

After Recording Return To:  
Property Mgmt Systems, Inc.  
c/o Highland Springs Condominiums  
262 E. 3900 So.  
SLC, UT 84107

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**THIRD AMENDMENT TO THE  
DECLARATION OF CONDOMINIUM FOR HIGHLAND SPRINGS**  
A UTAH CONDOMINIUM PROJECT

This amendment to the Declaration of Condominium for Highland Springs that governs the condominium development known as Highland Springs is made on the date evidenced below by the Highland Springs Homeowners Association, Inc., a Utah nonprofit corporation (hereinafter "**Association**").

RECITALS

A. Certain real property in Salt Lake County, Utah, known as Highland Springs Condominiums was subjected to certain covenants, conditions and restrictions pursuant to the Declaration of Condominium for Highland Springs ("**Declaration**") recorded on April 26, 1999, as Entry No. 7333033 in the Recorder's Office for Salt Lake County, Utah;

B. The Declaration was amended pursuant to the Amendment to the Declaration of Condominium for Highland Springs recorded on March 20, 2002, as Entry No. 8180294 in the Recorder's office for Salt Lake County, Utah;

C. The Declaration was further amended pursuant to the Second Amendment to the Declaration of Condominium for Highland Springs recorded on FEBRUARY 7, 2012, as Entry No. 11328765, in the Recorder's office for Salt Lake County, Utah;

D. Pursuant to the Declaration, as amended, and other governing documents for the Association, the Association is the authorized representative of the Owners of the real property known as Highland Springs Condominiums;

E. Except as otherwise provided herein or as may be required by the context, all terms defined in the Declaration shall have such defined meanings when used in this Third Amendment to the Declaration of Condominium for Highland Springs ("**Third Amendment**");

F. This Third Amendment shall be binding against the property described in the Declaration and as contained in **Exhibit A** attached hereto;

G. Pursuant to Article III, Section 31 of the Declaration, the Management Committee hereby certifies that the votes representing at least sixty-seven percent (67%) of the undivided ownership interest in the Common Areas affirmatively approved this Second Amendment.

G. Pursuant to Article III, Section 31 of the Declaration, the Management Committee hereby certifies that the votes representing at least sixty-seven percent (67%) of the undivided ownership interest in the Common Areas affirmatively approved this Second Amendment.

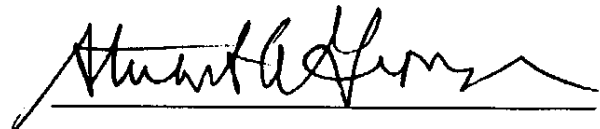
Now, THEREFORE, for the benefit of the Association and all Owners thereof, the Management Committee hereby executes this Third Amendment, for and on behalf of all Owners, to amend the Declaration as provided below. All of the terms and representations in the above Recitals are made a part of this Third Amendment and are incorporated herein by reference.

Article III, Section 20(e) of the Declaration entitled "Apportionment" is hereby amended in its entirety to now read as follows:

(e) **Apportionment.** The common profits, losses, and voting rights of the Project shall be distributed among, and the common expenses shall be charged to, the residential Unit Owners equally except for purposes of these calculations, each residential Unit shall be considered one (1) billable unit and each Garage Unit shall be considered one-quarter (1/4) of a billable unit. The monthly assessments for the larger A and D units shall be equal but \$20.00 more per month than the smaller sized B and C units, which also shall be equal. This monthly differential shall not affect any other rights or obligations of the Unit Owners (unless otherwise required by Utah law. In such a case, the Management Committee may revise this Section (e)).

**HIGHLAND SPRINGS HOMEOWNERS**

**ASSOCIATION, INC.**



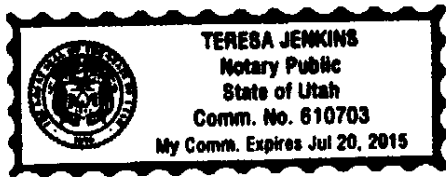
,President



,Secretary

STATE OF UTAH     )  
                                  :SS  
County of Salt Lake )

On the 1 day of March, 2012, personally appeared before me Stuart A. George and Bart H. Wherritt who, being first duly sworn, did that say that they are the President and Secretary of the Highland Springs Homeowners Association, Inc. and that the foregoing instrument was signed in behalf of said Association by authority of its Management Committee; and each of them acknowledged said instrument to be their voluntary act and deed.



Teresa Jenkins  
Notary Public for Utah

**EXHIBIT A**

**Highland Spring Condominiums**

**LEGAL DESCRIPTION**

## EXHIBIT "A"

The real property referred to in the foregoing document is located in Salt Lake County, Utah and is described more particularly as follows:

Parcel Number	Unit No.	Bldg. No.	Condominium/Phase
22-04-181-001-0000	UNIT 4480S A,	BLDG 1,	HIGHLAND SPRINGS CONDOMINIUM PHASE 1.
22-04-181-002-0000	UNIT 4480S B,	BLDG 1,	HIGHLAND SPRINGS CONDOMINIUM PHASE 1.
22-04-181-003-0000	UNIT 4480S C,	BLDG 1,	HIGHLAND SPRINGS CONDOMINIUM PHASE 1.
22-04-181-004-0000	UNIT 4480S D,	BLDG 1,	HIGHLAND SPRINGS CONDOMINIUM PHASE 1.
22-04-181-005-0000	UNIT 4478S A,	BLDG 1,	HIGHLAND SPRINGS CONDOMINIUM PHASE 1.
22-04-181-006-0000	UNIT 4478S B,	BLDG 1,	HIGHLAND SPRINGS CONDOMINIUM PHASE 1.
22-04-181-007-0000	UNIT 4478S C,	BLDG 1,	HIGHLAND SPRINGS CONDOMINIUM PHASE 1.
22-04-181-008-0000	UNIT 4478S D,	BLDG 1,	HIGHLAND SPRINGS CONDOMINIUM PHASE 1.
22-04-181-009-0000	UNIT 1692E A,	BLDG 8,	HIGHLAND SPRINGS CONDOMINIUM PHASE 1.
22-04-181-010-0000	UNIT 1692E B,	BLDG 8,	HIGHLAND SPRINGS CONDOMINIUM PHASE 1.
22-04-181-011-0000	UNIT 1692E C,	BLDG 8,	HIGHLAND SPRINGS CONDOMINIUM PHASE 1.
22-04-181-012-0000	UNIT 1692E D,	BLDG 8,	HIGHLAND SPRINGS CONDOMINIUM PHASE 1.
22-04-181-013-0000	UNIT 1694E A,	BLDG 8,	HIGHLAND SPRINGS CONDOMINIUM PHASE 1.
22-04-181-014-0000	UNIT 1694E B,	BLDG 8,	HIGHLAND SPRINGS CONDOMINIUM PHASE 1.
22-04-181-015-0000	UNIT 1694E C,	BLDG 8,	HIGHLAND SPRINGS CONDOMINIUM PHASE 1.
22-04-181-016-0000	UNIT 1694E D,	BLDG 8,	HIGHLAND SPRINGS CONDOMINIUM PHASE 1.
22-04-181-017-0000	UNIT 1674E A,	BLDG 9,	HIGHLAND SPRINGS CONDOMINIUM PHASE 1.
22-04-181-018-0000	UNIT 1674E B,	BLDG 9,	HIGHLAND SPRINGS CONDOMINIUM PHASE 1.
22-04-181-019-0000	UNIT 1674E C,	BLDG 9,	HIGHLAND SPRINGS CONDOMINIUM PHASE 1.
22-04-181-020-0000	UNIT 1674E D,	BLDG 9,	HIGHLAND SPRINGS CONDOMINIUM PHASE 1.
22-04-181-021-0000	HIGHLAND SPRINGS PH 2 CONDO U AREA		
22-04-181-025-0000	UNIT 4454A,	BLDG 2,	HIGHLAND SPRINGS PHASE 2 CONDO.
22-04-181-026-0000	UNIT 4454B,	BLDG 2,	HIGHLAND SPRINGS PHASE 2 CONDO.
22-04-181-027-0000	UNIT 4454C,	BLDG 2,	HIGHLAND SPRINGS PHASE 2 CONDO.
22-04-181-028-0000	UNIT 4454D,	BLDG 2,	HIGHLAND SPRINGS PHASE 2 CONDO.
22-04-181-029-0000	UNIT 4452A,	BLDG 2,	HIGHLAND SPRINGS PHASE 2 CONDO.
22-04-181-030-0000	UNIT 4452B,	BLDG 2,	HIGHLAND SPRINGS PHASE 2 CONDO.
22-04-181-031-0000	UNIT 4452C,	BLDG 2,	HIGHLAND SPRINGS PHASE 2 CONDO.
22-04-181-032-0000	UNIT 4452D,	BLDG 2,	HIGHLAND SPRINGS PHASE 2 CONDO.
22-04-181-033-0000	UNIT 1670A,	BLDG 3,	HIGHLAND SPRINGS PHASE 2 CONDO.
22-04-181-034-0000	UNIT 1670B,	BLDG 3,	HIGHLAND SPRINGS PHASE 2 CONDO.
22-04-181-035-0000	UNIT 1670C,	BLDG 3,	HIGHLAND SPRINGS PHASE 2 CONDO.
22-04-181-036-0000	UNIT 1670D,	BLDG 3,	HIGHLAND SPRINGS PHASE 2 CONDO.
22-04-181-037-0000	UNIT 1672A,	BLDG 3,	HIGHLAND SPRINGS PHASE 2 CONDO.
22-04-181-038-0000	UNIT 1672B,	BLDG 3,	HIGHLAND SPRINGS PHASE 2 CONDO.
22-04-181-039-0000	UNIT 1672C,	BLDG 3,	HIGHLAND SPRINGS PHASE 2 CONDO.
22-04-181-040-0000	UNIT 1672D,	BLDG 3,	HIGHLAND SPRINGS PHASE 2 CONDO.
22-04-181-041-0000	UNIT 1669A,	BLDG 4,	HIGHLAND SPRINGS PHASE 2 CONDO.
22-04-181-042-0000	UNIT 1669B,	BLDG 4,	HIGHLAND SPRINGS PHASE 2 CONDO.
22-04-181-043-0000	UNIT 1669C,	BLDG 4,	HIGHLAND SPRINGS PHASE 2 CONDO.
22-04-181-044-0000	UNIT 1669D,	BLDG 4,	HIGHLAND SPRINGS PHASE 2 CONDO.
22-04-181-045-0000	UNIT 1671A,	BLDG 4,	HIGHLAND SPRINGS PHASE 2 CONDO.
22-04-181-046-0000	UNIT 1671B,	BLDG 4,	HIGHLAND SPRINGS PHASE 2 CONDO.
22-04-181-047-0000	UNIT 1671C,	BLDG 4,	HIGHLAND SPRINGS PHASE 2 CONDO.
22-04-181-048-0000	UNIT 1671D,	BLDG 4,	HIGHLAND SPRINGS PHASE 2 CONDO.

Parcel Number	Unit No.	Bldg. No.	Condominium/Phase
22-04-181-049-0000	UNIT 1685A,	BLDG 5,	HIGHLAND SPRINGS PHASE 2 CONDO.
22-04-181-050-0000	UNIT 1685B,	BLDG 5,	HIGHLAND SPRINGS PHASE 2 CONDO.
22-04-181-051-0000	UNIT 1685C,	BLDG 5,	HIGHLAND SPRINGS PHASE 2 CONDO.
22-04-181-052-0000	UNIT 1685D,	BLDG 5,	HIGHLAND SPRINGS PHASE 2 CONDO.
22-04-181-053-0000	UNIT 4462A,	BLDG 6,	HIGHLAND SPRINGS PHASE 2 CONDO.
22-04-181-054-0000	UNIT 4462B,	BLDG 6,	HIGHLAND SPRINGS PHASE 2 CONDO.
22-04-181-055-0000	UNIT 4462C,	BLDG 6,	HIGHLAND SPRINGS PHASE 2 CONDO.
22-04-181-056-0000	UNIT 4462D,	BLDG 6,	HIGHLAND SPRINGS PHASE 2 CONDO.
22-04-181-057-0000	UNIT 4460A,	BLDG 6,	HIGHLAND SPRINGS PHASE 2 CONDO.
22-04-181-058-0000	UNIT 4460B,	BLDG 6,	HIGHLAND SPRINGS PHASE 2 CONDO.
22-04-181-059-0000	UNIT 4460C,	BLDG 6,	HIGHLAND SPRINGS PHASE 2 CONDO.
22-04-181-060-0000	UNIT 4460D,	BLDG 6,	HIGHLAND SPRINGS PHASE 2 CONDO.
22-04-181-061-0000	UNIT 4465A,	BLDG 7,	HIGHLAND SPRINGS PHASE 2 CONDO.
22-04-181-062-0000	UNIT 4465B,	BLDG 7,	HIGHLAND SPRINGS PHASE 2 CONDO.
22-04-181-063-0000	UNIT 4465C,	BLDG 7,	HIGHLAND SPRINGS PHASE 2 CONDO.
22-04-181-064-0000	UNIT 4465D,	BLDG 7,	HIGHLAND SPRINGS PHASE 2 CONDO.
22-04-181-065-0000	UNIT 4463A,	BLDG 7,	HIGHLAND SPRINGS PHASE 2 CONDO.
22-04-181-066-0000	UNIT 4463B,	BLDG 7,	HIGHLAND SPRINGS PHASE 2 CONDO.
22-04-181-067-0000	UNIT 4463C,	BLDG 7,	HIGHLAND SPRINGS PHASE 2 CONDO.
22-04-181-068-0000	UNIT 4463D,	BLDG 7,	HIGHLAND SPRINGS PHASE 2 CONDO.
22-04-181-069-0000	HIGHLAND SPRINGS PH 2 CONDO U AREA		