

AMENDMENT OF DECLARATION OF
CONDOMINIUM FOR GATEWAY VILLAGE
(FORMERLY GATEWAY CONDOMINIUMS AND TOWNHOMES)
AN EXPANDABLE UTAH CONDOMINIUM PROJECT

THIS AMENDMENT OF DECLARATION OF CONDOMINIUM (this "Amendment") is made and executed effective as of September 29, 2004 by SUNDANCE HOMES, LLC, a Utah limited liability company, and P.G. DEVELOPMENT COMPANY, LLC, a Utah limited liability company (collectively "Declarant").

Handwritten signature

||| ENT 114498:2004 PG 1 of 3
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
2004 Oct 07 1:05 pm FEE 82.00 BY SFS
RECORDED FOR BACKMAN-STEWART TITLE SERVI

RECITALS:

A. Declarant as the owner of the property located in Pleasant Grove City, Utah County, Utah more particularly described in Exhibit A attached hereto and made a part hereof by this reference, executed as "Declarant" and recorded that certain Declaration of Condominium for Gateway Condominiums and Town Homes dated January 26, 2004 and recorded February 2, 2004 as Entry No. 11593:2004 in the Utah County Recorder's Office (the "Declaration"). An Amendment of Declaration of Condominium for Gateway Condominiums and Town Homes dated June 4, 2004 was executed by the Declarant and was recorded June 28, 2004 as Entry No. 73891:2004 in the Utah County Recorder's Office (the "Previous Amendment")

B. The "Record of Survey Map" refers to the Property and the Project as the Gateway Village in stead of the Gateway Condominiums and Town Homes as the Property is referred to in the Declaration as amended by the Previous Amendment. This Amendment is being executed and recorded in order to change all references to the name of the Property and/or Project in the Declaration to be the Gateway Village in order that the Declaration will be consistent with the Record of Survey Map.

E. This Amendment makes not substantive changes to the Declaration as amended by the Previous Amendment and will not materially affect the rights of the existing Unit Owners or Mortgagees.

NOW THEREFORE, Declarant hereby amends the Declaration as previously amended by the Previous Amendment as follows:

The name of the Condominium Project as set out in the Declaration is hereby changed from Gateway Condominiums and Town Homes to Gateway Village. All references to Gateway Condominiums and Town Homes in the title of the Declaration, in Recital C, in Sections 11.1.1 and 11.1.2 and in any other provision of the Declaration are changed to Gateway Village. All references to the Association as the Gateway Condominiums and Town Homes Association in Section 5.1, the Bylaws attached as Exhibit C to the Declaration and in any other provision of the Declaration are changed to the Gateway Village Condominium Association.

Except as specifically modified by this Amendment, all terms of the Declaration as previously amended shall remain unchanged and shall remain in full force and effect, and Declarant hereby reaffirms all of the terms of the Declaration as amended by this Amendment.

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

SUNDANCE HOMES, LLC

By: Grant R. Gifford

Its: Manager

P.G.

D.G. DEVELOPMENT COMPANY, LLC

By: Dan Gifford

Its: Manager

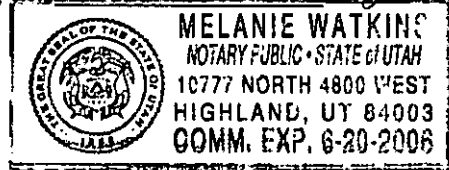
Don Gifford

STATE OF UTAH)
 : ss.
COUNTY OF UTAH)

The foregoing instrument was acknowledged before me this 29th day of Sept., 2004, by Grant R. Gifford, as Manager of Sundance Homes, LLC.

My commission expires:
6-20-2006

Melanie Watkins
Notary Public
Residing at: 10777 N. 4800 W. Highland, UT 84003



STATE OF UTAH)
 : ss.
COUNTY OF UTAH)

The foregoing instrument was acknowledged before me this 7th day of October, 2004, by Dan Gifford, as Manager of D.G. Development Company, LLC.

P.G.

Don Gifford

My commission expires:
6-20-2006

Melanie Watkins
Notary Public
Residing at: 10777 N. 4800 W. Highland, UT 84003

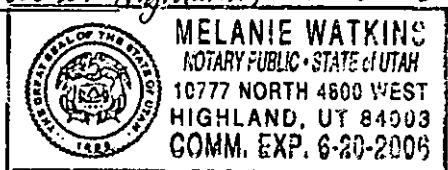


EXHIBIT "A"
(CORRECTED LEGAL DESCRIPTION)

Parcel 1:

Units 1 thru 12 Building A, 13 thru 24 Building B, Units 25 thru 27 Building C, Units 28 thru 30 Building D, Units 31 thru 35 Building E, Units 36 thru 40 Building F, Units 41 thru 52 Building G, Units 53 thru 57 Building H, Units 58 thru 69 Building I, as shown in the Record of Survey Map for GATEWAY VILLAGE RECORD OF SURVEY, PHASE 1, an expandable condominium project, appearing in the Records of the County Recorder of Utah County, State of Utah, as Map Filing No. 10327 and Entry No 11592:2004, and as defined and described in the Declaration for the Gateway Condominiums and Town Homes, an Expandable Utah Condominium Project, recorded the 2nd day of February, 2004, as Entry No. 11593:2004.

Parcel 2:

Together with the undivided ownership interest in and to the Common Areas and Facilities which is appurtenant to said Unit as more particularly described in said Declaration (as said Declaration may have been amended or supplemented).

NOTE: 69 units

Parcel No.: 40-340-0001 thru 40-340-0069