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08/25/97 4:38 PM 30.00
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
MICHAEL D HARRIS
5170 W 10400 N
HIGHLAND, UT 84003
REC BY:R JORDAN DEPUTY - WI

WHEN RECORDED RETURN TO:
COUNTRY WOODS, L.C.
Wayne H. Corbridge
758 South 400 East
Suite 203
Orem, Utah 84058

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THIRD SUPPLEMENT TO THE
DECLARATION OF CONDOMINIUM
FOR
SOUTH WILLOW CREEK, A Condominium Project

This THIRD SUPPLEMENT to the DECLARATION OF CONDOMINIUM FOR SOUTH WILLOW CREEK is made and executed this 25 day of August, 1997 by SOUTH WILLOW, L.C., a Utah Limited Partnership of 758 South 400 East, Suite 203, Orem, Utah 84058 (hereinafter referred to as "Declarant").

RECITALS

Whereas, the Original Declaration was recorded in the office of the County Recorder of Utah County, Utah on the ___ day of _____, 1997 as Entry No. 6722828, in Book _____, at Page _____ of the Official Records (the "Declaration");

Whereas, the related Plat Map for Phase I of the Project has also been recorded in the office of the County Recorder of Utah County, Utah.

Whereas, the First Supplement to the Declaration was recorded in the office of the County Recorder of Utah County, Utah on the ___ day of _____, 1997 as Entry No. _____, in Book _____, at Page _____ of the Official Records;

Whereas, the related Plat Map for Phase II of the Project has also been recorded in the office of the County Recorder of Utah County, Utah.

Whereas, the Second Supplement to the Declaration was recorded in the office of the County Recorder of Utah County, Utah on the ___ day of _____, 1997 as Entry No. _____, in Book _____, at Page _____ of the Official Records;

Whereas, the related Plat Map for Phase III of the Project has also been recorded in the office of the County Recorder of Utah County, Utah.

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Whereas, under Article III, Section 44 of the Declaration, Declarant reserved an option until the seven (7) 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 Exhibit "A-3" attached hereto and incorporated herein by this reference (the "Phase IV Property").

Whereas, under the provisions of the Declaration, Declarant expressly reserved the absolute right, subject to the approval of the Office 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 Phase IV Property a residential condominium development.

Whereas, Declarant now intends that the Phase IV Property shall become subject to the Declaration and the Act.

NOW, THEREFORE, for the reasons recited above, and for the benefit of the Project and the Unit Owners thereof, Declarant hereby executes this THIRD SUPPLEMENT to the DECLARATION OF CONDOMINIUM FOR SOUTH WILLOW CREEK, a Condominium Project.

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

A. Third Supplemental Declaration shall mean and refer to this Supplement to the DECLARATION OF CONDOMINIUM FOR SOUTH WILLOW CREEK, a Condominium Project.

B. Third Supplemental Phase IV Map shall mean and refer to the Supplemental Plat Map of Phase IV of the Project, prepared and certified to by Robert D. Gunnell, a duly registered Utah Land Surveyor holding Certificate No. 142870 and filed for record in the Office of the County Recorder of Utah County, Utah concurrently with the filing of this Third Supplemental 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 Exhibit A-3 is hereby submitted to the provisions of the Act and said land shall be held, transferred, sold, conveyed and occupied

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subject to the provisions of this Supplemental Declaration:

3. Annexation. Declarant hereby declares that the Phase IV Property shall be annexed to and become subject to the Declaration, which upon recordation of this Third Supplemental Declaration shall constitute and effectuate the expansion of the Project, making the real property described in Exhibit A-3 subject to the functions, powers, rights, duties and jurisdiction of the Association.

4. Total Number of Units Revised. As shown on the Phase IV Map, eight (8) additional Units are created in the Project on the Phase IV Property. Said additional Units are contained in two (2) additional four-plex Buildings, which are located within a portion of the Additional Land. Upon the recordation of the Phase IV Map and this Third Supplemental Declaration, the total number of Units in the Project will be forty-two (42). The said additional Units are substantially similar in construction, design and quality to the Units in the prior Phases.

5. Percentage Interest Revised. Pursuant to the Act and the Declaration, Declarant is required, with the additional Units, to reallocate the Percentage Interest. Second Revised Exhibit "C" to the Declaration is deleted in its entirety and "Third Revised Exhibit 'C'" attached hereto is substituted in lieu thereof and incorporated herein by this reference. The Percentage Interests set forth in Third Revised Exhibit "C" have been computed on the basis of par value.

6. Effective Date. The effective date of this Second Supplemental Declaration and the Phase IV Map shall be the date on which said instruments are filed for record in the Office of the County Recorder of Utah County, Utah.

IN WITNESS WHEREOF, Declarant has executed this instrument the day and year first above written.

SOUTH WILLOW, L.C.

BY: 
TITLE: Wayne H. Corbridge, Manager

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STATE OF UTAH)

)SS:

COUNTY OF UTAH)

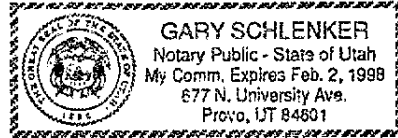
On the 25 day of August, 1997, personally appeared before me WAYNE H. CORBRIDGE, who by me being duly sworn, did say that he is the Manager of SOUTH WILLOW, L.C., a Utah Limited Liability Company, and that the within and foregoing instrument was signed in behalf of said Company by authority of a resolution of its Members or its Articles of Organization, and said WAYNE H. CORBRIDGE duly acknowledged to me that said Company executed the same.

Gary Schlenker

NOTARY PUBLIC

Residing At: *5414 Boon Pleasant Grove, Utah*

Commission Expires: *Feb. 2, 1998*



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Exhibit "A-3"
SOUTH WILLOW CREEK PHASE IV
BOUNDARY DESCRIPTION

The land described in the foregoing document is located in Utah County, Utah and is described more particularly as follows:

SOUTH WILLOW CREEK CONDOMINIUMS
PHASE IV DESCRIPTION

Beginning at a point which is North 89°48'40" West along the section line 1090.90 feet and North 3475.06 feet from the South 1/4 corner of Section 30, Township 3 South, Range 1 East, Salt Lake Base and Meridian; thence North 106.76 feet; thence North 57°39'00" West 19.33 feet; thence North 28.46 feet; thence North 26°53'07" East 20.97 feet; thence South 89°07'56" East 21.42 feet; thence North 79.23 feet; thence South 81°39'03" East 23.52 feet; thence along the arc of a 621.84 foot radius curve to the left 68.32 feet through a central angle of 06°17'42", the chord of which bears South 85°55'46" East 68.29 feet; thence South 78.00 feet; thence South 26°40'41" West 28.45 feet; thence South 131.48 feet; thence West 93.18 feet to the point of beginning.

Area = 0.529 Acres

Basis of Bearing: North 00°03'00" West from the South 1/4 corner of Section 30 to the centerline monument at intersection of 12300 South and 300 East Streets.

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THIRD REVISED EXHIBIT "C"
PERCENTAGES OF UNDIVIDED OWNERSHIP INTEREST

<u>Phase/Bldg No.</u>	<u>Unit No.</u>	<u>Percentage of Ownership Interest</u>	<u>Par Value</u>	
I	A	1	1/44 (2.2727%)	100
I	A	2	1/44 (2.2727%)	100
I	A	3	1/44 (2.2727%)	100
I	A	4	1/44 (2.2727%)	100
I	B	5	1/44 (2.2727%)	100
I	B	6	1/44 (2.2727%)	100
I	B	7	1/44 (2.2727%)	100
I	B	8	1/44 (2.2727%)	100
I	B	9	1/44 (2.2727%)	100
I	B	10	1/44 (2.2727%)	100
I	C	119	1/44 (2.2727%)	100
I	C	120	1/44 (2.2727%)	100
I	C	121	1/44 (2.2727%)	100
I	C	122	1/44 (2.2727%)	100
I	D	123	1/44 (2.2727%)	100
I	D	124	1/44 (2.2727%)	100
I	D	125	1/44 (2.2727%)	100
I	D	126	1/44 (2.2727%)	100
II	E	11	1/44 (2.2727%)	100
II	E	12	1/44 (2.2727%)	100
II	E	13	1/44 (2.2727%)	100
II	E	14	1/44 (2.2727%)	100
II	E	15	1/44 (2.2727%)	100
II	E	16	1/44 (2.2727%)	100
II	F	69	1/44 (2.2727%)	100
II	F	70	1/44 (2.2727%)	100
II	F	71	1/44 (2.2727%)	100
II	F	72	1/44 (2.2727%)	100
III	G	103	1/44 (2.2727%)	100
III	G	104	1/44 (2.2727%)	100
III	G	105	1/44 (2.2727%)	100
III	G	106	1/44 (2.2727%)	100

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<u>Phase/Bldg No.</u>	<u>Unit No.</u>	<u>Percentage of Ownership Interest</u>	<u>Par Value</u>
III	H 99	1/44 (2.2727%)	100
III	H 100	1/44 (2.2727%)	100
III	H 101	1/44 (2.2727%)	100
III	H 102	1/44 (2.2727%)	100
IV	I 115	1/44 (2.2727%)	100
IV	I 116	1/44 (2.2727%)	100
IV	I 117	1/44 (2.2727%)	100
IV	I 118	1/44 (2.2727%)	100
IV	J 73	1/44 (2.2727%)	100
IV	J 74	1/44 (2.2727%)	100
IV	J 74	1/44 (2.2727%)	100
IV	J 76	1/44 (2.2727%)	100

TOTAL: 100%

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