

**FOURTH AMENDMENT TO THE AMENDED & RESTATED DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS OF
BRIARWOOD SPRINGS CONDOMINIUM PROJECT**

This Fourth Amendment to the Declaration of Covenants, Conditions and Restrictions of Briarwood Springs Condominium Project (hereinafter "Fourth Amendment"), hereby amends that certain Amended & Restated Declaration of Covenants, Conditions and Restrictions of Briarwood Springs Condominium Project, recorded on December 9, 1986 in the Salt Lake County Recorder's Office, as Entry No. 4365955, as amended ("Declaration") and is hereby adopted by Management Committee¹ for Briarwood Springs Condominium, Inc. ("Association"), for and on behalf of its members, and made effective as of the date recorded in the Salt Lake County Recorder's Office.

RECITALS:

(A) This Fourth Amendment affects and concerns the real property located in Salt Lake County, Utah, and more particularly described in the attached **Exhibit "A"** ("Property").

CERTIFICATION

By signing below, the Management Committee hereby certifies that pursuant to the Article 17.05 of the Declaration, the Association has obtained the approval or written consent of at least fifty-one percent (51%) of the total voting interest in the Association.

NOW, THEREFORE, pursuant to the foregoing, the Management Committee hereby make and execute this Fourth Amendment, which shall be effective as of its recording date.

COVENANTS, CONDITIONS AND RESTRICTIONS

1. Recitals. The above Recitals are incorporated herein by reference and made a part hereof.
2. No Other Changes. Except as otherwise expressly provided in this Fourth Amendment, the Declaration remains in full force and effect without modification.
3. Conflicts. In the case of any conflict between the provisions of this Fourth Amendment and the provisions of the Declaration, as amended, the provisions of this Fourth Amendment shall in all respects govern and control. In the case of any existing provision with the Declaration that could be interpreted as prohibiting the modifications set forth in this Fourth Amendment, such provision is hereby modified to accomplish the purpose and intent of this Fourth Amendment.

¹ Management Committee shall mean and refer to the body acting for the Association whether referred to in the Declaration as "Board of Directors", "Board of Trustees", or "Management Committee."

AMENDMENT

4. Article 9.11 is hereby added to the Declaration.

9.11. Reinvestment Fee Covenant. A one-time reinvestment fee shall be paid to the Association when a change in ownership or transfer of a Unit occurs in the amount of one-half of one percent (0.005) of the gross sales price or fair market value of the Unit unless a lesser amount is established by Management Committee from time to time. Such amount shall be in addition to any pro rata share of assessments due and adjusted at settlement. The existence of the Reinvestment Fee Covenant precludes the imposition of an additional reinvestment fee covenant on the burdened property. The purpose of this reinvestment fee is to benefit the burdened property by facilitating the administration, maintenance, and operations of the Association's Common Areas and facilities, and Association expenses.

BRIARWOOD SPRINGS CONDOMINIUM, INC.

Linda Tognoni
By: Linda Tognoni
Its: President

STATE OF UTAH)
) ss
COUNTY OF Salt Lake

On this 8th day of July, 2023, personally appeared before me _____, who being by me duly sworn, did say that he/she is the President of BRIARWOOD SPRINGS CONDOMINIUM, INC., a Utah non-profit corporation and that the within and foregoing instrument was signed on behalf of said corporation by authority and said individual duly acknowledged to me that said corporation approved the same.

Noah McCall Nicholls
Notary Public

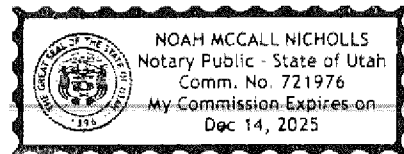


EXHIBIT A
Legal Description

PHASE 1 AMENDED

All the Units of Briarwood Springs Condominiums, Phase 1 Amended, a Condominium Project, Sandy, Salt Lake County, Utah, according to the record of survey map filed with the Salt Lake County Recorder and as described in the declaration filed with said Salt Lake County Recorder and any amendments thereto;

Together with an undivided ownership interest in the common areas and facilities appurtenant to said Units as disclosed in the Declaration of said development, which Units are more particularly identified as follows:

Building 1, Units 1 through 6; Building 2, Units 1 through 6; Building 3, Units 1 through 6; Building 4, Units 1 through 6; Building 28, Units 1 through 6.

Tax Parcel ID Numbers:

22-30-479-001	22-30-479-011	22-30-479-021
22-30-479-002	22-30-479-012	22-30-479-022
22-30-479-003	22-30-479-013	22-30-479-023
22-30-479-004	22-30-479-014	22-30-479-024
22-30-479-005	22-30-479-015	22-30-479-025
22-30-479-006	22-30-479-016	22-30-479-026
22-30-479-007	22-30-479-017	22-30-479-027
22-30-479-008	22-30-479-018	22-30-479-028
22-30-479-009	22-30-479-019	22-30-479-029
22-30-479-010	22-30-479-020	22-30-479-030

PHASE 2A AMENDED

All the Units of Briarwood Springs Condominiums, Phase 2A Amended, a Condominium Project, Sandy, Salt Lake County, Utah, according to the record of survey map filed with the Salt Lake County Recorder and as described in the declaration filed with said Salt Lake County Recorder and any amendments thereto;

Together with an undivided ownership interest in the common areas and facilities appurtenant to said units as disclosed in the Declaration of said development, which Units are more particularly identified as follows:

Building 5, Units 1 through 6; Building 6, Units 1 through 6.

Tax Parcel ID Numbers:

22-30-480-002	22-30-480-008
22-30-480-003	22-30-480-009
22-30-480-004	22-30-480-010
22-30-480-005	22-30-480-011
22-30-480-006	22-30-480-012
22-30-480-007	22-30-480-013

PHASE 2B AMENDED

All the Units of Briarwood Springs Condominiums, Phase 2B Amended, a Condominium Project, Sandy, Salt Lake County, Utah, according to the record of survey map filed with the Salt Lake County Recorder and as described in the declaration filed with said Salt Lake County Recorder and any amendments thereto;

Together with an undivided ownership interest in the common areas and facilities appurtenant to said Units as disclosed in the Declaration of said development, which Units are more particularly identified as follows:
Building 25, Units 1 through 6; Building 26, Units 1 through 6; Building 27, Units 1 through 6.

Tax Parcel ID Numbers:

22-30-481-002	22-30-481-008	22-30-481-014
22-30-481-003	22-30-481-009	22-30-481-015
22-30-481-004	22-30-481-010	22-30-481-016
22-30-481-005	22-30-481-011	22-30-481-017
22-30-481-006	22-30-481-012	22-30-481-018
22-30-481-007	22-30-481-013	22-30-481-019

PHASE 3A AMENDED

All the Units of Briarwood Springs Condominiums, Phase 3A Amended, a Condominium Project, Sandy, Salt Lake County, Utah, according to the record of survey map filed with the Salt Lake County Recorder and as described in the declaration filed with said Salt Lake County Recorder and any amendments thereto;

Together with an undivided ownership interest in the common areas and facilities appurtenant to said Units as disclosed in the Declaration of said development, which Units are more particularly identified as follows:

Building 29, Units 1 through 6.

Tax Parcel ID Numbers:

22-30-482-001	22-30-482-004
22-30-482-002	22-30-482-005
22-30-482-003	22-30-482-006

PHASE 4 AMENDED

All the Units of Briarwood Springs Condominiums, Phase 4 Amended, a Condominium Project, Sandy, Salt Lake County, Utah, according to the record of survey map filed with the Salt Lake County Recorder and as described in the declaration filed with said Salt Lake County Recorder and any amendments thereto;

Together with an undivided ownership interest in the common areas and facilities appurtenant to said Units as disclosed in the Declaration of said development, which Units are more particularly identified as follows:

Building 30, Units 1 through 3.

Tax Parcel ID Numbers:

22-30-483-001
22-30-483-002
22-30-483-003

PHASE 5 AMENDED

All the Units of Briarwood Springs Condominiums, Phase 5 Amended, a Condominium Project, Sandy, Salt Lake County, Utah, according to the record of survey map filed with the Salt Lake County Recorder and as described in the declaration filed with said Salt Lake County Recorder and any amendments thereto;

Together with an undivided ownership interest in the common areas and facilities appurtenant to said Units as disclosed in the Declaration of said development, which Units are more particularly identified as follows:

Building 31, Units 1 through 4.

Tax Parcel ID Numbers:

22-30-484-001	22-30-484-003
22-30-484-002	22-30-484-004

PHASE 6 AMENDED

All the Units of Briarwood Springs Condominiums, Phase 6 Amended, a Condominium Project, Sandy, Salt Lake County, Utah, according to the record of survey map filed with the Salt Lake County Recorder and as described in the declaration filed with said Salt Lake County Recorder and any amendments thereto;

Together with an undivided ownership interest in the common areas and facilities appurtenant to said Units as disclosed in the Declaration of said development, which Units are more particularly identified as follows:

Building 34, Units 1 through 7.

Tax Parcel ID Numbers:

22-30-485-001	22-30-485-005
22-30-485-002	22-30-485-006
22-30-485-003	22-30-485-007
22-30-485-004	

PHASE 7 AMENDED

All the Units of Briarwood Springs Condominiums, Phase 7 Amended, a Condominium Project, Sandy, Salt Lake County, Utah, according to the record of survey map filed with the Salt Lake County Recorder and as described in the declaration filed with said Salt Lake County Recorder and any amendments thereto;

Together with an undivided ownership interest in the common areas and facilities appurtenant to said Units as disclosed in the Declaration of said development, which Units are more particularly identified as follows:

Building 32, Units 1 through 7.

Tax Parcel ID Numbers:

22-30-486-001	22-30-486-005
22-30-486-002	22-30-486-006
22-30-486-003	22-30-486-007
22-30-486-004	

PHASE 8 AMENDED

All the Units of Briarwood Springs Condominiums, Phase 8 Amended, a Condominium Project, Sandy, Salt Lake County, Utah, according to the record of survey map filed with the Salt Lake County Recorder and as described in the declaration filed with said Salt Lake County Recorder and any amendments thereto;

Together with an undivided ownership interest in the common areas and facilities appurtenant to said Units as disclosed in the Declaration of said development, which Units are more particularly identified as follows:

Building 36, Units 1 through 7.

Tax Parcel ID Numbers:

22-30-487-001	22-30-487-005
22-30-487-002	22-30-487-006
22-30-487-003	22-30-487-007
22-30-487-004	

PHASE 9 AMENDED

All the Units of Briarwood Springs Condominiums, Phase 9 Amended, a Condominium Project, Sandy, Salt Lake County, Utah, according to the record of survey map filed with the Salt Lake County Recorder and as described in the declaration filed with said Salt Lake County Recorder and any amendments thereto;

Together with an undivided ownership interest in the common areas and facilities appurtenant to said Units as disclosed in the Declaration of said development, which Units are more particularly identified as follows:

Building 37, Units 1 through 7.

Tax Parcel ID Numbers:

22-30-488-001	22-30-488-005
22-30-488-002	22-30-488-006
22-30-488-003	22-30-488-007
22-30-488-004	

PHASE 10 AMENDED

All the Units of Briarwood Springs Condominiums, Phase 10 Amended, a Condominium Project, Sandy, Salt Lake County, Utah, according to the record of survey map filed with the Salt Lake County Recorder and as described in the declaration filed with said Salt Lake County Recorder and any amendments thereto;

Together with an undivided ownership interest in the common areas and facilities appurtenant to said Units as disclosed in the Declaration of said development, which Units are more particularly identified as follows:

Building 38, Units 1 through 7.

Tax Parcel ID Numbers:

22-30-489-001	22-30-489-005
22-30-489-002	22-30-489-006
22-30-489-003	22-30-489-007
22-30-489-004	

PHASE 11 AMENDED

All the Units of Briarwood Springs Condominiums, Phase 11 Amended, a Condominium Project, Sandy, Salt Lake County, Utah, according to the record of survey map filed with the Salt Lake County Recorder and as described in the declaration filed with said Salt Lake County Recorder and any amendments thereto;

Together with an undivided ownership interest in the common areas and facilities appurtenant to said Units as disclosed in the Declaration of said development, which Units are more particularly identified as follows:

Building 39, Units 1 through 7.

Tax Parcel ID Numbers:

22-30-490-001	22-30-490-005
22-30-490-002	22-30-490-006
22-30-490-003	22-30-490-007
22-30-490-004	

PHASE 12 AMENDED

All the Units of Briarwood Springs Condominiums, Phase 12 Amended, a Condominium Project, Sandy, Salt Lake County, Utah, according to the record of survey map filed with the Salt Lake County Recorder and as described in the declaration filed with said Salt Lake County Recorder and any amendments thereto;

Together with an undivided ownership interest in the common areas and facilities appurtenant to said Units as disclosed in the Declaration of said development, which Units are more particularly identified as follows:

Building 35, Units 1 through 7.

Tax Parcel ID Numbers:

22-30-491-001	22-30-491-005
22-30-491-002	22-30-491-006
22-30-491-003	22-30-491-007
22-30-491-004	

PHASE 13 AMENDED

All the Units of Briarwood Springs Condominiums, Phase 13 Amended, a Condominium Project, Sandy, Salt Lake County, Utah, according to the record of survey map filed with the Salt Lake County Recorder and as described in the declaration filed with said Salt Lake County Recorder and any amendments thereto;

Together with an undivided ownership interest in the common areas and facilities appurtenant to said Units as disclosed in the Declaration of said development, which Units are more particularly identified as follows:

Building 40, Units 1 through 4.

Tax Parcel ID Numbers:

22-30-492-001	22-30-492-003
22-30-492-002	22-30-492-004

PHASE 14 AMENDED

All the Units of Briarwood Springs Condominiums, Phase 14 Amended, a Condominium Project, Sandy, Salt Lake County, Utah, according to the record of survey map filed with the Salt Lake County Recorder and as described in the declaration filed with said Salt Lake County Recorder and any amendments thereto;

Together with an undivided ownership interest in the common areas and facilities appurtenant to said Units as disclosed in the Declaration of said development, which Units are more particularly identified as follows:

Building 41, Units 1 through 4.

Tax Parcel ID Numbers:

22-30-493-001	22-30-493-003
22-30-493-002	22-30-493-004

PHASE 15 AMENDED

All the Units of Briarwood Springs Condominiums, Phase 15 Amended, a Condominium Project, Sandy, Salt Lake County, Utah, according to the record of survey map filed with the Salt Lake County Recorder and as described in the declaration filed with said Salt Lake County Recorder and any amendments thereto;

Together with an undivided ownership interest in the common areas and facilities appurtenant to said Units as disclosed in the Declaration of said development, which Units are more particularly identified as follows:

Building 42, Units 1 through 4.

Tax Parcel ID Numbers:

22-30-494-001	22-30-494-003
22-30-494-002	22-30-494-004

PHASE 16 AMENDED

All the Units of Briarwood Springs Condominiums, Phase 16 Amended, a Condominium Project, Sandy, Salt Lake County, Utah, according to the record of survey map filed with the Salt Lake County Recorder and as described in the declaration filed with said Salt Lake County Recorder and any amendments thereto;

Together with an undivided ownership interest in the common areas and facilities appurtenant to said Units as disclosed in the Declaration of said development, which Units are more particularly identified as follows:

Building 43, Units 1 through 4.

Tax Parcel ID Numbers:

22-30-495-001	22-30-495-003
22-30-495-002	22-30-495-004

PHASE 17 AMENDED

All the Units of Briarwood Springs Condominiums, Phase 17 Amended, a Condominium Project, Sandy, Salt Lake County, Utah, according to the record of survey map filed with the Salt Lake County Recorder and as described in the declaration filed with said Salt Lake County Recorder and any amendments thereto;

Together with an undivided ownership interest in the common areas and facilities appurtenant to said Units as disclosed in the Declaration of said development, which Units are more particularly identified as follows:

Building 44, Units 1 through 4.

Tax Parcel ID Numbers:

22-30-496-001	22-30-496-003
22-30-496-002	22-30-496-004

PHASE 18 AMENDED

All the Units of Briarwood Springs Condominiums, Phase 18 Amended, a Condominium Project, Sandy, Salt Lake County, Utah, according to the record of survey map filed with the Salt Lake County Recorder and as described in the declaration filed with said Salt Lake County Recorder and any amendments thereto;

Together with an undivided ownership interest in the common areas and facilities appurtenant to said Units as disclosed in the Declaration of said development, which Units are more particularly identified as follows:

Building 45, Units 1 through 4.

Tax Parcel ID Numbers:

22-30-497-001	22-30-497-003
22-30-497-002	22-30-497-004

PHASE 19 AMENDED

All the Units of Briarwood Springs Condominiums, Phase 19 Amended, a Condominium Project, Sandy, Salt Lake County, Utah, according to the record of survey map filed with the Salt Lake County Recorder and as described in the declaration filed with said Salt Lake County Recorder and any amendments thereto;

Together with an undivided ownership interest in the common areas and facilities appurtenant to said Units as disclosed in the Declaration of said development, which Units are more particularly identified as follows:

Building 46, Units 1 through 4.

Tax Parcel ID Numbers:

22-30-498-001	22-30-498-003
22-30-498-002	22-30-498-004

PHASE 20 AMENDED

All the Units of Briarwood Springs Condominiums, Phase 20 Amended, a Condominium Project, Sandy, Salt Lake County, Utah, according to the record of survey map filed with the Salt Lake County Recorder and as described in the declaration filed with said Salt Lake County Recorder and any amendments thereto;

Together with an undivided ownership interest in the common areas and facilities appurtenant to said Units as disclosed in the Declaration of said development, which Units are more particularly identified as follows:

Building 50, Units 1 through 4.

Tax Parcel ID Numbers:

22-30-499-001	22-30-499-003
22-30-499-002	22-30-499-004

PHASE 21 AMENDED

All the Units of Briarwood Springs Condominiums, Phase 21 Amended, a Condominium Project, Sandy, Salt Lake County, Utah, according to the record of survey map filed with the Salt Lake County Recorder and as described in the declaration filed with said Salt Lake County Recorder and any amendments thereto;

Together with an undivided ownership interest in the common areas and facilities appurtenant to said Units as disclosed in the Declaration of said development, which Units are more particularly identified as follows:

Building 49, Units 1 through 7.

Tax Parcel ID Numbers:

22-30-499-006	22-30-499-010
22-30-499-007	22-30-499-011
22-30-499-008	22-30-499-012
22-30-499-009	

PHASE 22 AMENDED

All the Units of Briarwood Springs Condominiums, Phase 22 Amended, a Condominium Project, Sandy, Salt Lake County, Utah, according to the record of survey map filed with the Salt Lake County Recorder and as described in the declaration filed with said Salt Lake County Recorder and any amendments thereto;

Together with an undivided ownership interest in the common areas and facilities appurtenant to said Units as disclosed in the Declaration of said development, which Units are more particularly identified as follows:

Building 48, Units 1 through 7.

Tax Parcel ID Numbers:

22-30-498-006	22-30-498-010
22-30-498-007	22-30-498-011
22-30-498-008	22-30-498-012
22-30-498-009	

PHASE 23 AMENDED

All the Units of Briarwood Springs Condominiums, Phase 23 Amended, a Condominium Project, Sandy, Salt Lake County, Utah, according to the record of survey map filed with the Salt Lake County Recorder and as described in the declaration filed with said Salt Lake County Recorder and any amendments thereto;

Together with an undivided ownership interest in the common areas and facilities appurtenant to said Units as disclosed in the Declaration of said development, which Units are more particularly identified as follows:

Building 47, Units 1 through 4.

Tax Parcel ID Numbers:

22-30-489-009

22-30-489-010

22-30-489-011

22-30-489-012