170.88 feet; thence North 89 deg 56'01" West a distance of 73.19 feet to a point of curvature of a 28.00 foot radius curve to the right; thence Northwesterly along the arc of said curve a distance of 44.04 feet, said curve having a central angle of 90 deg 17'17" and a chord that bears North 44 deg 52'23" West a distance of 39.64 feet to the point of beginning.

**EXHIBIT "A-17"**

**CAMBRIA CONDOMINIUMS  
LEGAL DESCRIPTION**

The land described in the foregoing document as the Phase 17 of the Second Supplement Property is located in Utah County, Utah and is described more particularly as follows:

**PARCEL 17:**

A parcel of land located in the Southeast Quarter of Section 19, Township 5 South, Range 2 East, Salt Lake Base and Meridian, Pleasant Grove, Utah, more particularly described as follows: Commencing at a found brass monument marking the Southeast Corner of said Section 19; thence South 89° 44' 08" West a distance of 892.75 feet along the section line and North a distance of 440.98 feet to the real point of beginning; thence North 00° 11' 16" East a distance of 161.61 feet; thence East a distance of 100.55 feet; thence South 00° 03' 58" West a distance of 161.94 feet; thence North 89° 48' 44" West a distance of 100.89 feet to the point of beginning.

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

<b>Phase</b>	<b>Building No.</b>	<b>Unit No.</b>	<b>Percentage of Ownership Interest</b>
1	B	1	0.69444%
1	B	2	0.69444%
1	B	3	0.69444%
1	C	1	0.69444%
1	C	2	0.69444%
1	C	3	0.69444%
2	L	1	0.69444%
2	L	2	0.69444%
2	L	3	0.69444%
2	L	4	0.69444%
2	L	5	0.69444%
2	L	6	0.69444%
2	L	7	0.69444%
2	L	8	0.69444%
2	L	9	0.69444%
2	L	10	0.69444%
2	L	11	0.69444%
2	L	12	0.69444%
3	K	1	0.69444%
3	K	2	0.69444%
3	K	3	0.69444%
3	K	4	0.69444%
3	K	5	0.69444%
3	K	6	0.69444%
3	K	7	0.69444%
3	K	8	0.69444%
3	K	9	0.69444%
3	K	10	0.69444%
3	K	11	0.69444%
3	K	12	0.69444%

Phase	Building No.	Unit No.	Percentage of Ownership Interest
4	D	1	0.69444%
4	D	2	0.69444%
4	D	3	0.69444%
4	E	1	0.69444%
4	E	2	0.69444%
4	E	3	0.69444%
4	F	1	0.69444%
4	F	2	0.69444%
4	F	3	0.69444%
5	G	1	0.69444%
5	G	2	0.69444%
5	G	3	0.69444%
5	H	1	0.69444%
5	H	2	0.69444%
5	H	3	0.69444%
6	I	1	0.69444%
6	I	2	0.69444%
6	I	3	0.69444%
6	J	1	0.69444%
6	J	2	0.69444%
6	J	3	0.69444%
7	N	1	0.69444%
7	N	2	0.69444%
7	N	3	0.69444%
7	N	4	0.69444%
7	N	5	0.69444%
7	N	6	0.69444%
7	N	7	0.69444%
7	N	8	0.69444%
7	N	9	0.69444%
7	N	10	0.69444%
7	N	11	0.69444%
7	N	12	0.69444%

Phase	Building No.	Unit No.	Percentage of Ownership Interest
8	M	1	0.69444%
8	M	2	0.69444%
8	M	3	0.69444%
8	M	4	0.69444%
8	M	5	0.69444%
8	M	6	0.69444%
8	M	7	0.69444%
8	M	8	0.69444%
8	M	9	0.69444%
8	M	10	0.69444%
8	M	11	0.69444%
8	M	12	0.69444%
9	O	1	0.69444%
9	O	2	0.69444%
9	O	3	0.69444%
9	O	4	0.69444%
9	O	5	0.69444%
9	O	6	0.69444%
9	O	7	0.69444%
9	O	8	0.69444%
9	O	9	0.69444%
9	O	10	0.69444%
9	O	11	0.69444%
9	O	12	0.69444%
10	S	1	0.69444%
10	S	2	0.69444%
10	S	3	0.69444%
10	S	4	0.69444%
10	S	5	0.69444%
10	S	6	0.69444%
10	S	7	0.69444%
10	S	8	0.69444%
10	S	9	0.69444%
10	S	10	0.69444%
10	S	11	0.69444%
10	S	12	0.69444%

Phase	Building No.	Unit No.	Percentage of Ownership Interest
12	Y	1	0.69444%
12	Y	2	0.69444%
12	Y	3	0.69444%
12	Y	4	0.69444%
12	Y	5	0.69444%
12	Y	6	0.69444%
12	Y	7	0.69444%
12	Y	8	0.69444%
12	Y	9	0.69444%
12	Y	10	0.69444%
12	Y	11	0.69444%
12	Y	12	0.69444%
13	Z	1	0.69444%
13	Z	2	0.69444%
13	Z	3	0.69444%
13	AA	1	0.69444%
13	AA	2	0.69444%
13	AA	3	0.69444%
14	BB	1	0.69444%
14	BB	2	0.69444%
14	BB	3	0.69444%
14	CC	1	0.69444%
14	CC	2	0.69444%
14	CC	3	0.69444%
15	DD	1	0.69444%
15	DD	2	0.69444%
15	DD	3	0.69444%
15	EE	1	0.69444%
15	EE	2	0.69444%
15	EE	3	0.69444%
15	FF	1	0.69444%
15	FF	2	0.69444%
15	FF	3	0.69444%

<b>Phase</b>	<b>Building No.</b>	<b>Unit No.</b>	<b>Percentage of Ownership Interest</b>
16	GG	1	0.69444%
16	GG	2	0.69444%
16	GG	3	0.69444%
16	HH	1	0.69444%
16	HH	2	0.69444%
16	HH	3	0.69444%
17	II	1	0.69444%
17	II	2	0.69444%
17	II	3	0.69444%
17	JJ	1	0.69444%
17	JJ	2	0.69444%
17	JJ	3	0.69444%
TOTAL:			100.0%