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6/19/2015 3:53:00 PM \$16.00
Book - 10335 Pg - 8800-8803
Gary W. Ott
Recorder, Salt Lake County, UT
INTEGRATED TITLE INS SERVICES
BY: eCASH, DEPUTY - EF 4 P.

WHEN RECORDED, PLEASE MAIL TO:

Workers Compensation Fund
100 West Towne Ridge Parkway
Sandy, Utah 84070

Affects the following parcels:

Space above for Recorder's use.

**AMENDMENT
TO
DECLARATION OF CONDOMINIUM
FOR
ALBION VILLAGE CONDOMINIUM**

THIS AMENDMENT TO DECLARATION OF ALBION VILLAGE CONDOMINIUM (this "**Amendment**") is executed this 15 day of June, 2015, by ALBION VILLAGE HOMEOWNERS ASSOCIATION, INC., a Utah non-profit corporation ("**Association**"). Capitalized terms used herein shall have the meaning given such terms in the Declaration, as that term is defined below, unless otherwise stated herein.

RECITALS

A. Whereas, Declarant executed that certain Declaration of Condominium for Albion Village Condominium (as amended or supplemented prior to the date hereof, the "**Declaration**") and caused the same to be recorded in the office of the Salt Lake County Recorder on August 25, 2003 as Entry No. 8788136 in Book 8869 at Page 440; and

B. Whereas, among the previously executed amendments or supplements to the Declaration, the Declarant executed that certain Third Supplement to the Declaration of Condominium for Albion Village Condominium (the "**Third Supplement**") and caused the same to be recorded in the office of the Salt Lake County Recorder on March 7, 2006 as Entry No. 9655675 in Book 9263 at Page 7487, and

C. Whereas, among others, Declarant executed and caused to be recorded those certain condominium plats for Albion Village Phase 4 and Albion Village—Phase V (collectively, the "**Plats**")), and caused the same to be recorded in the office of the Salt Lake County Recorder on, respectively, March 7, 2006 as Entry No. 9655674 in Book 2006P at Page 57, and November 27, 2007, as Entry No 10284691 in Book 2007P at Page 455; and

D. Whereas, the Declaration and the Plats subjected that certain real property more particularly described on Exhibit A attached hereto to the provisions of the Act (the “**Property**”); and

E. Whereas, pursuant to that certain Notice of Intent to Sell Land, dated March 5, 2015 (the “**Notice to Sell**”), the Association’s Board of Directors (the “**Board**”) sought the approval of the Association’s Members to sell the Property to Workers Compensation Fund (“**WCF**”); and

F. WHEREAS, in response to the Notice to Sell, more than seventy-five percent (75%) of the Members approved the sale of the Property to WCF; and

G. Whereas, pursuant to that certain Unanimous Written Consent of the Director’s of Albion Village Home Owners Association, Inc. to Actions Taken Without a Meeting (the “**Resolutions**”), the Board separately authorized the sale of the Property to WCF as surplus Common Area and the execution and recording of this Amendment; and

H. Whereas, consistent with the Resolutions, the Association desires to cause the Declaration and Plats to be amended to reflect the removal of the Property from the Condominium Project.


NOW, THEREFORE, pursuant to Section 32 of the Declaration and in consideration of the authorizations set forth in the Resolutions, the Association hereby amends the Declaration and Plats as follows:

1. The Property is hereby removed from the Project and from and after the date hereof, shall not be subject to the Declaration or the Plats, nor shall such Property be subject to the Utah Condominium Ownership Act by reason of the Declaration or the Plats.
2. To the extent the terms of this Amendment modify or conflict with any provisions of the Declaration, the terms of this Amendment shall control. All other terms of the Declaration not modified by this Amendment shall remain the same and are hereby ratified and affirmed.

ENTERED INTO AND AGREED TO on the first date set forth above.

“ASSOCIATION”

ALBION VILLAGE HOMEOWNERS
ASSOCIATION, INC., a Utah non-profit
corporation

By: 
Name: JAY L. SANDERS
Title: PRESIDENT HOA

State of Utah)
) ss
County of Salt Lake)

The foregoing instrument was acknowledged before me this 15th day of June, 2015, by Jay L. Sanders, who duly acknowledged to me that he executed the foregoing Amendment as President of Albion Village Homeowners Association, Inc.

Tamera S Fowler

Notary Public

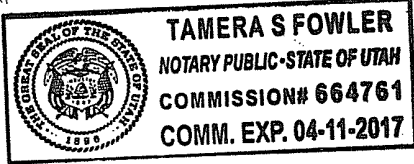


EXHIBIT A
to
Amendment
to
Declaration of Condominium
Albion Village Condominium

(Legal Description of the Property)

The "Property" referred to in the foregoing Amendment to Declaration of Condominium is located in Salt Lake County, Utah, and is more particularly described as follows:

**Towne Ridge
Albion Village Way
Westerly Parcel**

April 16, 2015

A part of the Northeast Quarter of Section 12, Township 3 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey in Salt Lake County, Utah:

Beginning at a point on the Westerly Boundary Line of Albion Village Subdivision as adjusted located 45.39 feet North 19°32'00" East along said Westerly Line from an angle point in said subdivision; said point of beginning is located 466.20 feet North 0°08'35" West along the Section Line, and 939.60 feet South 89°51'25" West from the East Quarter Corner of said Section 12; said point of beginning is also located 466.59 feet North 0°11'00" West along the monument line, and 1031.84 feet South 89°49'00" West from the centerline monument at the intersection of 9800 South Street and State Street; and running thence Northwesterly along the arc of a 222.50 foot radius curve to the right a distance of 69.22 feet (Center bears North 49°03'21" East, Central Angle equals 17°49'26" and Long Chord bears North 32°01'56" West 68.94 feet) to a point of tangency; thence North 23°07'13" West 57.36 feet to a point of curvature; thence Northwesterly along the arc of a 144.00 foot radius curve to the left a distance of 38.27 feet (Central Angle equals 15°13'35" and Long Chord bears North 30°44'00" West to the Southerly Line of Albion Village Way as widened; thence along said Southerly Line of Albion Village Way the following two courses: Southeasterly along the arc of a 511.00 foot radius curve to the left a distance of 68.71 feet (Center Bears North 34°35'00" East, Central Angle equals 7°42'15" and Long Chord bears South 59°16'08" East 68.66 feet) to a point of tangency; and South 63°07'15" East 30.54 feet; thence North 26°52'45" East 4.44 feet to an angle point in the Albion Village Subdivision; thence along said subdivision boundary the following two courses: South 63°43'31" East 24.17 feet; and South 19°32'00" West 93.76 feet to the point of beginning.

Contains 5,654 sq. ft.

4847-7019-4212, v. 1