

WHEN RECORDED RETURN TO:  
CAMBRIA DEVELOPMENT, L.C.  
758 South 400 East  
Orem, Utah 84097  
(801) 227-0550

ENT 138025:2006 PG 1 of 14  
RANDALL A. COVINGTON  
UTAH COUNTY RECORDER  
2006 Oct 17 11:23 am FEE 40.00 BY SDH  
RECORDED FOR PLEASANT GROVE CITY CORPORA

**AMENDMENT TO THE  
THIRD SUPPLEMENT TO THE DECLARATION OF CONDOMINIUM FOR  
CAMBRIA CONDOMINIUMS, PHASE 11,  
an expandable Utah condominium project**

This Amendment to the Third Supplement to the Declaration of Condominium for Cambria Condominiums, Phase 11, an expandable Utah condominium project, is made and executed by Cambria Development, L.C., a Utah limited liability company, of 758 South 400 East, Orem, Utah 84097 (the "Declarant").

**RECITALS**

Whereas, the original Declaration of Condominium for Cambria Condominiums was recorded in the office of the County Recorder of Utah County, Utah on September 30, 2004 as Entry No. 111749:2004 at Pages 1-62 of the Official Records (the "Declaration").

Whereas, the related Condominium Plat Map(s) for Phases 1, 2 and 3 of the Project have also been recorded in the office of the County Recorder of Utah County, Utah.

Whereas, the First Supplement to the Declaration of Condominium for Cambria Condominiums was recorded in the office of the County Recorder of Utah County, Utah on December 21, 2004 as Entry No. 142661:2004 at Pages 1-13 of the Official Records (the "First Supplement").

Whereas, the related Condominium Plat Map(s) for Phases 4-10, inclusive, of the Project have also been recorded in the office of the County Recorder of Utah County, Utah.

Whereas, the First Amendment to the Declaration of Condominium for Cambria Condominiums was recorded in the office of the County Recorder of Utah County, Utah on May 17, 2005 as Entry No. 52851:2005 at Pages 1-7 of Official Records to add Additional Land, the Phase 11 Property (the "First Amendment").

Whereas, the Amendment to the First Supplement to the Declaration of Condominium for Cambria Condominiums and Notice of Change in Building Footprint was recorded in the office of the County Recorder of Utah County, Utah on December 22, 2005 as Entry No. 147848:2005 at Pages 1-4 of the Official Records

Whereas, the Second Supplement to the Declaration of Condominium for Cambria Condominiums was recorded in the office of the County Recorder of Utah County, Utah on August 29, 2005 as Entry No. 95348:2005 at Pages 1-15 of the Official Records (the "Second Supplement").

Whereas, the related Condominium Plat Map(s) for Phases 11-17, inclusive, of the Project have also been recorded in the office of the County Recorder of Utah County, Utah.

Whereas, the Third Supplement to the Declaration of Condominium for Cambria Condominiums was recorded in the office of the County Recorder of Utah County, Utah on February 24, 2006 as Entry No. 22005:2006 at Pages 1-15 of the Official Records (the "Third Supplement").

Whereas, the related Condominium Plat Map(s) for Phases 11, 18, 19, 20 and 21, inclusive, of the Project have also been recorded in the office of the County Recorder of Utah County, Utah.

Whereas, a Second Amendment to the Declaration of Condominium for Cambria Condominiums was recorded in the office of the County Recorder of Utah County, Utah on the 8th day of May, 2006 as Entry No. 56226:2006 at Pages 1-11 of the Official Records (the "Second Amendment").

Whereas, the Affidavit of Withdrawal for Phase 11 was recorded in the office of the County Recorder of Utah County, Utah on \_\_\_\_\_ as Entry No. \_\_\_\_\_:\_\_\_\_\_ at Pages \_\_\_\_\_ of the Official Records (the "Affidavit of Withdrawal").

Whereas, Declarant is the fee simple owner of record of that certain real property located in Utah County, Utah and described with particularity on Exhibit A-11 attached hereto and incorporated herein by this reference (the "Phase 11 Property").

Whereas, under Article III, Section 46 of the Declaration, Declarant reserved an option, until five years from the date following the first conveyance of a Unit in Phase I to a Unit purchaser, to expand the Project in accordance with the Act.

Whereas, under the provisions of the Declaration, Declarant expressly reserved the absolute right, subject to the approval of VA, HUD, FHA, FNMA or other government lender, guarantor or insurer, if applicable, to add to the Project any or all portions of the Additional Land at any time and in any order, without limitation.

Whereas, Declarant desires to expand the Project by creating on the Phase 11 Property a residential condominium development.

Whereas, Declarant now intends that the Phase 11 Property shall become subject to the Declaration.

## A G R E E M E N T

NOW, THEREFORE, for the reasons recited above, and for the benefit of the Project and the Unit Owners thereof, Declarant hereby executes this Amendment to Third Supplement to the Declaration of Condominium for Cambria Condominiums, Phase 11.

1. **Supplement to Definitions.** Article I of the Declaration, entitled "Definitions," is hereby modified to include the following supplemental definitions:

A. **Amendment to the Third Supplement to the Declaration** shall mean and refer to this Amendment to the Third Supplement to the Declaration of Condominium for Cambria Condominiums, Phase 11.

B. **Amended Third Supplemental Map(s) or Phase 11 Property Map(s)** shall mean and refer to the Amended Third Supplemental Condominium Plat Map(s) for the additional phases of the Project described on Exhibit A-11 prepared and certified to by Kenneth E. Barney, a duly registered Utah Land Surveyor holding Certificate No. 172762, and filed for record in the Office of the County Recorder of Utah County, Utah concurrently with the filing of this Amendment to the Third Supplement to the Declaration.

Except as otherwise herein provided, the definition of terms contained in the Declaration are incorporated herein by this reference.

2. **Legal Description.** The real property described in Exhibit A-11 is hereby submitted to the provisions of the Act and said land shall be held, transferred, sold, conveyed and occupied subject to the provisions of the Declaration, as supplemented.

3. **Annexation.** Declarant hereby declares that the Phase 11 Property shall be annexed to and become subject to the Declaration, which upon recordation of this Amendment to the Third Supplement to the Declaration shall constitute and effectuate the expansion of the Project, making the real property described in Exhibit A-11 subject to the functions, powers, rights, duties and jurisdiction of the Association.

4. **Total Number of Units Revised.** As shown on the Map(s), the following Building and Units will be added to the Project:

Phase	Building No.	Unit No.	Percentage of Ownership Interest
11	A	1	0.4115%
11	A	2	0.4115%
11	A	3	0.4115%

In all one new Building and three additional Units are or will be constructed and/or created in the Project on the Phase 11 Property. The additional Building and Units are located within a portion of the Additional Land. Upon the recordation of the Maps for the additional Phase and this Amendment to Third Supplement to the Declaration, the total number of Units in the Project will be 243. The additional Building and Units in Phase 11 are or will be substantially similar in construction, design, and quality to the Buildings and Units in the prior Phases.

5. **Percentage Interest Revised.** Pursuant to the Act and the Declaration, Declarant is required, with the additional Units, to reallocate the undivided percentages of ownership interest in the Common Areas and Facilities. Seventh Revised Exhibit "C" (Percentages of Undivided Ownership Interests) to the Declaration is hereby deleted in its entirety and "Eighth Revised Exhibit "C," attached hereto and incorporated herein by this reference, is substituted in lieu thereof.

6. **Effective Date.** The effective date of this Amendment to the Third Supplement to the Declaration and the Sixth Supplement Map(s) shall be the date on which said instruments are filed for record in the Office of the County Recorder of Utah County, Utah.

EXECUTED the 20 day of September, 2006.

CAMBRIA DEVELOPMENT, L.C.,  
a Utah limited liability company

By: 

Name: William L. Montgomery

Title: Manager

ACKNOWLEDGMENT

STATE OF UTAH     )  
                                  )ss:  
COUNTY OF UTAH    )

On the 06 day of September, 2006 personally appeared before me William L. Montgomery who by me being duly sworn, did say that he is the Manager of CAMBRIA DEVELOPMENT, L.C., a Utah limited liability company, and that the within and foregoing instrument was signed in behalf of said Company by authority of a resolution of its Members, and said William L. Montgomery duly acknowledged to me that said Company executed the same.

Shelby N. Pintus  
NOTARY PUBLIC  
Residing At: Orem, UT  
Commission Expires: 5-4-2008



**EXHIBIT "A-11"**

**CAMBRIA CONDOMINIUMS, PHASE 11  
LEGAL DESCRIPTION**

The land described in the foregoing document as the Phase 11 Property is located in Utah County, Utah and is described more particularly as follows:

**BOUNDARY DESCRIPTION**

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 2 EAST, S.L.B. & M., PLEASANT GROVE, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND BRASS MONUMENT MARKING THE SOUTHEAST CORNER OF SAID SECTION 19: THENCE S.89°44'08"W. A DISTANCE OF 1450.41 FEET ALONG THE SECTION LINE AND NORTH A DISTANCE OF 1123.78 FEET TO THE REAL POINT OF BEGINNING.

THENCE N.88°29'56"W. A DISTANCE OF 42.56 FEET; THENCE N.01°30'04"E. A DISTANCE OF 54.43 FEET; THENCE N.82°45'43"W. A DISTANCE OF 174.18 FEET; THENCE N.01°10'37"E. A DISTANCE OF 134.86 FEET; THENCE S.82°03'16"E. A DISTANCE OF 164.70 FEET; THENCE S.81°34'06"E. A DISTANCE OF 54.95 FEET; THENCE S.02°00'00"W. A DISTANCE OF 181.58 FEET TO THE POINT OF BEGINNING. CONTAINING 31,210 S.F. OR 0.72 ACRES.

**EIGHTH REVISED EXHIBIT "C"**  
**PERCENTAGES OF UNDIVIDED OWNERSHIP INTEREST**

<b>Phase</b>	<b>Building No.</b>	<b>Unit No.</b>	<b>Percentage of Ownership Interest</b>
1	B	1	0.4115%
1	B	2	0.4115%
1	B	3	0.4115%
1	C	1	0.4115%
1	C	2	0.4115%
1	C	3	0.4115%
2	L	1	0.4115%
2	L	2	0.4115%
2	L	3	0.4115%
2	L	4	0.4115%
2	L	5	0.4115%
2	L	6	0.4115%
2	L	7	0.4115%
2	L	8	0.4115%
2	L	9	0.4115%
2	L	10	0.4115%
2	L	11	0.4115%
2	L	12	0.4115%
3	K	1	0.4115%
3	K	2	0.4115%
3	K	3	0.4115%
3	K	4	0.4115%
3	K	5	0.4115%
3	K	6	0.4115%
3	K	7	0.4115%
3	K	8	0.4115%
3	K	9	0.4115%
3	K	10	0.4115%
3	K	11	0.4115%
3	K	12	0.4115%

Phase	Building No.	Unit No.	Percentage of Ownership Interest
4	D	1	0.4115%
4	D	2	0.4115%
4	D	3	0.4115%
4	E	1	0.4115%
4	E	2	0.4115%
4	E	3	0.4115%
4	F	1	0.4115%
4	F	2	0.4115%
4	F	3	0.4115%
5	G	1	0.4115%
5	G	2	0.4115%
5	G	3	0.4115%
5	H	1	0.4115%
5	H	2	0.4115%
5	H	3	0.4115%
6	I	1	0.4115%
6	I	2	0.4115%
6	I	3	0.4115%
6	J	1	0.4115%
6	J	2	0.4115%
6	J	3	0.4115%
7	N	1	0.4115%
7	N	2	0.4115%
7	N	3	0.4115%
7	N	4	0.4115%
7	N	5	0.4115%
7	N	6	0.4115%
7	N	7	0.4115%
7	N	8	0.4115%
7	N	9	0.4115%
7	N	10	0.4115%
7	N	11	0.4115%
7	N	12	0.4115%

Phase	Building No.	Unit No.	Percentage of Ownership Interest
8	M	1	0.4115%
8	M	2	0.4115%
8	M	3	0.4115%
8	M	4	0.4115%
8	M	5	0.4115%
8	M	6	0.4115%
8	M	7	0.4115%
8	M	8	0.4115%
8	M	9	0.4115%
8	M	10	0.4115%
8	M	11	0.4115%
8	M	12	0.4115%
9	O	1	0.4115%
9	O	2	0.4115%
9	O	3	0.4115%
9	O	4	0.4115%
9	O	5	0.4115%
9	O	6	0.4115%
9	O	7	0.4115%
9	O	8	0.4115%
9	O	9	0.4115%
9	O	10	0.4115%
9	O	11	0.4115%
9	O	12	0.4115%
10	S	1	0.4115%
10	S	2	0.4115%
10	S	3	0.4115%
10	S	4	0.4115%
10	S	5	0.4115%
10	S	6	0.4115%
10	S	7	0.4115%
10	S	8	0.4115%
10	S	9	0.4115%
10	S	10	0.4115%
10	S	11	0.4115%
10	S	12	0.4115%

Phase	Building No.	Unit No.	Percentage of Ownership Interest
11	A	1	0.4115%
11	A	2	0.4115%
11	A	3	0.4115%
12	A	1	0.4115%
12	A	2	0.4115%
12	A	3	0.4115%
12	Y	1	0.4115%
12	Y	2	0.4115%
12	Y	3	0.4115%
12	Y	4	0.4115%
12	Y	5	0.4115%
12	Y	6	0.4115%
12	Y	7	0.4115%
12	Y	8	0.4115%
12	Y	9	0.4115%
12	Y	10	0.4115%
12	Y	11	0.4115%
12	Y	12	0.4115%
13	Z	1	0.4115%
13	Z	2	0.4115%
13	Z	3	0.4115%
13	AA	1	0.4115%
13	AA	2	0.4115%
13	AA	3	0.4115%
14	BB	1	0.4115%
14	BB	2	0.4115%
14	BB	3	0.4115%
14	CC	1	0.4115%
14	CC	2	0.4115%
14	CC	3	0.4115%
15	DD	1	0.4115%
15	DD	2	0.4115%
15	DD	3	0.4115%
15	EE	1	0.4115%
15	EE	2	0.4115%
15	EE	3	0.4115%

Phase	Building No.	Unit No.	Percentage of Ownership Interest
15	FF	1	0.4115%
15	FF	2	0.4115%
15	FF	3	0.4115%
16	GG	1	0.4115%
16	GG	2	0.4115%
16	GG	3	0.4115%
16	HH	1	0.4115%
16	HH	2	0.4115%
16	HH	3	0.4115%
17	II	1	0.4115%
17	II	2	0.4115%
17	II	3	0.4115%
17	JJ	1	0.4115%
17	JJ	2	0.4115%
17	JJ	3	0.4115%
18	P	1	0.4115%
18	P	2	0.4115%
18	P	3	0.4115%
18	P	4	0.4115%
18	P	5	0.4115%
18	P	6	0.4115%
18	P	7	0.4115%
18	P	8	0.4115%
18	P	9	0.4115%
18	P	10	0.4115%
18	P	11	0.4115%
18	P	12	0.4115%
19	Q	1	0.4115%
19	Q	2	0.4115%
19	Q	3	0.4115%
19	Q	4	0.4115%
19	Q	5	0.4115%
19	Q	6	0.4115%
19	Q	7	0.4115%
19	Q	8	0.4115%
19	Q	9	0.4115%
19	Q	10	0.4115%

Phase	Building No.	Unit No.	Percentage of Ownership Interest
19	Q	11	0.4115%
19	Q	12	0.4115%
20	R	1	0.4115%
20	R	2	0.4115%
20	R	3	0.4115%
20	R	4	0.4115%
20	R	5	0.4115%
20	R	6	0.4115%
20	R	7	0.4115%
20	R	8	0.4115%
20	R	9	0.4115%
20	R	10	0.4115%
20	R	11	0.4115%
20	R	12	0.4115%
21	T	1	0.4115%
21	T	2	0.4115%
21	T	3	0.4115%
21	T	4	0.4115%
21	T	5	0.4115%
21	T	6	0.4115%
21	T	7	0.4115%
21	T	8	0.4115%
21	T	9	0.4115%
21	T	10	0.4115%
21	T	11	0.4115%
21	T	12	0.4115%
22	U	1	0.4115%
22	U	2	0.4115%
22	U	3	0.4115%
22	U	4	0.4115%
22	U	5	0.4115%
22	U	6	0.4115%
22	U	7	0.4115%
22	U	8	0.4115%
22	U	9	0.4115%
22	U	10	0.4115%
22	U	11	0.4115%
22	U	12	0.4115%

Phase	Building No.	Unit No.	Percentage of Ownership Interest
23	V	1	0.4115%
23	V	2	0.4115%
23	V	3	0.4115%
23	V	4	0.4115%
23	V	5	0.4115%
23	V	6	0.4115%
23	V	7	0.4115%
23	V	8	0.4115%
23	V	9	0.4115%
23	V	10	0.4115%
23	V	11	0.4115%
23	V	12	0.4115%
24	W	1	0.4115%
24	W	2	0.4115%
24	W	3	0.4115%
24	W	4	0.4115%
24	W	5	0.4115%
24	W	6	0.4115%
24	W	7	0.4115%
24	W	8	0.4115%
24	W	9	0.4115%
24	W	10	0.4115%
24	W	11	0.4115%
24	W	12	0.4115%
25	X	1	0.4115%
25	X	2	0.4115%
25	X	3	0.4115%
25	X	4	0.4115%
25	X	5	0.4115%
25	X	6	0.4115%
25	X	7	0.4115%
25	X	8	0.4115%
25	X	9	0.4115%
25	X	10	0.4115%
25	X	11	0.4115%
25	X	12	0.4115%

TOTAL:

100.0%