

ADDENDUM TO DECLARATION OF CONDOMINIUM
 OF CHARLESTON PLACE CONDOMINIUMS PHASE IV

THIS ADDENDUM TO THE DECLARATION OF CONDOMINIUM is made and executed to be effective as of July 16th, 2009, by RICHARD C. URBOM and JANET I. URBOM, and JAE L. WALKER and KATHLEEN P. WALKER, pursuant to the provisions defined below.

WHEREAS, Declarants desire by recording this Addendum to the recorded Covenants, Conditions, Restrictions and/or Easements in the Declaration of Condominium of Charleston Place Condominiums Phase IV, Instrument dated July 22, 2004, Recorded July 26, 2004, Entry No. 9128870, at Book 9017, Pages 7179-7209, that an Arbitration Clause will be added to the existing Declaration.

WHEREAS, the above named parties, who are the legal owners and occupants of Units 1A and 1B, Lot 1, contained within Charleston Place Condominiums Phase IV, lying and being located at 1964 and 1962 East Charleston Lane, in the City of Salt Lake City, County of Salt Lake, State of Utah, all that certain parcel or tract of land, located in the Southeast Quarter of Section 16, Township 2 South, Range 1 East, Salt Lake Base & Meridian.

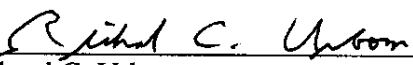
NOW, THEREFORE, the above named parties hereby declare as follows:

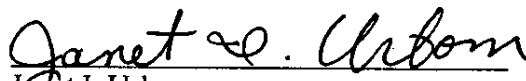
That any controversy, claim, or dispute arising out of or relating to the existing and recorded Covenants, Conditions, Restrictions and/or Easements of Charleston Place Condominiums Phase IV, or the breach thereof, shall be determined by the appointment of a single arbitrator to be agreed between the parties and submitted to non-binding arbitration administered by the American Arbitration Association under its Non-Binding Arbitration Rules before the parties may initiate arbitration, litigation, or some other type of dispute resolution process. The expense of the arbitration, if any, shall be shared equally by the unit owners.

IN WITNESS WHEREOF, the Declarants of Charleston Place Condominiums Phase IV, has executed this ADDENDUM this 16th day of July, 2009.

Courtesy Recording


This document is being recorded solely as a courtesy and as an accommodation only to the parties named therein. Guardian Title Co. of Utah hereby expressly disclaims any responsibility or liability for the accuracy thereof.


 Richard C. Urbom


 Janet I. Urbom



Jae L. Walker



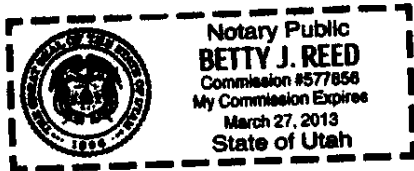
Kathleen P. Walker

STATE OF UTAH

COUNTY OF SALT LAKE

On this 16th day of July, 2009, personally appeared before me Richard C. Urbom and Janet I. Urbom, and Jae L. Walker and Kathleen P. Walker, who acknowledged to me that (s) he executed the instrument.

Witness my hand and official seal.





Notary Public

EXHIBIT-"A"

All Units, contained within the CHARLESTON PLACE CONDOMINIUMS PHASE IV, a Utah Condominium Project, as the same is identified in the Record of Survey Map recorded July 26, 2004, as Entry No. 9128869, in Book 2004P of Plats, at Page 205, records of Salt Lake County, State of Utah, and as further defined and established in the Declaration of Condominium of Charleston Place Condominiums Phase IV, recorded July 26, 2004, as Entry No. 9128870, in Book 9017, at Page 7179, and any amendments and/or supplements thereto.

TOGETHER WITH: (a) The undivided ownership interest in said Condominium Project's Common Areas and Facilities which is appurtenant to said unit, (the referenced Declaration may provide for periodic alteration both in the magnitude of said undivided ownership interest and in the composition of the Common Areas and Facilities to which said interest relates); (b) The exclusive right to use and enjoy each of the Limited Common Areas which is appurtenant to said Unit, and (c) The nonexclusive right to use and enjoy the Common Areas and Facilities included in said Condominium Project (as said Project may hereafter be expanded) in accordance with the aforesaid Declaration and Survey Map (as said Declaration and Map may hereafter be amended or supplemented) and the Utah Condominium Ownership Act.

(For reference purposes only: Tax Parcel No. 22-16-431-007)