



ENT 39166:2019 PG 1 of 5
JEFFERY SMITH
UTAH COUNTY RECORDER
2019 May 06 10:17 am FEE 42.00 BY IP
RECORDED FOR OREM CITY CORPORATION

AFTER RECORDING PLEASE RETURN TO:

II Centro Piazza Condominiums
Paul Washburn
825 N. 900 W.
Orem, Utah 84057

**EIGHTH AMENDMENT TO
DECLARATION OF CONDOMINIUM
(Including owner Association Bylaws)
OF
II CENTRO PIAZZA CONDOMINIUMS
(A Convertible Space Condominium Project)
Orem, Utah**

THIS EIGHTH AMENDMENT TO DECLARATION OF CONDOMINIUM (the Eighth amendment to Declaration" is made this 24th day of April 2019, by PAUL V. WASHBURN AND ROBERT A. HENRIE ("Declarant") pursuant of the provisions of Title 57, Chapter 8 of the *Utah code*, as amended, known as the Condominium Ownership Act (the "Act")

RECITALS:

A. All defined terms as used in this Eighth Supplemental Amendment to Declaration shall have the meanings ascribed to them herein, or as the case may be, in the Condominium Project's Declaration of Condominium, recorded in the Public Records as Entry 119219-2008 on November 5, 2008 pages 1 through 25, inclusive (the "Declaration").

B. Declarant is the owner/developer of the Project and recorded a Record of Survey Map therefore in the Public Records as Entry 119218-2008 Map #12899 on November 5, 2008.

C. Pursuant to ARTICLE III of the Declaration, and Sections 57-8-13 (3) and 57-8-13.4 of the Act, Declarant has caused an Eighth Supplemental Record of Survey Map and this Eighth Amendment of Declaration to be prepared for simultaneous recordation in the Public Records

In order to convert certain Convertible Space in the Project into additional Units as reflected on the Eighth Supplemental Record of Survey Map.

D. The Real property to which this Eighth Amendment to Declaration and the Eighth Supplemental Record of Survey map are applicable is located in Orem, Utah County, Utah, and is described as follows:

Boundary Description

Commencing at a point located North 00°39'38" West along the Section line 145.054 feet and West 708.21 feet from the East quarter corner of Section 9, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence South 89°25'50" West along the Northerly boundary line of 800 North Street 359.78 feet; thence North 129.69 feet; thence East 9.08 feet; thence North 135.48 feet; thence West 21.74 feet; thence North 190.07 feet; thence East along the Southerly boundary line of 880 North Street 353.25 feet; thence along the arc of a 20.00 foot radius curve to the right 31.45 feet (chord bears South 44°56'43" East 28.31 feet) thence; South 00°06'34" West along the Westerly boundary line of 900 West Street 431.63 feet to the point of beginning.

Area: 164,422 SF 3.77 Acres

Basis of Bearing is North 00°39'38" West along the Section line from the East quarter corner of the Northeast corner of said Section 9.

NOW, THEREFORE, Declarant hereby makes this Eighth Amendment to Declaration as follows:

1 The Declaration is hereby amended in the following particulars as a result of, and pursuant to, the conversion of a portion of the Convertible Space:

(a) Section 2.02 of the Declaration is amended in its entirety to read as follows:

2.02 Division of Project into Condominium Units and Convertible Space; Ownership Interests. The project is hereby divided into 24 Condominium Units as set forth on the Map. In addition to fee title to a Unit, each Unit's Owner shall have an appurtenant, undivided ownership interest in and to the Common Areas and Facilities to the extent set forth in **Amended Exhibit B**, attached hereto and incorporated herein by this reference.


(b) **Exhibit B** to the Declaration is amended in its entirety to read as set forth in **Amended Exhibit B**, attached hereto and made a part hereof.

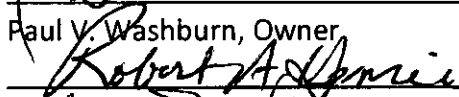
2 Except as amended by the provisions of the Eighth Amendment to Declaration, the Declaration shall remain unchanged and shall constitute the entire Declaration of Condominium

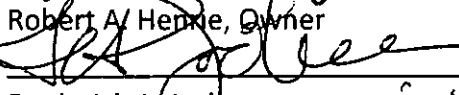
for the Project, reflecting the conversion of portions of the Convertible Space as described on the First Supplemental Record of Survey Map and the attached Amended Exhibit B.


3 This Eighth Amendment to Declaration shall be recorded in the Public Records simultaneously with the Project's Second Supplemental Record of Survey map, consisting of two sheets prepared by Roger D. Dudley, a Utah registered land surveyor holding Certificate No. 147089. Both such instruments shall be effective upon recordation.

DATED as of the day and year first above set forth,

DECLARANT:


 Paul V. Washburn, Owner


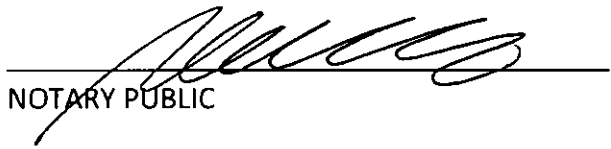
 Robert A. Henrie, Owner


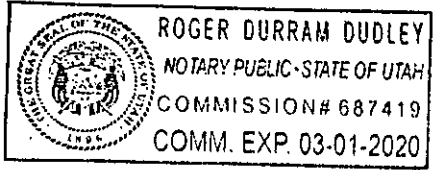
 Frederick A. Jackman


 Ririe Properties LLC

STATE OF UTAH)
 : ss.
 COUNTY OF UTAH)

The foregoing instrument was acknowledged before me this 17th day of May 2019 By Paul V. Washburn, Frederick A. Jackman, Kent Ririe for Ririe Properties LLC and Robert A. Henrie in the capacities indicated.


NOTARY PUBLIC



DECLARATION OF CONDOMINIUM
(Including Owner Association Bylaws)

OF

II CENTRO PIAZZA CONDOMINIUMS

(A Convertible Space Condominium Project)
Orem, Utah

<u>Unit No.</u>	<u>Size Usable</u> (Square Feet)	<u>Interest In Common Area</u> (Percentage)	<u>Votes</u>
1st Floor			
101	2,648	4.51	2,648
102	2,848	4.86	2,848
103	3,693	6.30	3,693
104	729	1.25	729
105	4,877	8.31	4,877
107	2,304	3.94	2,304
108	3,043	5.19	3,043
2nd Floor			
201	3,400	5.80	3,400
202	2,313	3.94	2,313
203	1,909	3.26	1,909
204	1,339	2.29	1,339

205	4,289	7.31	4,289
206	916	1.56	916
207	1,581	2.64	1,581
208	3,066	5.23	3,066
209	792	1.35	792
3rd Floor			
301	3,181	5.43	3,181
302	2,530	4.31	2,530
303	1,160	2.58	1,160
304	1,511	1.63	1,511
305	2,148	3.66	2,148
306	3,040	5.18	3,040
307	1,390	2.35	1,390
308	4,168	7.12	4,168
Totals:	59,134	100.00%	59,134

- (1) Size based on the approximated number of square feet of floor space within each respective unit or Convertible Space as shown on the Map and rounded off (including to center of interior walls and to surface of exterior walls), as determined by Dudley & Associates Engineers-Planners-Surveyors, Orem Utah.
- (2) Percentages may be adjusted by one one-thousandth of a percentage point in order to provide for a total of one hundred percent (100%)